

PR Ranch

317.00 Acres

Conejos County, CO

\$2,500,000



HAYDEN  OUTDOORS.

PR Ranch

TOTAL ACRES:

317.00

PRICE:

\$2,500,000

COUNTY:

Conejos County

CLOSEST TOWN:

La Jara, CO

Presented by



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HAYDEN OUTDOORS
REAL ESTATE





Property Summary:

PR Ranch is a fine live-water recreational property with an outstanding set of improvements located in the foothills of the San Juan mountain range of southern Colorado. The Ranch boasts 317+/- Acres (277+/- deeded) with approximately one mile of an exceptional trout river with access to an additional 2+/- miles of river. The ranch is located amongst thousands of acres of BLM land giving it a much larger feel than just the deeded acreage.



Activities & Amenities

Cattle/Ranch

House/Cabin

Hunting - Predator/Varmint

Hunting - Turkey

Stream/River

Hiking/Climbing

Hunting - Big Game

Hunting - Small Game

Outbuilding/Barn/Shed/Shop

Waterfront

State Hunting Unit: 80

Land & Building Details

Total Acres: 317.00

Deeded Acres: 277.00

Homes: 2

Finished Sq. Ft.: 3800

Bedrooms: 5

Full Bathrooms: 4



Land:

The property is located at an elevation of between 8,220 and 8,480 feet in the transition of the Valley's rolling grasslands to the ponderosa and juniper covered foothills. Rolling mesas in the north and south covered with grassland and low shrubs, and the valley of the Alamosa River containing a nearly level floodplain supporting grassland on dry sites and a lush riparian forest along the river bottom characterizes the property's terrain. Views of the southern end of the San Juan mountain Range can be had looking west, and views of the towering Sangre De Cristo range to the east across the valley. The property boasts approximately one mile of great fishing in the tailwater Alamosa River and borders thousands of acres of BLM on portions of all sides of the property. A conservation easement through the Rocky Mountain Elk Foundation blankets the property protecting the ranching heritage and its sought-after hunting and fishing grounds.

