

1140 23 1/2 Road
Grand Junction, CO 81505



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MLS# 20255338



\$1,219,000

4 Bedrooms | 3 Bathrooms | 3,466 Sqft

Set on 9.1 irrigated acres, this beautiful property offers panoramic views of the Bookcliffs, Colorado National Monument, and Grand Mesa. The 4 bedroom, 3 bathroom home is filled with natural light and designed for comfortable living, featuring an open-concept layout, spacious kitchen, and inviting gathering areas that make it easy to entertain or unwind. Outdoors, a 16x32 pool and hot tub create a peaceful setting to take in the surrounding scenery. The land currently produces grass hay and includes 8 shares of irrigation water, offering potential for small-scale farming, livestock, or simply wide-open space to enjoy. A 40x60 shop and a spacious barn provide ample room for equipment, storage, or future projects. This property perfectly blends functionality, privacy, and natural beauty — ideal for anyone seeking room to breathe and live the WesternColorado lifestyle.



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