



Conejos River Fishing Haven

40.35 Acres

Conejos County, CO

\$324,900

HAYDEN  OUTDOORS.

Conejos River Fishing Haven

TOTAL ACRES:

40.35

PRICE:

\$324,900

COUNTY:

Conejos County

CLOSEST TOWN:

Sanford, CO

Activities & Amenities:

ATV/Off Road
Cycling/Mountain Biking
Fishing
Hiking/Climbing
House/Cabin
Hunting - Big Game
Hunting - Small Game
Outbuilding/Barn/Shed/Shop
Stream/River
Water View
Wooded

Land Details:

Address: TR 8R Saddle Mtn Ranches,
Sanford, Colorado 81151
Closest Town: Sanford
Total Acres: 40.35
Deeded Acres: 40.35
Leased Acres: 0.00
Zoning: Residential
Elevation: 7500
Estimated Taxes: \$2,246.78 - 2021
Source of lot size: Unknown

Property Summary:

This outstanding offering in the beautiful Sanford basin offers solitude and privacy at the end of a private drive. Here you can enjoy your private fishing experience in the stocked pond as well as the Conejos River that meanders through a good portion of the land. Homesteading? Absolutely!

Land

The property consists of beautiful open meadows, a cozy grassed park-like area, complete with a small John Deere Tractor with several attachments, a tough shed that has been used as a bunkhouse, and a nice RV. The property is fenced and cross-fenced!

Located just minutes from the historical small town of Sanford, with a population of around 900 people established in 1888. Additionally, the town of La Jara is nearby where the fish hatchery is located, for which one can obtain the trout to stock the private pond! This property is also located very close to BLM.

This area is very popular with outdoorsmen and has a rich history tied to Kit Carson. Blanca is a popular location for elk hunting and Alpine Trout fishing excursions. Alamosa, Blanca Wetlands, Mount Blanca, And Great Sand Dunes National Park & Preserve are nearby.

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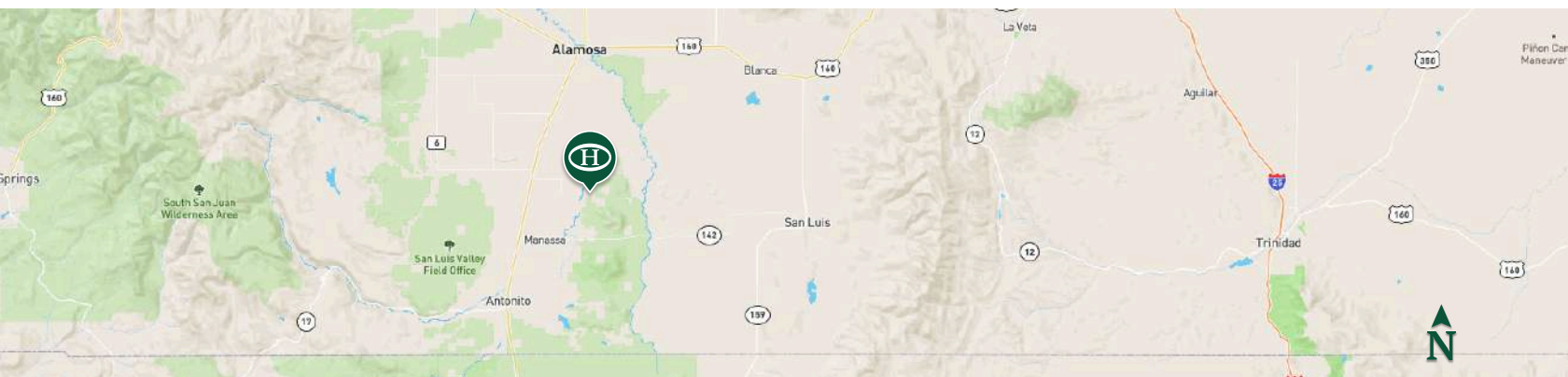









BOUNDARY LINES
MAP BOUNDARIES ARE ONLY
APPROXIMATE AND MUST BE
VERIFIED FOR ACCURACY.

 Boundary



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