

Coyote Creek Ranch

46.04 Acres | Archuleta County, CO | \$475,000



HAYDEN  OUTDOORS.

Activities & Amenities

ATV/Off Road
Cattle/Ranch
Equestrian/Horse Property
Hiking/Climbing
Hunting - Predator/Varmint
Hunting - Turkey
Skiing/Snowmobiling/Snow Sports
Water Rights
Wooded
Borders Public Lands
Cycling/Mountain Biking
Farm/Crops/Ag
Hunting - Big Game
Hunting - Small Game
Irrigation
Stream/River
Water Shares (different from water rights)
Wooded

Land Details

Address: TBD Trophy Lake Place, Pagosa Springs, Colorado 81147, USA
Closest Town: Pagosa Springs
Total Acres: 46.04
Deeded Acres: 46.04
Leased Acres: 0.00
Zoning: Ag/Residential
Elevation: 7600
Irrigated Acres: 10
Estimated Taxes: \$55.04 - 2022
Source of lot size: Assessor/Tax Data
HOA Dues: \$1,000

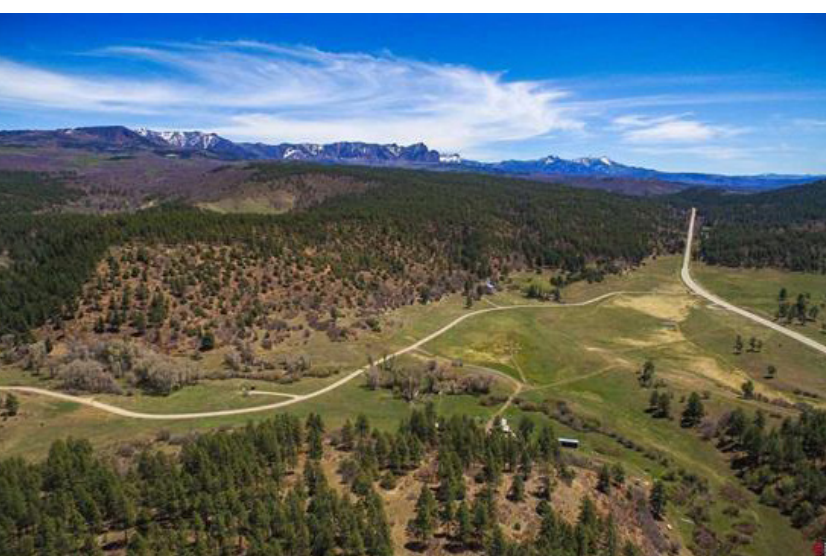
Building Details

Waterfront Features:
Coyote Creek



Property Summary

This exceptional mountain property has it all,, wonderful views, Coyote Creek meandering through the property, irrigation, plus it borders national forest on 2 sides. The property is conveniently located just 20 minutes south of Pagosa Springs and has central water and electricity on the property. There is great potential for a horse property or a refined gentleman's ranch, plus limitless recreational opportunities.





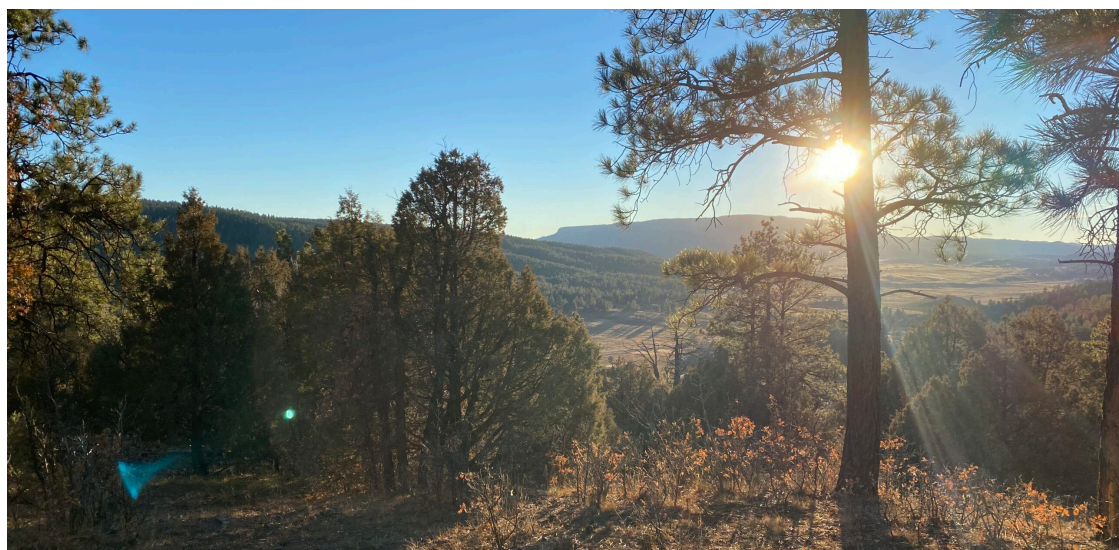
Land

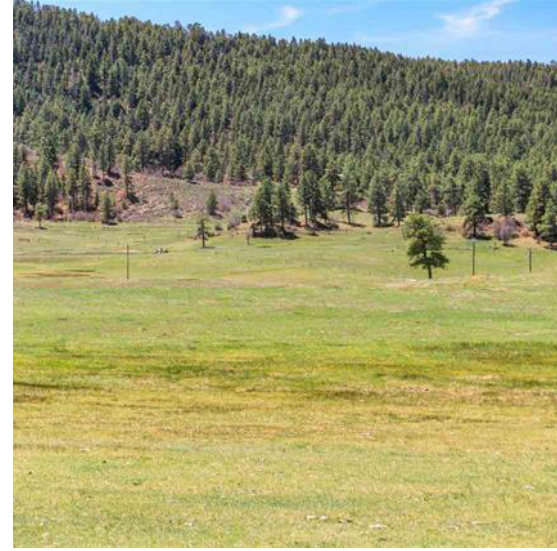
Embrace the allure of nature in this extraordinary mountain property, where the landscape unfolds with stunning mountain and valley views that captivate the senses. The property's charm is accentuated by the soothing sounds of Coyote Creek meandering through the tall Cottonwoods along the west side of the property, offering not just a picturesque backdrop but also the valuable asset of fresh water for your livestock. The property has 4 shares in the Alpine Lakes Ditch & Reservoir which is available to irrigate approximately 10 acres of grassy pasture.

