

Sivers Ranch

960.00 Acres

Archuleta County, CO

\$4,300,000



HAYDEN  OUTDOORS®



Activities & Amenities

ATV/Off Road
Cycling/Mountain Biking
Hiking/Climbing
Hunting - Big Game
Hunting - Predator/Varmint
Hunting - Small Game
Hunting - Turkey
Outfitting/Guide Service
Wooded
State Hunting Unit: CO Unit 771

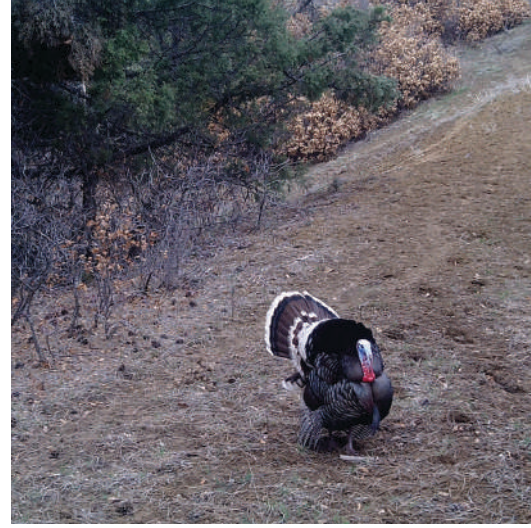
Land Details

Address: TDB CR 500, Pagosa Springs,
Colorado 81147, USA
Total Acres: 960.00
Deeded Acres: 960.00
Leased Acres: 0.00
Elevation: 7,000
Topography: Ridges & Valleys
Estimated Taxes: \$637 - 2022
Source of lot size: Assessor/Tax Data



If you are looking for a beautiful property with absolute peace and quiet, look no further. The beautiful Siverts Ranch is a 960 deeded acre property with recreational and hunting opportunities for many types of wildlife including deer, elk, bear, mountain lion, turkey, bobcats, coyotes and a variety of small game animals. The property features tree covered ridges, grassy meadows and a seasonal creek winding down the bottom of the canyon.





Land

This 960 acre property is located in SW Colorado about 25 minutes southwest of Pagosa Springs, Colorado. The Sivers Ranch is absolutely beautiful and is very private and secluded and is a property that will rejuvenate your soul. I have explored much of the property and I haven't been able to spot another home from anywhere on the property. If you want absolute peace and quiet, this just might be what you have been looking for. Approximately $\frac{3}{4}$ of the perimeter of the property adjoins Southern Ute Indian Tribal property, which gives almost certainty that there will never be any development in those areas. There is a good mix of open grassy meadows, Pine, Cedar and Oak Brush covered ridges and thick Pine forests. There is a seasonal creek that meanders down the bottom on the canyon that retain pools of water for parts of the spring and summer. Note: There is an additional adjoining 40 acre tract that will be transferred with a quit claim deed at no additional cost. There are no conservation easements on this property.

Improvements

There is an extensive trail system that will give you easy access to explore your property and enjoy the views and wildlife. With the miles of trails you won't ever be too far away from a trail when you harvest that trophy. You will be able to load your game up on your side by side and haul it out. The trail system is nicely improved and suitable for side by sides, 4-wheelers, horseback, mountain bikes or hiking. There is a dam across the creek bottom that retains water throughout the summer for one water hole and there is another natural water hole that also attracts and keeps the wildlife nearby. The water holes are a great location to sit and watch for wildlife or set up a game camera and be surprised by what comes in when you aren't there.





