



25 MESA FARM

DELTA, COLORADO | 170 ACRES | \$1,865,000

The 25 Mesa Farm spans 170 irrigated acres in Delta County, Colorado, and sits atop California Mesa, an area renowned for its highly productive farmland. This versatile operation has a rich history of producing diverse row crops, including corn, pinto beans, alfalfa, wheat, barley, and onions. The property includes three residences, 148 shares of UWWUA water, and two domestic water taps. Conveniently located just four miles southwest of Delta, this farm offers excellent water resources, quality soils, and proven agricultural potential.

The 25 Mesa Farm encompasses 170 irrigated acres in Delta County, Colorado, situated on California Mesa—an area celebrated for its fertile soils, reliable water, and ideal growing conditions. Known as one of the region's most productive farming areas, California Mesa offers a favorable climate and long growing season, supporting a wide variety of high-yield crops. This farm has a strong production history, having successfully raised corn, pinto beans, alfalfa, wheat, barley, and onions. The property features three residences, 148 shares of UWWUA irrigation water, and two domestic water taps, ensuring ample resources for both agricultural and residential needs. Located just four miles southwest of Delta, the farm enjoys easy access to local markets, agricultural services, and the amenities of a vibrant rural community.

The farm is currently leased to a tenant farmer and is subject to the remaining lease. Historic crops include corn, beans, onions, alfalfa, wheat, and barley.







IMPROVEMENTS

- Main house: Quality modular home built in 2009. 1906 square feet, 3 bed, 2 bath with attached two-car garage. New carpet and paint throughout.
- Second house: 1682 square feet, built in 1936, currently not in livable condition
- Third house: 1128 square feet, built in 1911. 2 bed, 1 bathroom, in good condition
- Two smaller workshops, a single-car garage, and an equipment shed

WATER RIGHTS & RESOURCES

148.4 shares of Uncompahgre Water Users Association with annual assessments totaling approximately \$7,600.

TAXES: \$4,313.36 (2024)

SUMMARY

The 25 Mesa Farm is a highly productive 170-acre irrigated property located on California Mesa in Delta County, Colorado, an area well known for its fertile soils and ideal growing conditions. This versatile farm has a proven history of producing a wide variety of row crops, including corn, pinto beans, onions, alfalfa, wheat, and barley, and is currently leased to a tenant grower. The property offers exceptional water resources with 148.4 shares in the Uncompahgre Water Users Association and includes three residences. The main home is a modern 3-bedroom, 2-bath modular built in 2009 with an attached two-car garage, new carpet, and fresh paint. Two additional homes, one built in 1936 and another in 1911, provide added housing or potential renovation opportunities. Additional improvements include two workshops, a single-car garage, and an equipment shed. Conveniently located just four miles southwest of Delta, this farm combines excellent agricultural potential with easy access to town amenities and services.











JOHN FOWLE, ALC
 970-874-5263
 johnfowle@ranchland.com
 www.ranchland.com

RANCH  **COMPANY**[®]

* The information contained in this brochure has been obtained from sources believed to be reliable and is believed to be correct, but the owners and brokers do not guarantee its accuracy. Offering is subject to errors, withdrawal without notice. All distances, sizes, capacities, and similar measurements and figures are approximate. All information about properties should be independently verified by interested purchasers. All rights reserved. ©

** A division of Mason & Morse Ranch Co., LLC.