

\$1,200,000 - 40444 Bush Road, Avondale

MLS® #IR1026799

Listing Office: Ajax Realty Group

\$1,200,000

3 Bedroom, 3.00 Bathroom, 17,564 sqft
Residential on 39 Acres

Avondale, Avondale, CO

Single family home and expansive farming operations on 39 Acres in Pueblo County, Colorado. This outstanding fully fenced, residential agricultural opportunity is perfect for anyone looking to expand their farming operations in southern Colorado. This ideal setting offers tremendous views in almost every direction and is conveniently located close to the City of Pueblo. The property offers the following: A Brick and siding 2,130 square foot single-family home built in 1971 with an asphalt composition roof along with 3 bedrooms, 2 1/2 baths and a full basement. The home offers a kitchen on the main level, a wood burning fireplace in the living room a two-car garage and a full basement. There is a wood deck on the front of the home as well. A 1,152 square foot newer modular home on the property that offers 3 bedrooms and 2 bathrooms along with a full kitchen. An 11,800 square foot four bay fully automated greenhouse built in 2017 is also included. This is a four bay greenhouse that includes everything need to cultivate. All the greenhouse bays are connected but all need to be re-roofed and the blackout cloth is damaged as well in each bay. And a 2,482 square foot outbuilding that is heated, cooled and secured, that houses an indoor cultivation area with several flower rooms and a curing room. There is a 150 KVA Transformer for the cultivation building and a 277/480 Volt 3 phase diesel generator located just outside of the greenhouse in case the power ever happens



to go out. The property is fenced. The farm was previously used for cannabis cultivation. There are numerous large water holding tanks onsite to feed each of the various cultivation areas on the farm. The farm has potential and the infrastructure is in place. Please call or email if you have any questions or if you would like to arrange for a tour of the property.

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Listing Courtesy of Ajax Realty Group

Built in 1971

Essential Information

MLS® #	IR1026799
Price	\$1,200,000
Bedrooms	3
Bathrooms	3.00
Full Baths	1
Half Baths	1
Square Footage	17,564
Acres	39.10
Year Built	1971
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	40444 Bush Road
Subdivision	Avondale
City	Avondale
County	Pueblo
State	CO
Zip Code	81022

Amenities

Utilities	Electricity Available
Parking Spaces	2
# of Garages	2

Interior

Appliances	Oven
Heating	Forced Air, Propane
Cooling	Central Air, Evaporative Cooling
Fireplace	Yes
# of Fireplaces	1
Stories	One

Exterior

Lot Description	Level
Roof	Composition, Metal, Other

School Information

District	Pueblo County 70
Elementary	Vineland
Middle	Vineland
High	Pueblo County

Additional Information

Date Listed	February 20th, 2025
Zoning	A-1

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Listing information last updated on May 16th, 2025 at 4:04pm MDT