

RESIDENTIAL LAND FOR SALE



9440 48 2/10 Rd

Mesa, Colorado

United States

Asking Price

\$395,000

Parcel Size0

Date Listed

08/26/2024

Listing ID

GL-1726520101

Listed by: Realtyww Info

For more information, visit:

<https://www.globallistings.com/11474291>

Overview

10 acres of prime western Colorado land for sale. Water rights include a permitted well installed in 2016, an adjudicated spring, and 9 acre feet of Vega irrigation water. Property is a mix of productive hay grounds and wooded creek basin where Mesa Creek runs through the property. Also an abundance of old growth apricot trees scattered about, Amazing 360 degree views including Powderhorn ski area, be on the chairlift in less than 10 minutes. Close to Town of Mesa (3min) and easy access to I-70 for shopping in GJ and wine tasting in Palisade 25 mins down the road. Seller has done the legwork for home development including installing GVP power pole, well hut and electrical panel (ready to be hooked up with your building permit). Soils and septic report are complete as well. Seller also has an unassembled 50x70 Quonset hut with plans for Quonset home all of which can be negotiated for if desired.

For more details:

Listed by: Kim Leach

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