



**Status** NEW  
**MLS #** 745585  
**Class** FARMRANCH  
**Type** With Residence  
**Address** 7183 Scenic Mesa Road  
**Unit/Suite #**  
**City** Hotchkiss  
**Zip** 81419  
**County** Delta  
**Area** North Fork  
**Subdv Name** None

**Asking Price** \$4,500,000  
**Apx.Total Acres** 700.00  
**Apx. Irrig. Acres** 230.00  
**Can Be Divided** Yes  
**Pasture** Yes  
**Horse Setup** Yes  
**Barn Y/N** No  
**Corral Y/N** Yes  
**Apx.Total SF** 3,328  
**Bedrooms** 3  
**Total Baths** 5.00  
**Garage Y/N** No



Virtual Tour:

**PROPERTY DETAILS**

**Year Built** 2003  
**Master Bel**  
**Bedroom 2L**  
**Bedroom 3L**  
**Bedroom 4L**  
**1/4 Baths** 0  
**1/2 Baths** 0  
**3/4 Baths** 3  
**Full Baths** 2  
**Bathrooms Descr**  
**D2TotSF**  
**D2Bds**  
**D2Bths**  
**D2Gar**

**Legal/Lot Block** metes and bounds  
**Income Producing** No  
**Water Rights/Irrig.** Yes  
**Ann. Irrig. Cost \$** \$0.00  
**Press System Y/N** No  
**Water Well** No  
**Water Supplier** Crawford Mesa Water Association  
**Sewer Supplier** Septic  
**Gas Supplier** JC Propane  
**Electric Supplier** Delta-Montrose Electric Association  
**Permits**  
**Mineral Rights** Unknown  
**Adjudicated Y/N** Yes  
**Elem. School** Hotchkiss K-8  
**Middle School** Hotchkiss K-8

**PROPERTY DESCRIPTION / REMARKS**

Scenic Mesa Lodge has been an exclusive wing shooting operation, bison ranch, cattle operation and family retreat. Its unique location, mixture of irrigated pastures and desert canyons, and well maintained buildings offer something for everyone. Four thoughtfully and well sited guest houses overlook the North Fork of the Gunnison River and the main Lodge and headquarters are accessible and easy to operate. Beautiful Lodge with commercial kitchen, 3 bedrooms, office, covered porch and large deck Seven additional quality houses. Four luxury guest houses on the river are described below. Shooting range, bird rearing cages, bird processing house and equipment, large shop, cattle/buffalo corrals, feed pens and working chutes. Very good water rights. Year around creek and half mile of North Fork of the Gunnison River. Excellent hunting for mule deer. Trout fishing and duck hunting on the river. 100 minute drive to Aspen. Commercial airport in Montrose 60 minutes. Private airport in Crawford 10 minutes.

**FEATURES**

**LOT SIZE/ACREAGE** 200+ Acres  
**PROPERTY DESCRIPTION** Borders Public Land  
**WATERFRONT** River, Creek  
**VIEWES** Mountains, Valley  
**IMPROVEMENTS/ STRUCTURES** Equipment Shed, Loafing Shed, Corral, Workshop  
**ROOF** Metal  
**FLOORING** Wood  
**FENCE** Barbed Wire  
**FIREPLACE TYPE/LOCATION** Living Room  
**APPLIANCE INCLUSIONS** Range/Oven, Refrigerator, Dishwasher, Washer, Dryer

**ZONING** Agriculture  
**PROPERTY TYPE** Agriculture, Recreational  
**TOPOGRAPHY** Rolling  
**STREET DESCRIPTION/ACCESS** County, Gravel  
**CURRENT PROPERTY USE** Cattle, Horses, Ag/Livestock, Hay Production, Recreation, Pasture, Grazing, Hunting  
**POSSIBLE PROPERTY USE** Ag/Livestock, Cattle, Grazing, Hay Production, Horses, Hunting, Pasture  
**IRRIGATION SYSTEM/ RIGHTS** Deeded Water, Open Ditch  
**UTILITIES** Electricity, Phone, Internet  
**HEATING FUEL/SOURCE** Propane  
**COOLING** Central A/C  
**DOMESTIC WATER** Installed Paid