This haven is a dream for horse enthusiasts, with its vast potential as a horse property or a refined gentleman's ranch. Boasting the rare privilege of bordering the national forest on two sides, the property is a gateway to limitless adventures. Explore the boundless trails for horse riding right from your own property, embark on invigorating ATV excursions or snowmobiling in the deep white powder snow, or relish the tranquility of hiking or snowshoeing amid the pristine surroundings.

For those seeking to make this haven their home, numerous ideal homesites await your vision. Plans for a barndominium add a touch of contemporary living to the rustic charm. The minimum size home required is only 1,000 sq. ft. and (1) short term rental is allowed. Central water and electricity are on the property and a building pad has been leveled off.

A roughed-in road beckons you to the upper portion of the property, seamlessly connecting with the national forest, creating a convenient access for your Colorado adventures. This is more than a property; it's an invitation to a lifestyle where every day unfolds against a backdrop of natural splendor and boundless possibilities.





Recreation

Pagosa Springs, Colorado, offers the small town feel and unparalleled recreational bliss. Surrounded by the majestic San Juan Mountains, residents can indulge in year-round outdoor adventures. From world-class skiing at Wolf Creek Ski Area to rejuvenating dips in the famed Pagosa Hot Springs, every season brings its own enchantment. Explore the extensive trail systems for hiking and biking, or cast a line in the pristine waters of the San Juan River or one of numerous nearby mountain lakes. With access to championship golf courses and the vast San Juan National Forest, this property invites you to embrace the ultimate Colorado lifestyle.



Region & Climate

Pagosa Springs, Colorado, boasts a captivating climate and region that beckons nature enthusiasts and seekers of tranquility alike. Set against the backdrop of the San Juan Mountains, the area experiences a temperate climate, characterized by crisp winters and mild summers. Blanketed in snow during the colder months, it transforms into a winter wonderland, attracting avid skiers and snowshoers. As spring blossoms, alpine meadows burst with wildflowers, leading to warm summers perfect for hiking, biking atv's and fishing in the San Juan River. Fall paints the landscape in hues of gold as aspen trees shimmer. Pagosa Springs offers a year-round haven for those seeking a quiet an adventurous lifestyle.





Location

Pagosa Springs provides unparalleled year around recreation a well as relaxation opportunities. The vibrant downtown area hosts boutique shops, restaurants, and cultural events, creating a lively atmosphere. With access to world-class skiing at Wolf Creek, hiking trails, and the renowned Chimney Rock Archaeological Area, Pagosa Springs is a haven for outdoor enthusiasts and those seeking a balanced, enriching lifestyle.

**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.*



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 bring buyers to purchase our properties. We offer cooperating 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

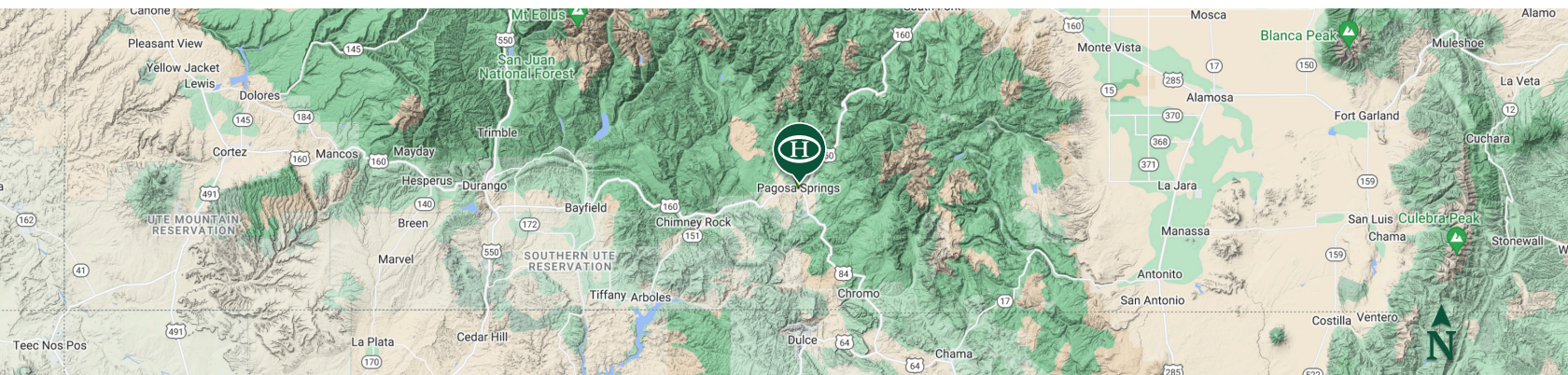
Scan to see more
testimonials





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

 Boundary



Wendell Qualls

- 📍 Associate Broker, Licensed in CO
- ✉ Wendell@HaydenOutdoors.com
- 📞 970.946.6755


**HAYDEN
OUTDOORS.
REAL ESTATE**

