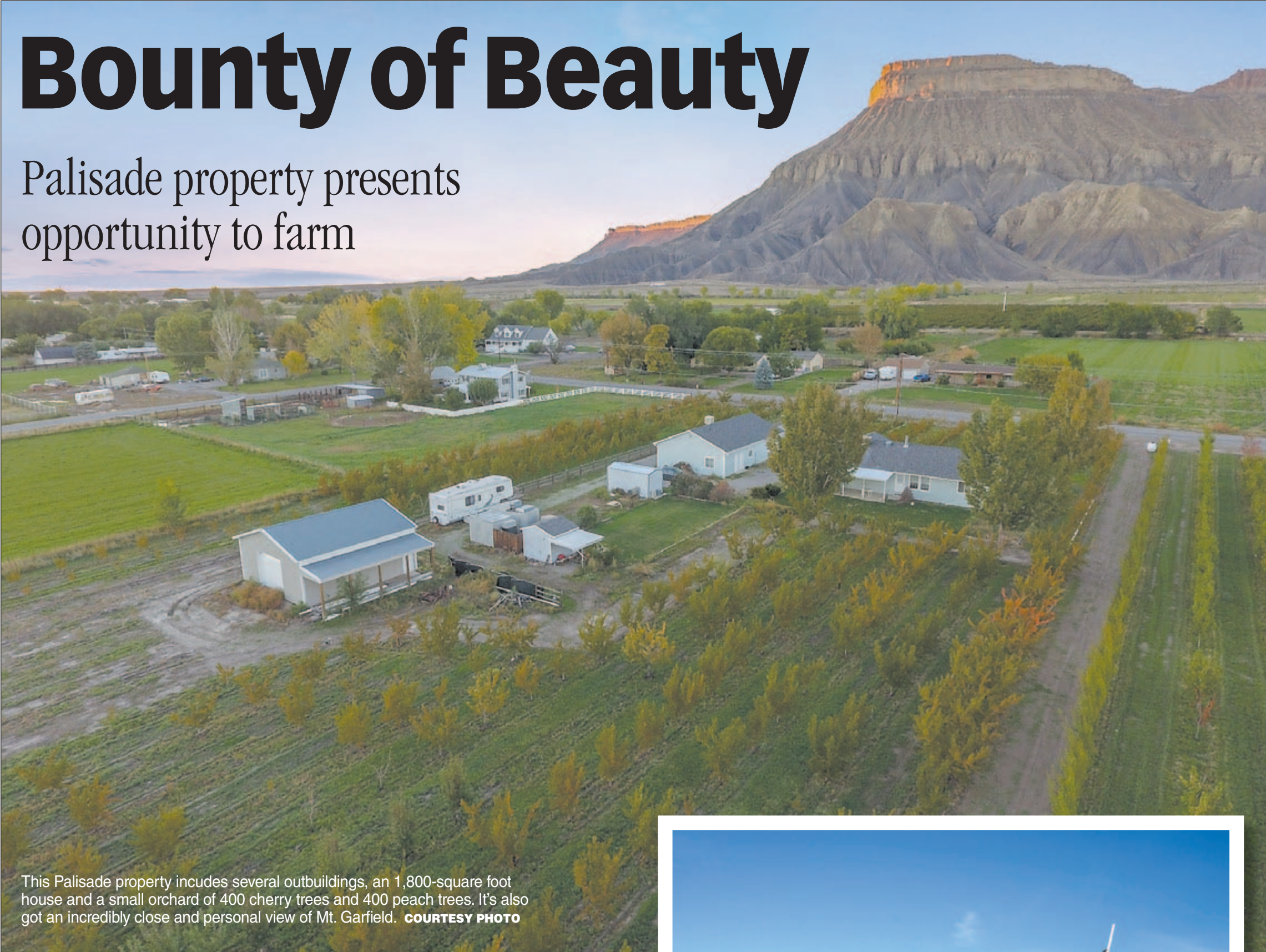


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Bounty of Beauty

Palisade property presents opportunity to farm



This Palisade property includes several outbuildings, an 1,800-square foot house and a small orchard of 400 cherry trees and 400 peach trees. It's also got an incredibly close and personal view of Mt. Garfield. **COURTESY PHOTO**

