

# Hay Ground with Water

53.00 Acres

Costilla County, CO

\$437,000



HAYDEN  OUTDOORS.



# Hay Ground with Water

TOTAL ACRES:

53.00

PRICE:

\$437,000

COUNTY:

Costilla County

CLOSEST TOWN:

San Luis, CO

## Activities & Amenities:

ATV/Off Road  
Equestrian/Horse Property  
Income Producing  
Water Shares (different from water rights)  
Cattle/Ranch  
Farm/Crops/Ag  
Irrigation

## Land Details:

Address: TBD Highway 142, San Luis, Colorado 81152, USA  
Total Acres: 53.00  
Deeded Acres: 53.00  
Leased Acres: 0.00  
Zoning: Agriculture  
Topography: Flat  
Pasture Acres: 53  
Irrigated Acres: 20  
Water Rights: Yes  
40 Shares off the San Luis Peoples Ditch.  
Estimated Taxes: \$200 - 2022  
Source of lot size: Owner

## Property Summary

Situated in South-central Colorado, not far from the New Mexico border, you are offered a rare opportunity to own a Heritage Quality one-of-a-kind 53 acres of land in the San Luis Valley of Colorado, the world's highest Alpine Valley.

## Recreation

- GMU 83 – OVER THE COUNTER LICENSES:
- Cow Elk Archery
- Either Sex Archery
- Bull Rifle (2nd or 3rd Rifle Season)
- Fall Turkey
- Bear – Concurrent Rifle (you would also need to have an Elk or Deer license that must match one unit listed on your bear license.)

## Agriculture

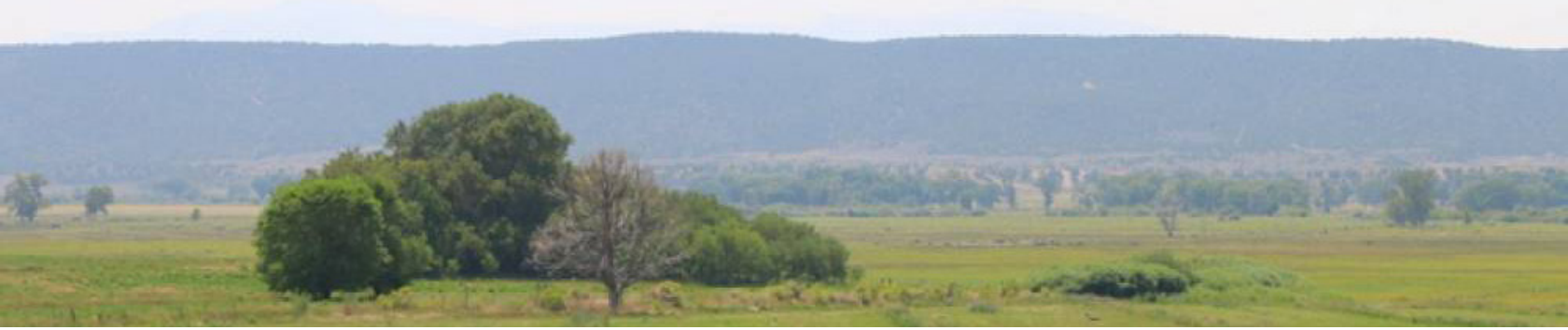
This is a great combination of farm and ranch property and has historically been utilized for irrigated grazing and hay production ground with a small portion of dryland grass.

## Water/Mineral Rights & Natural Resources

40 Share of the San Luis Peoples Ditch Water







## Climate in San Luis, Colorado

San Luis, Colorado gets 10 inches of rain, on average, per year. The US average is 38 inches of rain per year.

San Luis averages 41 inches of snow per year. The US average is 28 inches of snow per year.

On average, there are 280 sunny days per year in San Luis. The US average is 205 sunny days.

San Luis gets some kind of precipitation, on average, 60 days per year. Precipitation is rain, snow, sleet, or hail that falls to the ground. In order for precipitation to be counted you have to get at least .01 inches on the ground to measure.

## Weather Highlights

- Summer High: the July high is around 82 degrees
- Winter Low: the January low is 5
- Rain: averages 10 inches of rain a year
- Snow: averages 41 inches of snow a year

## History

San Luis, the oldest town in Colorado, was established on April 5, 1851. Once a part of four Spanish land grants decreed by the King of Spain, the town's adobe architecture and its classic Spanish town layout retain the texture of the historical and cultural influences which shaped the early communities of southern Colorado. The surrounding area is mainly a farming and agriculture area. Hispanic settlers from the Taos Valley established several small villages along the Rio Culebra in the San Luis Valley and officially took possession of this portion of the Sangre de Cristo Land Grant on April 5, 1851.

