

8281 Highway 64, Delta, CO: 269.6 Acres

The following items may go with main house IF DESIRED: Upstairs: dark wood furniture in bedrooms. Downstairs: bed/chest in pink room, bedroom set in blue room. Upstairs: all new appliances (washer/dryer, gas cooking stove, refrigerator, dishwasher). All window coverings. All ceiling lights/fans. Dinette set in shop (chairs have dark brown upholstery). Custom moveable clothes racks in downstairs bedrooms.

8281 Highway 64, Delta, CO: 269.6 acres w/house, shop, 1890 house/tack shed. Numerous springs w/ filing on NDC Spring NO 1 and Rozman Spring. Irrigation water from KOPPE Ditch NO 1, 2 & 3. North Delta Irrigation Company: 10 shares of common stock

(R017675) 26.76 acres w/house
(R017676) 10.75 acres east of Hwy 65
(R017674) 135.58 acres west of house going up the draw
(R011085) 20 acres north of house w/spring (not filed on)
(R023437) 76.51 acres known as the Duck Club—6-10+/- acres south of Gunnison River/66-70+/- acres north of Gunnison River

3/4 mile of Gunnison River

Tongue Creek runs through the property

Duck Club property was previously owned by a group of out-of state individuals for hunting ducks

House was built in 1972. Hot water baseboard heat. Central vacuum system. Upstairs has two bedrooms, 1 & 3/4 baths, living room w/fireplace (gas/wood), dining room, kitchen and sun porch. The following items are new: washer/electric dryer, dishwasher, refrigerator, gas cooking stove, framing and windows on porch and south living room, carpet/flooring, ceiling fans/lights, bathroom fans/light, wood blinds in sunroom

Full basement w/two non conforming bedrooms and one 3/4 bath. Custom moveable clothes racks in downstairs bedrooms. Updated electrical and plumbing throughout house. Updated boiler

A deck with custom seating/storage west of main house was added as well as dog fencing between shop/main house.

New electric w/numerous outlets was installed in the shop. The shop is plumbed for water but hasn't been used by present owners

The 1890 House is in the process of being restored: electrical wiring was recently installed. New are the bathroom/closets & divider walls, blue board insulation, deck, covered entrance way, window/door framing w/ new windows and doors, outside walls restored w/custom trim over windows, foundation for deck and house.

The Propane Tank, 500 gallon, owned.

Vintage 1965 International Tractor, Model 3514/Backhoe, Model 3141. Gasoline powered. Excellent Maintenance. Runs Great! Housed in shop when not in use (tractor/backhoe made in England, front end loader made in US). Value as per Internet, \$4,500+

Gas Tanks, owned (gas, diesel, AV gas for tractor/4-wheelers)

Utilities: Electric (DMEA). Propane (JC Propane). Garbage (Double J Disposal), Domestic Water, 2 Taps (Town of Orchard City). Telephone is AT&T w/booster for cell phone use. Hughes Net (Elite Electronics, 1-877-585-3548). Direct TV. Internet Service: Rise Broadband.

Dusty Gleason leases the land annually for grazing cattle/horses in the spring/fall. In exchange for grazing, Dusty completes 1/4 mile of fencing with the owners paying for materials. 970-598-0177

New fence, north boundary line of property. The owners arranged with DOT the building of new sheep fencing east of the property along Highway 65. Southend of large pasture southwest of house has new fencing. Some of the old fencing has been repaired with several new gates installed.

Eddie Duran works for the owners as General Maintenance Contractor. He is doing the restoration on the old house. Home: 970-872-5980. Cell: 970-234-9779

Patrick O'Shanesy (Patty O') Electrical update. 970-319-0512

Larry Ware works as General Laborer. He is doing fencing and clean-up. Larry has cleaned areas along the river for fishing, duck hunting and picnics. 970-209-1184

John Fedler, Fedler Spraying, LLC—\$3,000 in weed management spent this spring spraying for White Top and Cockleburs. 970-640-8008 or 970-234-7450

Steve Hicks, Steve's Backhoe Svc, 970-234-3654. Steve put in the 4-wheeler roadways along the Gunnison River, down the middle of Duck Club, along Tongue Creek and several 4-wheeler roadways north of the property.

Don Suppes, Suppes Heating & Cooling. 970-835-3843. Boiler update.

Ken Nelson, Ditch Rider for North Delta Ditch, 970-210-6159

J.C. Propane, Inc., 970- 874-5381. Regular schedule to fill tank.

Double J Disposal, Inc., 970-835-8886. Service for garbage.

Town of Orchard City. City Water, 2 taps. 970-835-3337

Master Petroleum Co, Inc. Aviation Gas for farm equipment, regular gas without Ethanol and Diesel. 970-872-2243.

Conservancy: Black Canyon Land Trust. Idea is to trade 11 acres not in conservancy for building envelope on high ground north of present house. Conservancy allows agriculture, hunting/fishing. Contact: Julie Barger 970-240-2050.

Overview: Duck hunting is excellent on the Gunnison River and on Tongue Creek. Fishing (large size brown and rainbow trout) is excellent on the Gunnison when high water recedes. "Some of the record catches in the valley include a 26 inch brook trout, a 33.5 inch cutbow, a 31 inch cutthroat trout, a 46.9 inch mackinaw, a 40.5 inch rainbow trout and a 28 inch tiger trout--<https://diyflyfishing.com/gunnison-river-colorado>. Mule deer raise their young in the dense cover of trees in the late spring. Turkeys roost in the trees south of the main pasture (southeast of house). They can be seen in the pasture early morning/late evening. Geese lay their eggs in the big pasture and raise their young. Retail Hawks have nests in the trees and there are three Blue Herron Rookery's. Sandhill Cranes come into the marshland north of the property. The usual fox, coyote, raccoon, skunk, squirrel, porcupine, bobcat, beaver and otter can be seen periodically. Gambel quail have been seen on the property.

A 4-wheeler/jeep road runs along the Gunnison river and Tongue Creek through the Duck Club. A vehicle road runs down the middle of the Duck Club property. North of the main house, a 4-wheeler road takes you to the lower pastures. Another 4-wheeler road takes you along west Tongue Creek over a bridge and then runs along the east bank of Tongue Creek to the end of the property. Off shoots of the 4-wheeler road allow you to meander around the north end of the property. Theses 4-wheeler roads were put in so the property owner could explore and enjoy all parts of the property. There is a cement one-room dwelling along the Gunnison River. It was an office for a gravel pit many years ago. At that time gravel was mined east of Hwy 65.