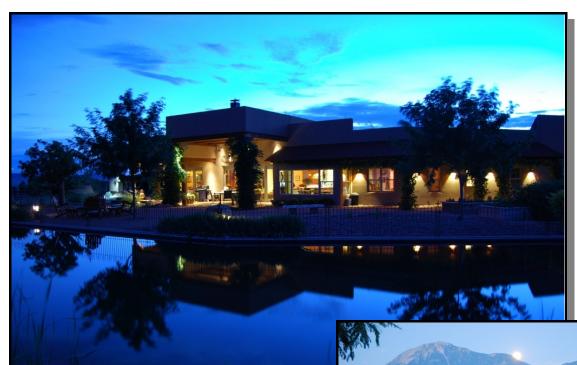
## COW BELL RANCH

Hotchkiss, Colorado



\$1,700,000.

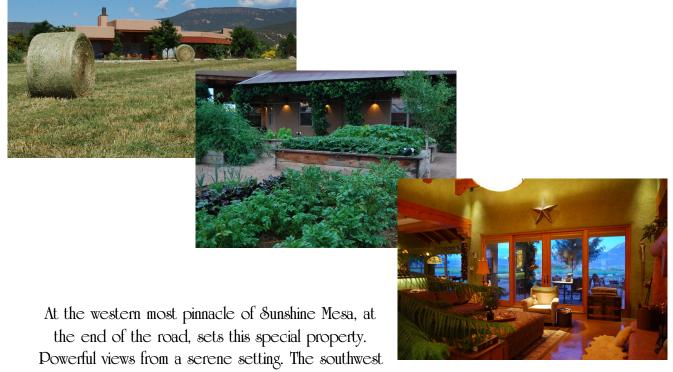


- ☐ Uninterrupted view of the North Fork Valley. End of the road quiet.
- □ 24 acre hilltop with irrigated acres for hay, vineyard or orchard.
- □ 2,400sf home with outdoor living area
- ☐ Quality craftsmanship throughout.









style ranch house takes advantage of those views. 24 acres with five irrigated in horse hay. An acre of landscaping, fish pond, drip system irrigation, gardens, fruit trees and chicken house. The home is thoughtfully designed and uses quality materials throughout, such as smooth Italian plaster walls, architectural accent lighting, wood ceilings. Private spring fed

water system, underground electric service, hot water and DV solar panels, water storage, air exchanger. Very energy efficient and low cost systems. Also driveway alert sensor, automatic gates, steam shower, buried propane tank, hot tub, weather station