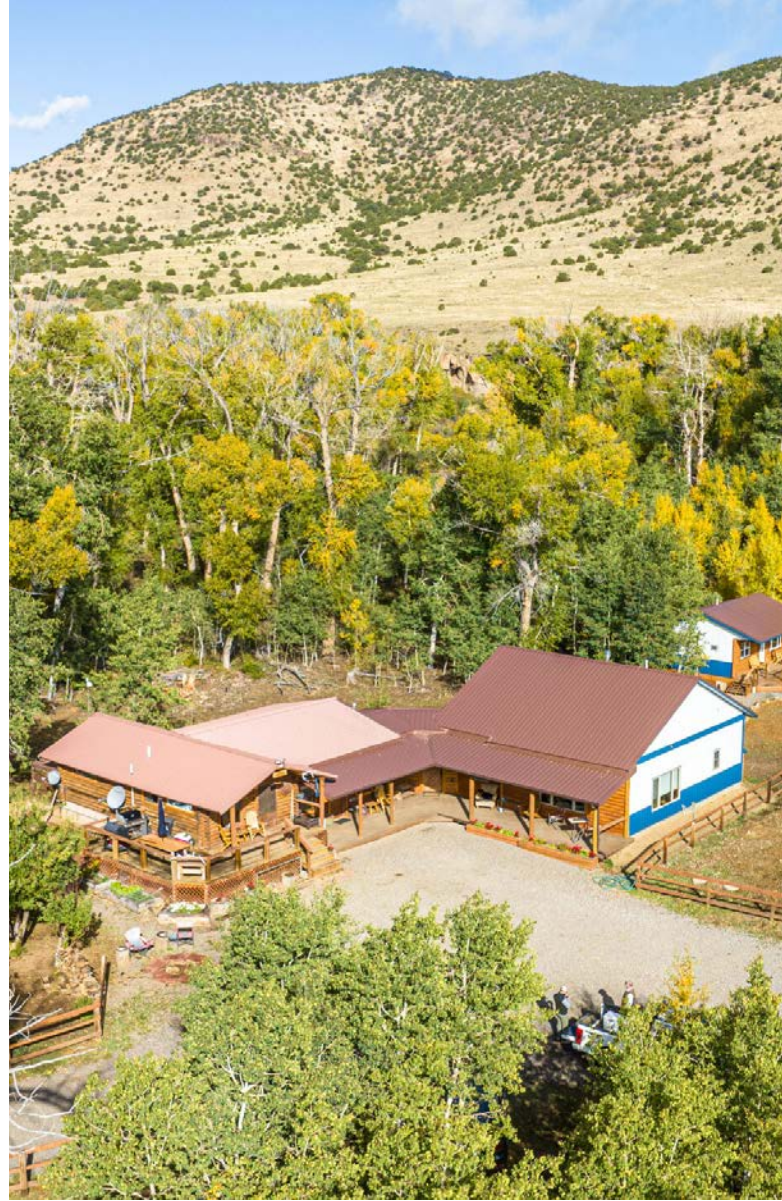


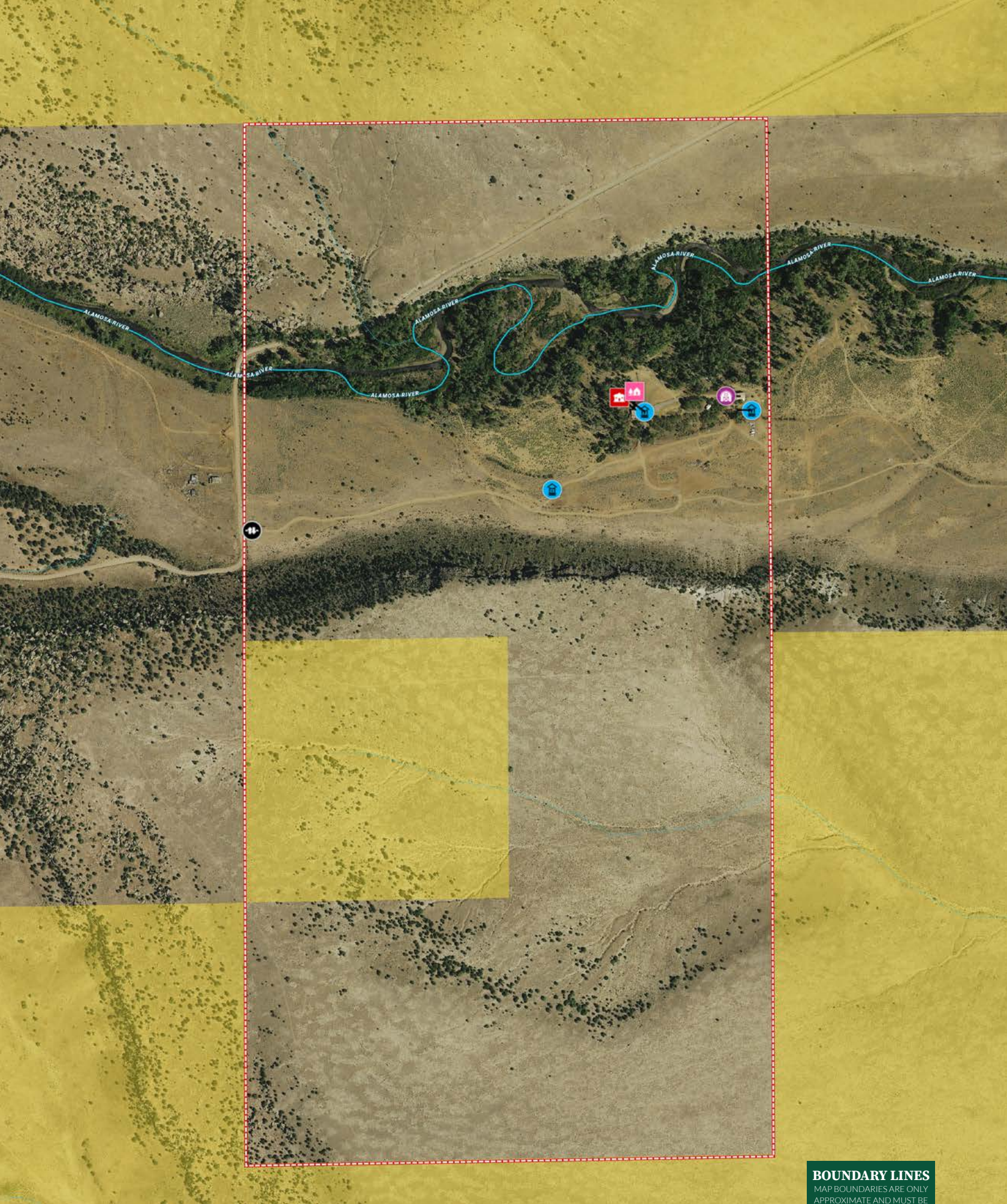


Improvements:

Located in the heart of the property is a beautiful 3000+/- SF log home with two bedrooms and three bathrooms surrounded by towering cottonwood trees and aspen groves with an orchard of 150 year old apple trees right off the front deck. The home has exceptionally appointed spaces with excellent flow throughout from room to room. An additional room could be transformed into a third bedroom with private bathroom. Also, on the property is a newly constructed 800+/- SF guest home with two bedrooms and one bath room adding an additional space to host friends and family. Both the main lodge and the guest house have large covered-decks to take in the expansive mountain and river valley views. In addition to the two homes there is a 30x50 Morton Barn building with concrete floor for tools and equipment. The cabins and barn are in outstanding condition and make for a great setup for a recreational paradise.

