

Southern Colorado Moffat Farm

77.50 Acres | Saguache County, CO | \$325,000



HAYDEN  OUTDOORS.

Southern Colorado Moffat Farm

TOTAL ACRES:

77.50

PRICE:

\$325,000

COUNTY:

Saguache County

CLOSEST TOWN:

Moffat, CO

Activities & Amenities:

ATV/Off Road

Equestrian/Horse Property

Cattle/Ranch

Farm/Crops/Ag

Land Details:

Address: 19993 County Road 59,

Moffat, Colorado 81143, USA

Total Acres: 77.50

Deeded Acres: 77.50

Leased Acres: 0.00

Zoning: Rural

Estimated Taxes: \$2,022 - 963.00

Source of lot size: Assessor/Tax Data

Property Summary

PRICE IMPROVEMENT! Incredible 360-degree mountain and Valley views make this property picture-perfect! The entire property consists of 77.5 +/- acres. There are 64 +/- acres currently under pivot irrigation. A Valley pivot system with 8 towers, 500 gpm, and 1340* feet of coverage.

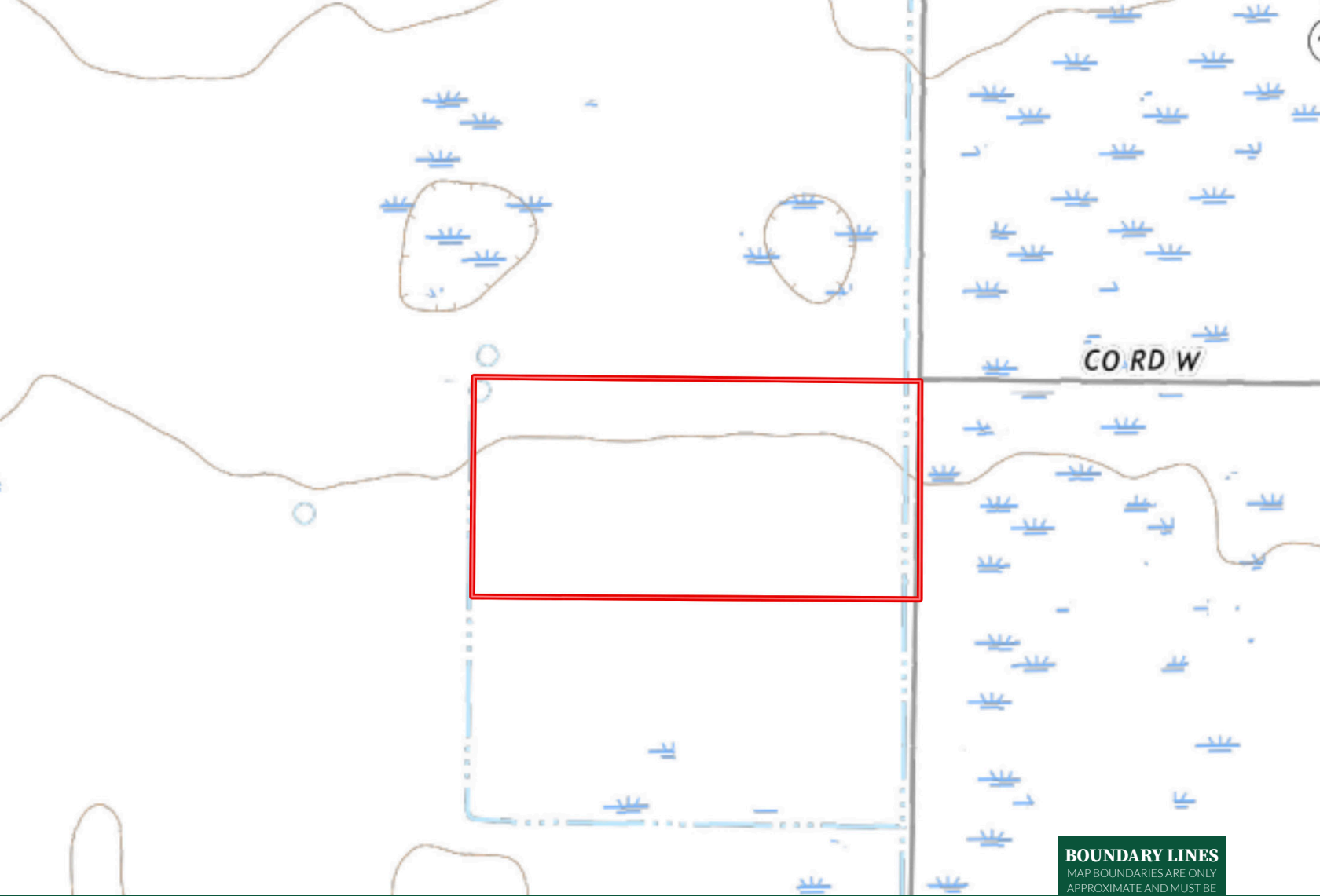
Land

Newly equipped well, decreed 240-acre feet of water, Subdistrict #4. Irrigation can be used on the entire property with 6" and 8" diversions. The remaining 12 +/- acres, located at the southwest corner and western boundary of the property, is perfect to build your dream home, shop and outbuildings. There is a lease in place for this 2023 growing