

Osito Orchard

11550 3100 Road, Hotchkiss, CO 81419

House Features:

- Breathtaking views and abundant natural light in a quiet, warm, exceptionally comfortable space
- High-efficiency propane heat for in-floor radiant heat
- Wood-burning stove
- Energy-efficient, well-insulated with passive solar
- Solar hot water with 80-gal electric backup tank
- Solar-electric PV 13Kw grid-tied/net-metered
- Rogers Mesa Domestic Water – clean, reliable supply
- Straw bale and 2" x 6" walls with earth and lime plaster finish
- Wood Sierra Pacific windows
- Knotty alder solid wood interior doors and kitchen cabinets
- Durable, low-maintenance flooring: Saltillo tile on main level, stained concrete on lower level
- 2.5 baths: deep soaking tubs in master and second full bath; soapstone counter in master bath; Mexican sink in half bath
- Large, open kitchen with butcher block counters
- Practical floor plan: open kitchen-dining-living area; walk-out lower level with private bedrooms and baths; main level bedroom and half bath can close off from the rest of the house
- Large redwood deck overlooks orchard, Leroux Creek canyon and West Elk range
- Ample storage space
- ¼-acre yard bordered by Highline Ditch for great bird watching
- Brick-paved patio off lower level
- Outstanding views from lower level bedrooms

Orchard Features:

- Certified organic since 2015
- Excellent water rights in Leroux Creek, reliable water April-October
- 3 wind machines
- Micro-sprinklers installed on all blocks
- 7 hp irrigation pump and filtration system
- Metal insulated packing shed with ¾ bath, electric oversized doors, 1350 sq. ft.
- Metal insulated drive-in cooler with 2-stage cooling, 600 sq. ft.
- Metal pole barn with insulated storage room, 1500 sq. ft.
- Photovoltaic solar system: 13 Kw, grid-tied
- Triple-bay gutter-connect Haygrove high tunnel with roll-up ends and drop sides installed over 1 acre of sweet cherries
- 24.7 acres planted in:
 - 8.4 acres apples
 - 12.3 acres peaches
 - 2.25 acres table grapes
 - 1.75 acres sweet cherries
- Propane heaters for high tunnel

A full line of orchard equipment, fruit bins, totes and tools will be offered for sale with the orchard.