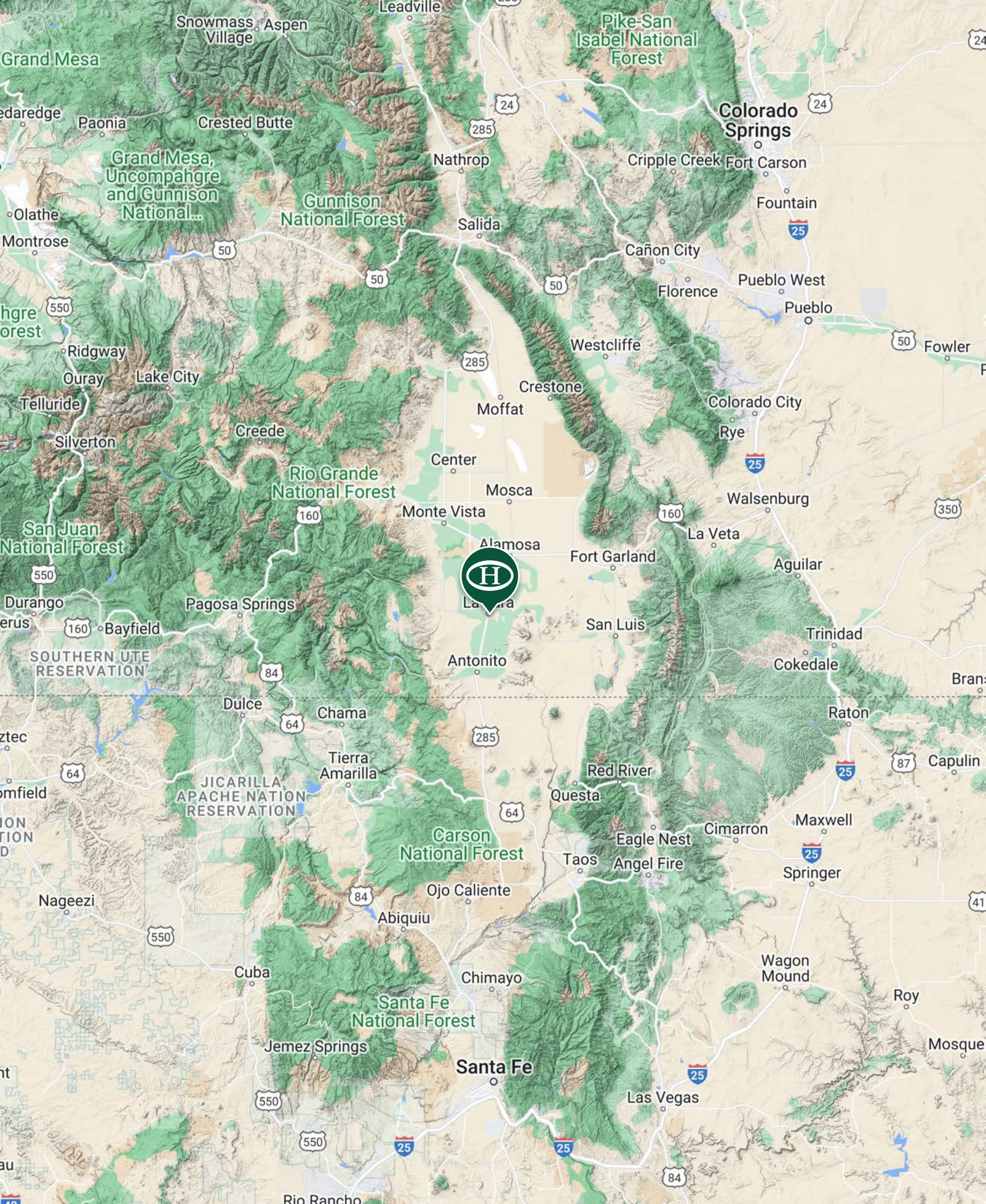
Other improvements include perimeter fencing in good shape and a greenhouse/ fenced garden area. Also, there has been extensive clean-up of deadfall and brush in the river bottom with a great road and trail system cut in to access the property and the river.