Recreation

This property will make an outstanding hunting property and there are no conservation easements. There are miles of improved ATV trails that you can use to explore your property or to pack out your big game animals. The property ranges from 6,700-7,700 feet elevation and has a good mix of wooded and oak covered ridges, dense Ponderosa Pine forests and grassy meadows. The adjoining Southern Ute Tribal lands are known to have low hunting pressure for their wildlife herds, which allows the animals to reach full maturity. The Tribal lands in the area produce many of the largest trophy animals in the region. The Sivers property, being mostly encompassed by the Tribal land is perfect to benefit from those same herds that move back and forth across the Sivers Ranch, to and from the surrounding Tribal lands. The wildlife roaming this ranch include mule deer, elk, bear, mountain lion, bobcats, coyotes, turkeys, wild horses and a variety of small game animals. The property is in Game Unit 771 and qualifies for (2) Colorado landowner mule deer tags. Mule deer tags in Game Unit 771 are by drawing only, so having (2) landowner tags that you can count on each year is a huge benefit. Over the counter bull elk tags are available for CO Game Unit 771 during the 2nd and 3rd rifle seasons. There are a couple of watering holes that appear to consistently hold water year around and are a great place to catch the wildlife quenching their thirst or wallowing in them to cool down on a warmer day. Set up a game camera and see what comes in.





Location

This Sivers Ranch is located in SW Colorado about 25 minutes southwest of beautiful Pagosa Springs, Colorado. Pagosa Springs is a picturesque mountain town that has many great dining choices and many of your typical shopping and recreational amenities. It also boasts of having the Springs Resort and Spa, which is a world class natural hot springs that is a wonderful place to spend some time relaxing and enjoying the tranquility. Wolf Creek Ski Area is only 45 minutes away and has some of the best powder snow skiing in the United States. There is outstanding trout fishing in the local lakes & streams and the San Juan River is just minutes away. Hiking, biking and ATV trails are abundant throughout the area and will give you practically limitless areas to explore. The area is also a great place to pull out the snow mobile and explore the deep white powder meadows.

Durango is only about 1-1/2 hours away and has a regional airport, many more fine dining choices, the Durango & Silverton Narrow Gauge Railroad, Bar D Chuckwagon dinner shows nightly, Purgatory Ski Resort and Mesa Verde National Park as well and many downtown shops to find the perfect souvenir.

*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.



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Buyer Process

BUYER QUALIFICATION: Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

PROPERTY SHOWINGS: With regards to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

REPRESENTATION OF OFFERS: Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

BROKER PARTICIPATION: Hayden Outdoors welcomes outside brokers to promote and sell our properties. We offer industry commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

EQUAL HOUSING: Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."

