

LAND AUCTION

367.8 AC± | 2 TRACTS | DELTA CO, CO



ONLINE ONLY AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 9/29/26 BIDDING ENDS AT: 3 PM MT

AUCTION HELD AT: ONLINE ONLY

Two exceptional Western Colorado land tracts totaling approximately 367.8± acres are being offered at auction, providing buyers with a rare opportunity to own unrestricted acreage adjoining BLM land. Offered as an 80± acre tract and a 287.8± acre tract, these properties combine privacy, wide-open views, and outstanding access to public land and recreation.

With no deed restrictions, buyers have the freedom to pursue a variety of possibilities, from an off-grid homestead or private retreat to a hunting and recreational basecamp. Direct access to adjoining BLM land expands the opportunity for ATV and side-by-side riding, hunting, horseback riding, camping, hiking, and exploring the surrounding Western Colorado landscape.

Whether you're looking for a manageable 80-acre escape or nearly 288 acres with room to roam, these tracts offer the space, seclusion, and freedom that make Western land ownership so appealing, with unrestricted acreage, adjoining BLM land, panoramic views, and abundant recreational potential!



Tract 1 Description: 80± acres

Enjoy the ultimate privacy, recreation, and freedom on this exceptional 80± acre parcel bordering BLM land along the entire west side. With no deed restrictions, this property offers a rare opportunity to create your own off-grid retreat, homestead, or private recreational getaway. Step away from the crowds and enjoy wide-open spaces, incredible views, and direct access to thousands of acres of public land right out your back door. Whether you're looking to build an off-grid lifestyle, explore the surrounding BLM with your side-by-sides and ATVs, hunt, camp, or simply escape the noise of everyday life, this property gives you the space and freedom to do it. Bring the toys, bring the vision, and come enjoy the privacy, views, and endless recreational opportunities this unique property offers. 80± acres of unrestricted land with BLM on the boundary; opportunities like this don't come along often!



Tract 2 Description: 287.8± acres

Discover 287.8± acres of wide-open Western Colorado land offering the space, seclusion, and freedom that are becoming increasingly hard to find. This expansive property adjoins BLM, creating a natural extension of recreational opportunities right from your own acreage.

With no deed restrictions, the possibilities are wide open. Whether you envision an off-grid homestead, private hunting retreat, recreational headquarters, or simply a place to get away from it all, this property gives you the room to make it your own.

Bring your ATVs, side-by-sides, horses, and camping gear, and take advantage of the miles of open country surrounding the property. Spend your days exploring, hunting, riding, or simply soaking in the peace and panoramic views that come with owning a large piece of unrestricted land of 287.8± acres, BLM access, no restrictions and plenty of room to roam—this is the kind of property built for those looking to escape the ordinary and embrace the freedom of the west!



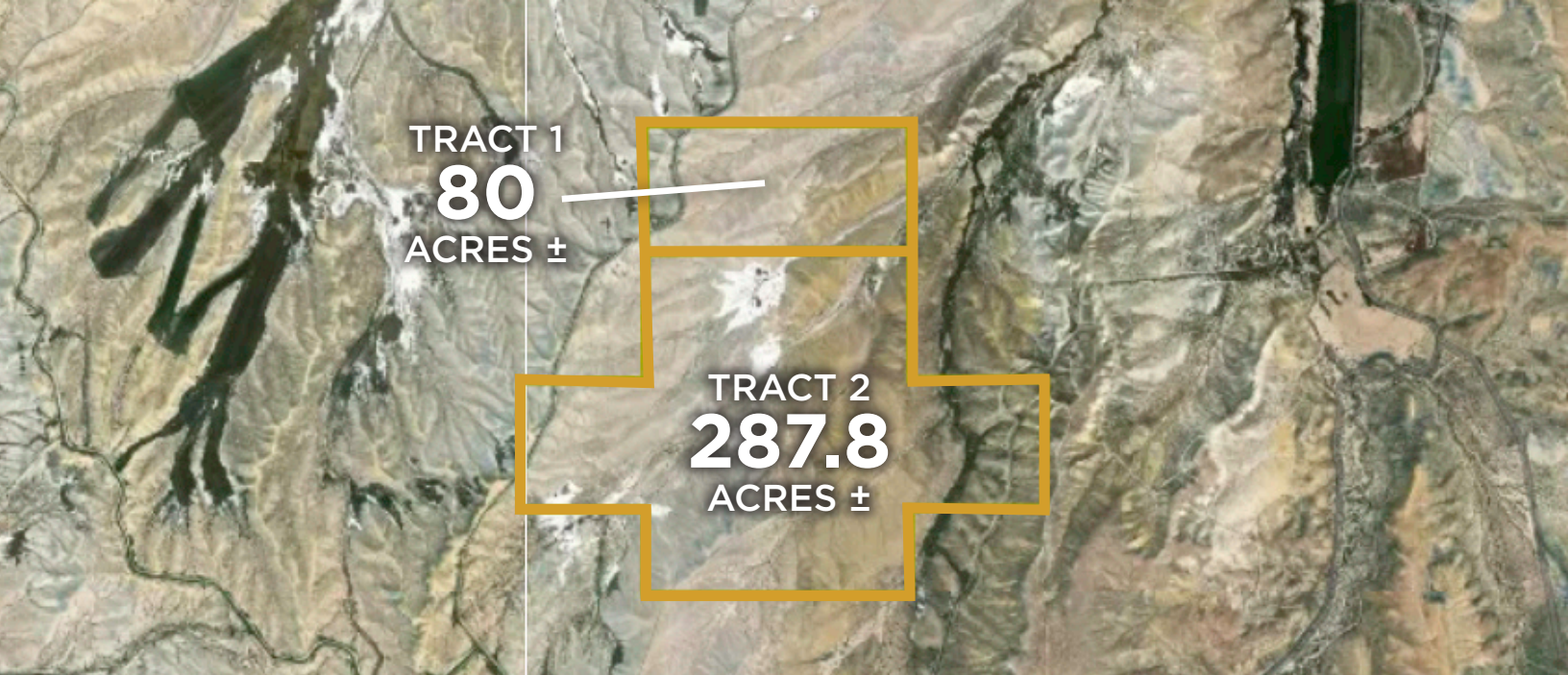
Taxes:	Tract 1: \$18.60, Tract 2: \$67.04
Lease Status:	No leases
Possession:	Immediate possession at close
Survey Needed?:	No survey needed
Brief Legal:	80± acres SE SW and SW SE S18 T51N R9W Delta Co PID R016197 287.8± acres NE NW, NW NE, S ½ NW, S ½ NE, NESW, NW SE S19 T51N R9W Delta Co CO PID R016198
Lat/Lon:	38.67255, -107.9204
Zip Code:	81416

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
TYLER HOUSLEY, AGENT: 970.759.1290 | tyler.housley@whitetailproperties.com

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IN COOPERATION WITH WHITETAIL PROPERTIES DBA RANCH & FARM AUCTIONS | Jeff Evans, Colorado Broker, License # ER100055244 | Joe Gizdic, Director, Ranch & Farm Auctions, 217.299.0332 | Tyler Housley, Colorado Land Specialist, Whitetail Properties Real Estate, LLC, 970.759.1290



TRACT 1
80
ACRES ±

TRACT 2
287.8
ACRES ±

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1

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