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

 Boundary





Recreation:

With approximately one mile (with direct access to an additional two+/- miles) of the Alamosa River , a tailwater fishery with water released by Terrace Reservoir to the west of the property the ranch is blessed with a rare fisheries resource seldom found anywhere in southern Colorado. Recent restoration of streamflows has made this stretch of river a quality fishery with stabilized year-round flows. Fishing for Rainbow trout is fantastic with many fish ranging from 12-20". The river has been stocked with 16-20" rainbow trout in the past few years with trophy brown trout planning to be stocked in the coming year to enhance the quality in the fishery. River structure on the property is good with cut banks, riffles, runs, and pools making great habitat for fish year-round. Under current ownership many new trails have been cut along the river for easy driving and walking access to the entirety of the river bottom providing a gold-medal experience. A local outfitter and fly shop has used the ranch for private guided fishing trips with many satisfied clients leaving the property after a day of fishing.

The river bottom itself is lined with cottonwoods, aspens, willows, alders, and native shrubs making ample wildlife habitat for deer, turkey, elk, bears and a multitude of small game species and birds. The property is bordered on portions of all sides by thousands of acres of BLM terrain with rolling juniper and ponderosa hills, as well as the Rio Grande National forest beginning two miles west of the property. With the wildlife habitat on the property as well as the seemingly infinite public lands immediately adjacent, there is no shortage of hunting, fishing, and recreational resources to be had on and around the ranch. The property is located in Colorado Game Management units 80 and 81, both being over the counter units for elk and potentially qualifying for the landowner preference program for Mule Deer. This area is known for producing quality animals and the property sits right in the heart of hunting country.







Agriculture

The ranch has been lightly grazed during the summer months with a lease allowing up to 50 pairs of cattle. The lush riparian bottom grows an extraordinary amount of high protein native grasses suitable for grazing.

Water/Mineral Rights & Natural Resources

There are a total of three water wells on the property, with the house well being 15gpm, and the other two being 4gpm.

General Operations

Wolf Creek Anglers has leased the property for guiding fly fishing trips, an operation that could be continued under new ownership adding an additional income stream to the property.

Location

The town of Monte Vista is only a short 25+/- minute drive from the ranch and commercial air service only 40+/- minutes away in Alamosa. Driving distance from the front range is approximately 3+/- hours from Colorado Springs and 4+/- hours from Denver and Denver International Airport. Area attractions feature the resort town of South Fork just under an hour drive to the north with the famous Rio Grande Club boasting 18 holes of championship golf, and legendary powder skiing at Wolf Creek ski area just to the southwest of South Fork. Additionally, the Alamosa Cattails gold course is only a short drive from the property and is an underrated semi-public course.







Hayden Outdoors

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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**HAYDEN
OUTDOORS®
REAL ESTATE**

THE BRAND THAT SELLS THE *Land*®

Hayden Outdoors is a family-owned real estate company and brokerage with a background in the cattle and ranching business. In 1976, Leo Hayden founded the company as the Property Exchange, working with farms and ranches for sale near Hays, Kansas. The brokerage moved to Goodland, Kansas in 1981 and became Hayden Inc. In the late 1990's, Leo was joined by his two sons, Dax and Seth, to help grow the business in multiple states. In 2003, Hayden Outdoors was formed to represent sellers and buyers on farm, ranch, and recreational properties in the Great Plains and Rocky Mountains.

The team at Hayden Outdoors has grown and prospered to include over 150 brokers, agents, and an excellent full-time staff supporting the sale of rural land. Hayden Outdoors represents the finest farms, legacy properties, working ranches, hunting lands and recreational properties from coast to coast.

Over time, we have built our team to be composed of brokers and agents with experience and knowledge in their markets and an affinity to "Do what they say they will". Hayden Outdoors is about honesty and integrity with customers and a rich sense of land stewardship. We understand land, water, habitat, livestock, wildlife, minerals and what is necessary to maximize value for our clients. **We truly love the great outdoors!**

We are blessed to work with the owners and buyers of the farms, ranches and other fine recreational properties we represent, because it is still the diversity of owners over the years that make these places so special.

At Hayden Outdoors, we're proud to say that we only work with the **best** brokers and agents who are experienced farmers, ranchers & outdoor enthusiasts.

Hayden Outdoors, LLC

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