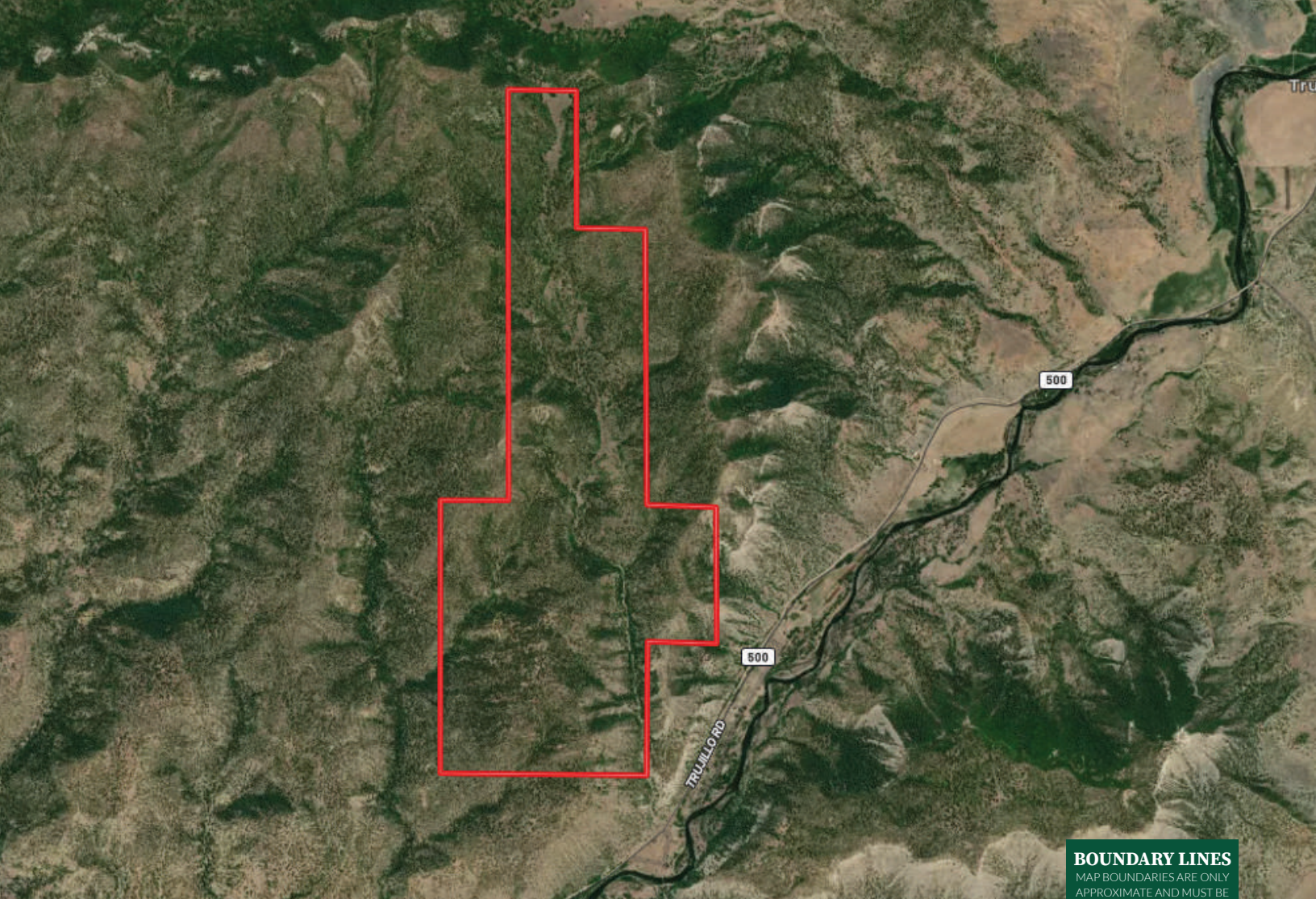


"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

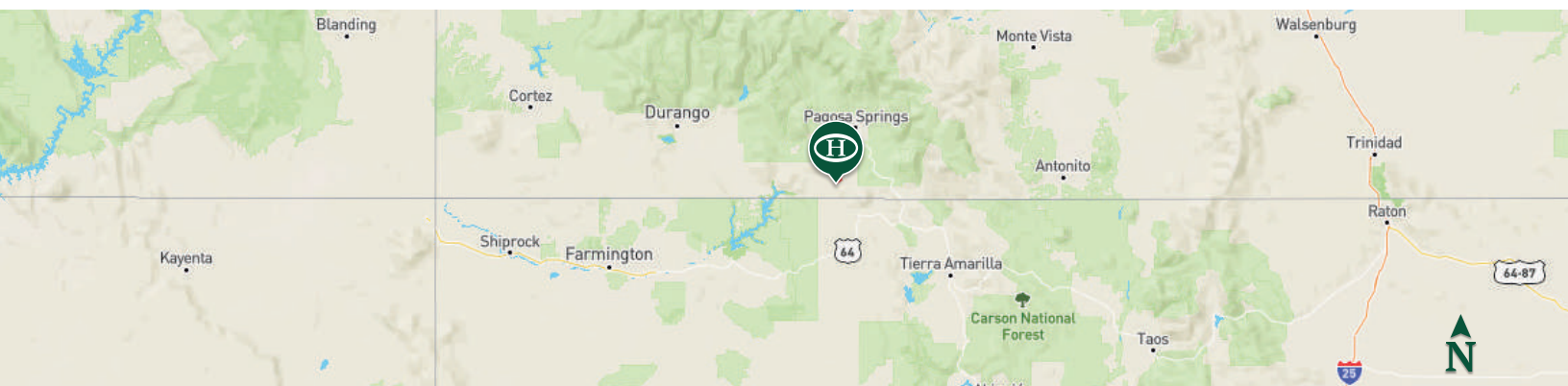
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testimonials








 Boundary

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



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