

Haberkon Ranch Parcel #4

320.00 Acres

Conejos County, CO

\$300,000



HAYDEN  OUTDOORS®

Haberkon Ranch Parcel #4

TOTAL ACRES:

320.00

PRICE:

\$300,000

COUNTY:

Conejos County

CLOSEST TOWN:

Antonito, CO

Activities & Amenities:

ATV/Off Road
Borders Public Lands
Cattle/Ranch
Cycling/Mountain Biking
Development Potential
Equestrian/Horse Property
Farm/Crops/Ag
Hiking/Climbing
Hunting - Big Game
Hunting - Predator/Varmint
Hunting - Small Game
Income Producing
Irrigation
Skiing/Snowmobiling/Snow Sports
Water Rights
State Hunting Unit: CO GMU #81

Land Details:

Address: TBD CR H, Antonito, Colorado 81120, USA
Closest Town: Antonito
Total Acres: 320.00
Deeded Acres: 320.00
Leased Acres: 0.00
Zoning: Agriculture
Elevation: 7950
Topography: Level to Steep
Vegetation: Native grass and alfalfa
Pasture Acres: 320
Irrigated Acres: 320
Riverbottom Acres: 0
Water Rights: Yes, 74 & 64/100ths Shares of water from the Magote-Northeastern Consolidated Ditch Company
Estimated Taxes: \$1,037.82 - 2020
Source of lot size: Assessor/Tax Data
Other Improvements: Domestic well and septic system
Fence Type: Barbed Wire

Property Summary

Opportunity awaits in the Historic San Luis Valley!

The Haberkon Ranch Parcel #4 is located approximately 4 miles northwest of Antonito and nestled between the Conejos River and thousands of acres of BLM lands is truly a diamond in the rough.

This 320 acre +/- farm/ranch includes seventy four (74) & 64/100ths Shares of water from the Mogote-Northeastern Consolidated Ditch Company.

Land

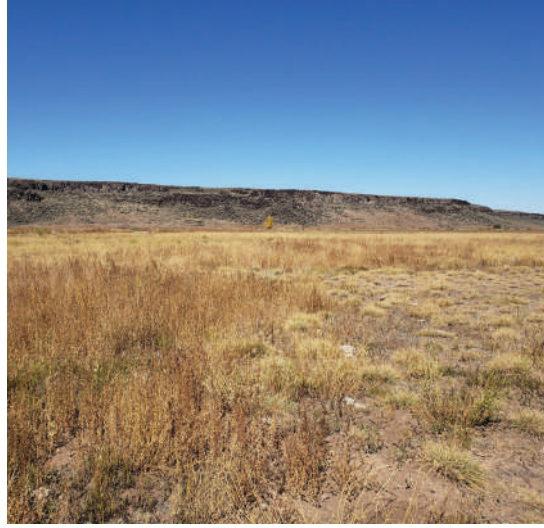
This 320 acre +/- farm/ranch has approximately 300 acres +/- tillable land and includes seventy four (74) & 64/100ths Shares of water from the Mogote-Northeastern Consolidated Ditch Company, this flood irrigated farm/ranch offers the potential Buyer tremendous opportunities for improvement and increased value.

The Haberkon Ranch Parcel #4 has traditionally raised a mix of grass and alfalfa on the tillable acres and has also provided grazing for cattle.

Improvements

The farmstead has a newer domestic/stock water well and septic system at the building site that would accommodate future building.





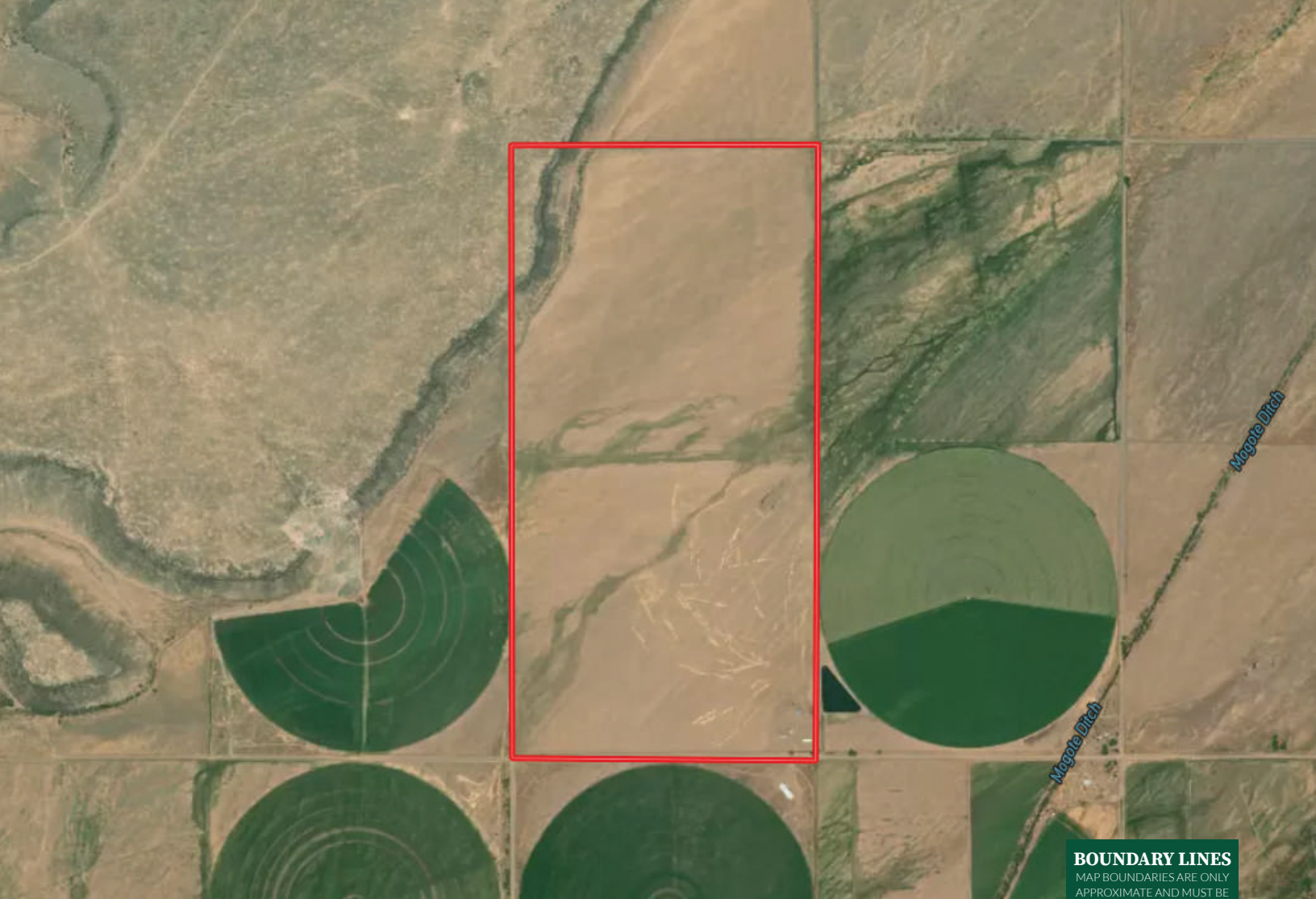
Recreation

The ranch also offers excellent hunting, whether small game and varmint or large game with deer, pronghorn and elk passing back and forth between the Conejos River valley and the vast BLM lands to the west.

This property borders BLM lands on it's northwest corner.

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 Boundary



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