

Oasis on the Conejos River

40.35 Acres

Conejos County, CO

\$365,000



HAYDEN  OUTDOORS.

Oasis on the Conejos River

TOTAL ACRES:

40.35

PRICE:

\$365,000

COUNTY:

Conejos County

CLOSEST TOWN:

Sanford, CO

Activities & Amenities:

ATV/Off Road
Cycling/Mountain Biking
Fishing
Hiking/Climbing
House/Cabin
Hunting - Big Game, Small Game
Pond/Lake
Stream/River
Water View
Waterfront
Wooded

Land Details

Address: TR 8R Saddle Mtn Ranches,
Sanford, Colorado 81151, USA
Closest Town: Sanford
Total Acres: 40.35
Deeded Acres: 40.35
Zoning: Residential
Elevation: 7500
Estimated Taxes: \$1,545.83 - 2026
Source of lot size: Assessor/Tax Data

Building Details

Water Provider: Well #296972
Waterfront Features: The Conejos
River & Stocked Pond
View: Pond, Private, River, Scenic, Water

Property Summary

This outstanding property, located in the beautiful Sanford basin, offers solitude and privacy at the end of the 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. Whether you're building a homestead or simply holding a legacy property, the terrain makes development straightforward.

Land

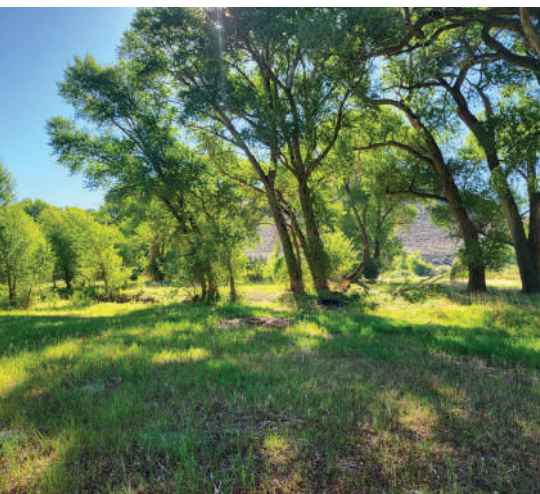
The property consists of beautiful open meadows, a cozy grassed park-like area, complete with a stocked pond. The property is fenced and cross-fenced!

Located just minutes from the historic 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, where 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 the Great Sand Dunes National Park & Preserve are nearby.

Recreation

Features relatively flat to gently rolling acreage, optimal for residential/off-grid residential building or recreational camping. Located moments away from world-class elk and deer hunting, hiking, and alpine fishing along the nearby Conejos River. Easy driving distance to regional outdoor landmarks, including the Great Sand Dunes National Park and Preserve and Mount Blanca.





Region & Climate

Climate of Sanford, Colorado

Sanford, Colorado, experiences a cool, dry climate with distinct seasonal temperature variations. The high elevation of the town contributes to its weather patterns, resulting in low humidity and significant day-to-night temperature changes.

Key Climate Characteristics

- **Temperature Variations:** Large seasonal swings in temperature are common.
- **Humidity:** Generally low, which helps in rapid evaporation and a comfortable feeling even during hot days.
- **Precipitation:** The town receives an average of 8.26 inches of rain annually, with the wettest month typically being July.

Region of Sanford, Colorado

Sanford is situated in the San Luis Valley of southern Colorado, within Conejos County. This region is characterized by its high elevation and unique geographical features, which significantly influence the local climate and weather patterns. The town is located at an elevation of approximately 7,595 feet, contributing to its cool climate.

Overall, Sanford's climate and regional characteristics make it a unique place with distinct weather patterns influenced by its elevation and geographical location.

Location

- The parcel is positioned just outside Sanford, with La Jara, Manassa, and Romeo serving as the immediate neighboring municipalities. The closest major commercial hub is Alamosa, located a short drive to the north.
- **Nearest Hospital:** Critical medical care and emergency services are available at San Luis Valley Health Conejos County Hospital in neighboring La Jara.
- **Nearest Airport:** Regional commercial flights and general aviation are accessible at the San Luis Valley Regional Airport (ALS) in Alamosa.

Topography & Recreation:

- Features relatively flat to gently rolling acreage, optimal for off-grid residential building or recreational camping.
- Located moments away from world-class elk and deer hunting, hiking, and alpine fishing along the nearby Conejos River.
- Easy driving distance to regional outdoor landmarks, including the Great Sand Dunes National Park and Preserve and Mount Blanca.

*All information provided is deemed reliable but is not guaranteed and should be independently verified. Hayden Outdoors and its affiliates makes no representation or warranties as to the accuracy, reliability, or completeness of the information, text, property boundaries, graphics links or other items contained in any website, print, or otherwise linked to or from this website. The sale offering is made subject to errors, omissions, change of price, prior sale or withdrawal without notice.





 Boundary

BOUNDARY LINES

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



Twila Geroux

📍 Broker Associate, Licensed in CO

✉ Twila@HaydenOutdoors.com

📞 719.371.4344


**HAYDEN
OUTDOORS.
REAL ESTATE**