season, which has allowed for a cash flow positive income. There are two artesian livestock well permits, one is located on the property and the other is not. Excellent property, in a great location, to start up a small farm operation or add to your existing farm. Two Hot Springs destinations are available within a 10-15-minute drive to the north. Crestone is 13 miles to the east. Salida is approximately 45 miles to the north and Alamosa is approximately 37 miles to the south for convenient shopping or commuting. This prime location is in the middle of some of the greatest recreational areas of Colorado to include hunting, fishing, hiking, jeep and ATV trails, The Great Sand Dunes, Zapata Falls, and Wolf Creek and Monarch Ski Resorts. beauty of nature. Don't miss out on the chance to secure your own piece of mind and experience the unmatched beauty of southern Colorado. Schedule a visit to this extraordinary property and let it become your own personal haven. part or in whole.

*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.

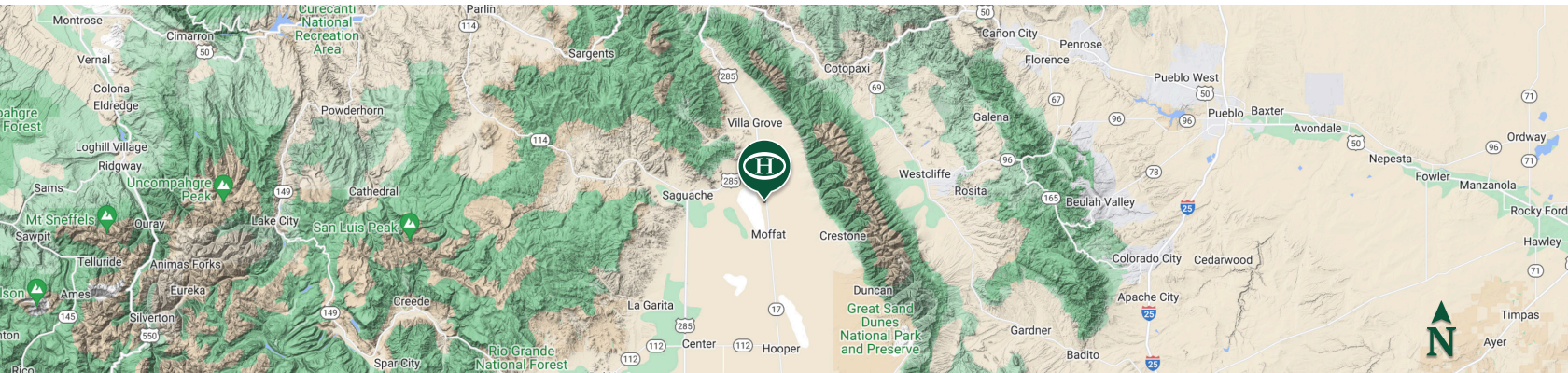






 Boundary

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






HAYDEN OUTDOORS.

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