Penny Stine
Real Estate Weekly

Some people dream of living on a sailboat while others dream about living on a farm. While Real Estate Weekly can't help buyers find ships setting sail at Corn Lake, it can help buyers find those agricultural properties that provide room to spread out, land to cultivate and the satisfaction that comes from raising animals or crops.

This week's unique Palisade property includes a house, several outbuildings and almost four irrigated acres planted in 400 cherry trees and 400 peach trees. A few acres of fruit trees may not be enough to provide full-time support for a family, but it's enough to provide extra income or an experimental toe in the irrigation water to pursue the Palisade lifestyle.

The home at 3507 G Road, which was built in 2002, is a modest three-bedroom, two-bath home with 1,800 square feet of living space. The home has very little wasted space, with a split floor plan and wide open, welcoming common areas between

the bedroom wings. It also has an inviting, covered front porch and a covered back patio, too.

The living room has a wood-burning stove, and it's large enough to provide lots of space for a family, as is the dining area. The dining area opens to the kitchen, and both areas have ceramic tile flooring for easy cleanup, maintenance and long life. The kitchen has a good pantry closet, lots of working space on the countertops and plenty of room for storage, as well as a fridge, microwave and five-burner gas range.

One exterior door leads from the dining area to the back patio, which is convenient for summertime barbecues, while another doorway off the kitchen leads to a mud room/laundry area that also has outside access. The mud room has lots of storage, a double sink, room for a fridge and places for muddy shoes, hats, coats and produce from the farm.

Outside the property has an oversized, detached two-car garage, which has plenty of additional room for bikes, boats, a motorcycle, tools, and also has a separate bedroom

with a full bath. The garage has a cooling system, while the bedroom and bath have both heating and cooling.

There are three large, exterior produce coolers that go with the property for storing the bulk of the fruit after its picked, and there's also a shop behind the garage with drive-through doors and nearby electricity.

There are six varieties of peaches, the oldest of which were planted in 2006 and the youngest which were planted within the last two years. There are five varieties of cherries, many of which were planted four years ago. There's also a row of plum trees. The orchard also has a wind machine to protect the trees against late spring freezes and a newer irrigation system.

According to a report written by



PENNY STINE/Real Estate Weekly

In addition to the acreage and trees, the property also has a wind machine and several outdoor coolers to hold fruit after it's picked.

CSU professors Rod Sharp, Host Caspari and Amaya Atucha with the Western Colorado Research Center, trees in an orchard should produce about 20 pounds of fruit by their fourth year, increasing every year up to their sixth year. In years six through 20, well-maintained orchard trees should produce about 70 pounds per year. Of course, many factors, including late spring frosts, pests, diseases and other issues, can reduce the yield.

The owners of a neighboring

orchard have managed the trees at this property for the last season and have indicated to the listing agent that they would continue to lease the orchard from the new owner, if the new owner had no knowledge or experience in farming.

Karie O'Connor with Metro Brokers is listing this Palisade property for \$699,900. Buyers who act before spring may have room to negotiate, close the deal and get settled before the cherries begin to bloom.



FIRST: The home at 3507 G Road has an open floor plan and a large living room with a wood-burning stove.



MIDDLE: The kitchen is roomy, with a pantry closet, plenty of countertop space and storage. The windows and the back door lead to a covered back patio. There's also a door that leads to a great utility room.



COURTESY PHOTOS

LAST: The home has a great utility room that leads outside and also has the washer and dryer, a spare fridge or freezer, a double sink, workspace on the counter and lots of storage.