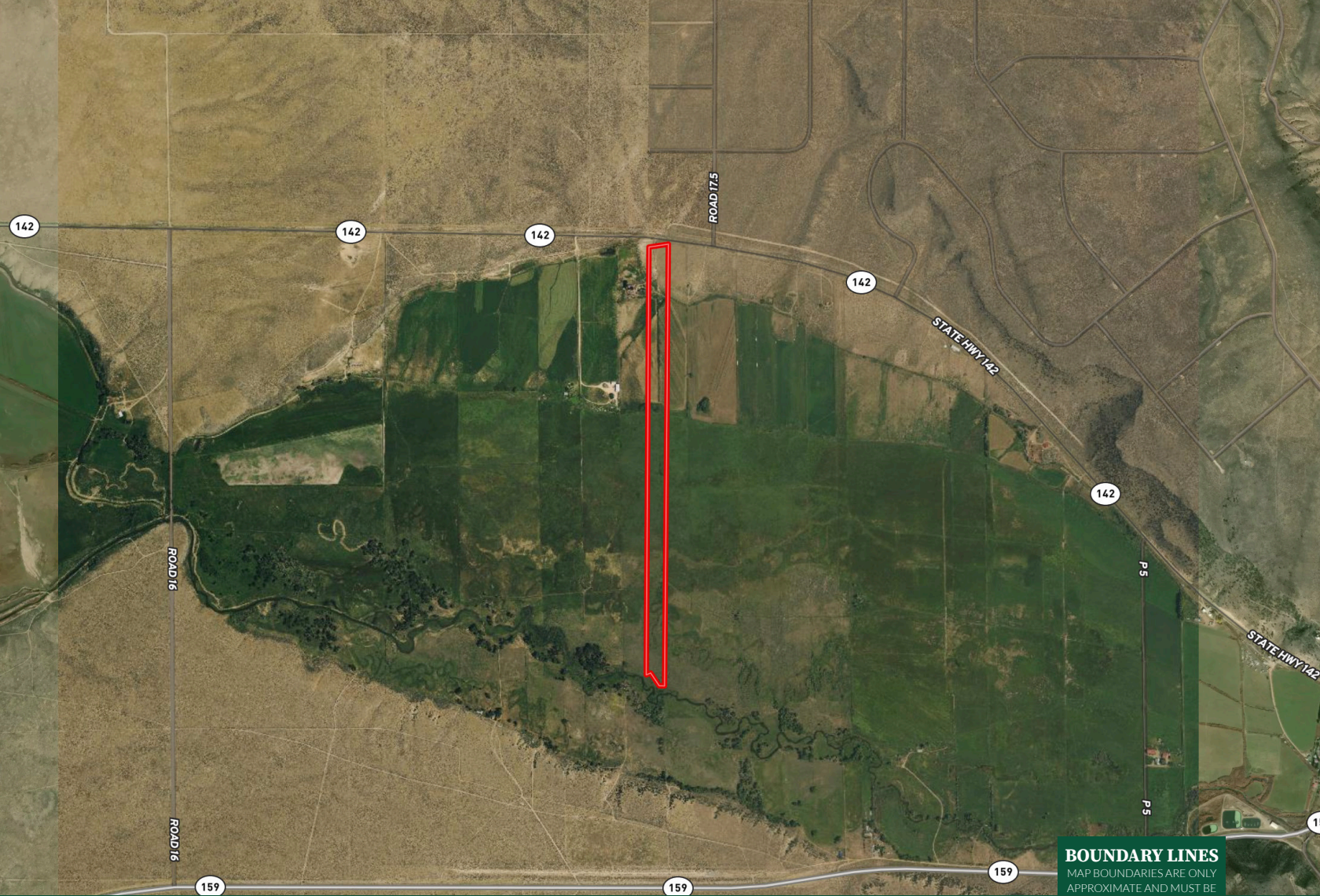
## Location

San Luis, the oldest town in Colorado, was established on April 5, 1851. The Culebra River borders the south end of the property which offers a great for good Brown fishing. The river and this property are both pretty and functional! The mountains in the distance are beautiful! I recommend seeing the sunrise over the mountains from the ranch. Outstanding views in all directions! The property was once a part of the Spanish Land Grant and because of this, owners of this property have access rights to the Cielo Vista/Taylor mountain area which consists of about a 2000 acre working ranch for timber/ lumber, and firewood gathering.

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

 Boundary



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