

July 15, 2020

## COLORADO SELF-SUFFICIENT PROPERTY ON 3 ACRES

**\$995,000**



### **2,000 Square Foot Ranch Home and Greenhouse Facility**

This “survival” preparedness property near Grand Junction, Colorado has a custom home, shop, well, pond, solar and grid power, greenhouses, large root cellar, cultivated field, fuel tanks and security system. A 7 foot fence secures the entire property (and keeps deer out of crops). The 2019 greenhouse income from a hemp grower lease is \$3,200/month.

This beautiful home was custom remodeled and all systems were professionally engineered by owner. The grow facility includes surface water irrigation rights. Located in a beautiful mountain area with UPS & Fedex service, high speed internet and only 45 minutes from a full-sized airport. Western Colorado is free from the congestion of i.e. Denver, Los Angeles, etc. The documented replacement valuation of the property is \$1.2 million.

Website: [www.colorado-survival-home.com](http://www.colorado-survival-home.com)

Email: [coloradosurvivalhome@yahoo.com](mailto:coloradosurvivalhome@yahoo.com)

# Features and Amenities

## TURN-KEY PROPERTY, SURVIVAL FEATURES

- Domestic well water
- Greenhouse food or crop growing
- 3 Shares of Vega Lakes Federal irrigation water
- 5 KW Solar power system with new batteries
- Security cameras, video monitors and gate entry alert system
- 7 ft high fence around entire property
  - Fence keeps deer out of landscaped areas & gardens
  - Fence keeps livestock on property
- Propane water boiler provides radiant heat to house (4 zones)
- Circulating hot water system provides ready hot water (3 seconds to Master bath)
- Propane powered 9KW generator
- 3 Propane tanks on property (for home and each greenhouse) - 2,500 gallons total
- 300,000 BTU Commercial wood-boiler (outside under cover) for alternative shop heat
- Farm fuel tanks for gasoline & diesel fuel (500 gallons each)
- A 24' x 24' frost-free root cellar, winter grow & clone building
- Seller can also provide custom additions to suit buyer
- Ask about other Turn-Key inclusions (not listed here for privacy reasons)

## FIRE RESISTANT HOUSE CONSTRUCTION

- New metal roofs
- Brick exterior construction

## CUSTOM REMODELED HOME (originally built in 1983)

- Foam + fiberglass insulated roof keeps house cool in summer without A/C
- R40 ceiling insulation retains house heat in winter
- Radiant hot water house heating (propane boiler)
- Wood stove in living room
- Custom LED and efficient lighting throughout the home
- New flooring in kitchen, living room, laundry rm, master bedroom and office
- New kitchen counters, sinks and backsplash
- New energy efficient appliances
  - SS Refrigerator
  - SS Gas Stove/Convection oven
  - SS Microwave/Convection oven
  - SS Dishwasher
  - Washer/Dryer (with steam clean option)

## ADDITIONAL PROPERTY FEATURES:

- 3 Bay high wall shop (in addition to the two-car garage, attached to house)
- RV parking spot with electrical hook-up (plus tall door for RV parking in shop)
- Ask about a potential temporary site on the property
- Foam insulated storage shed 10' x 14'



## GROW FACILITY & LAND



TWO COMMERCIAL GREENHOUSES (7,200 sq ft total), 120'x30' each with 10'x10' Entry rooms

- Greenhouses currently used for CBD/Hemp cloning and growing
- Greenhouse covering options - either shade cloth or plastic cover
- A 24' x 24' frost-free building for winter storage or cloning
- ~1.5 acres of land outside of greenhouses for growing
- 20 ft storage container for greenhouse equipment storage

### WATER RIGHTS

- 3 shares of surface irrigation water

### AGRICULTURAL ZONING ALLOWS

- Horses, Chickens, Goats, Sheep, Calves, Rabbits,

### 7 FT PERIMETER FENCE AROUND ENTIRE PROPERTY

SAFE MOUNTAIN LOCATION only 35 minutes from Supermarket, 45 min from Airport

- Nearby Post Office plus UPS & FedEx service to site.

### SOLAR EXPOSURE

- 300+ days of sunshine



Cultivated Field

## OVERVIEW



## STRUCTURES ON PROPERTY

1. 2,000 sq ft home - 3 bedroom, 3 bath, 2 car garage
2. Attached 200 square foot office building
3. High-wall shop with RV parking, 30' x 45'
4. Covered storage area with auxiliary wood boiler 25' x 45'
5. 10' x 14' fully insulated storage shed
6. 24' x 24' storage root cellar/clone building (temperature stable in winter)
7. Greenhouse (West) with attached headroom
8. Greenhouse (East) with attached headroom
9. 20 ft storage container for weather protected equipment storage



## AREA INFORMATION



The location is superb - it sets at the base of the Grand Mesa in Western Colorado. It offers rural desirability with the convenience of nearby cities and recreation.

540 square miles of National Forest with ski slopes and a hundred lakes only minutes from the front door.

The property offers rural desirability with the convenience of nearby cities and an abundance of recreation.

It is located only 4 hours from Denver.

6 miles from PowderHorn Ski Lift

30 minutes to Palisade, CO

35 minutes to Grand Junction, CO

This is country living at its best and the property is located on a school bus route (with great schools)!

**Grand Junction** and **Montrose** have airports with flights to and from Denver as well as other cities.

Western Colorado offers a wide range of diverse activities -

- Wineries
- Breweries
- Mountain biking
- Hiking
- Rock climbing
- Camping
- River rafting
- Golfing
- Skiing or snowboarding (only 6 miles from home)
- Snowmobiling

The unique landscape of valleys, cliffs, and mesas provides many opportunities for the adventurous or not. With the temperate climate, you may golf, ski, and mountain bike - all in the same day!

Colorado also offers great hunting and fishing opportunities. A state shooting range is located nearby - Cameo Educational Shooting Complex. The Colorado Division of Wildlife website has more information.

### **Palisade, CO**

You can experience award winning fruit and wine in Palisade. Cherries, apricots, peaches, berries, and grapes are all grown in the area. Weekly Farmers Markets provide an abundance of amazing produce.





**Custom remodeled 3 bedroom, 3 bathroom Ranch Style home with attached office.**



**Kitchen, Living Room**





**Living Area, Dining**



**Master Bedroom**





**Guest Bedroom 1**



**Guest Bedroom 2**





**Living Room**