

# COW BELL RANCH

*Hatchkiss, 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.

Pictures, Information and Maps: [www.westernrange.com](http://www.westernrange.com)

970-835-9350 970-270-6957







At the western most pinnacle of Sunshine Mesa, at the end of the road, sets this special property. Powerful views from a serene setting. The southwest 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 PV 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 and much more.



