



# Lower Blanco Ranch

18.24 Acres

Archuleta County, CO

\$495,000

HAYDEN  OUTDOORS®



# Lower Blanco Ranch

TOTAL ACRES:

18.24

PRICE:

\$495,000

COUNTY:

Archuleta County

CLOSEST TOWN:

Pagosa Springs, CO

## Activities & Amenities:

ATV/Off Road  
Campground  
Cycling/Mountain Biking  
Equestrian/Horse Property  
Fishing  
Golf Course  
Hiking/Climbing  
Hunting - Big Game  
Hunting - Predator/Varmint  
Hunting - Waterfowl  
Stream/River  
Water Access  
Waterfront  
State Hunting Unit: 78

## Land Details:

**Address:** 121 Pond Court, Pagosa Springs, Colorado 81147, USA  
**Closest Town:** Pagosa Springs  
**Total Acres:** 18.24  
**Deeded Acres:** 18.24  
**Zoning:** Ag  
**Water Rights:** Yes  
**Adjudicated water rights from river.**  
**Estimated Taxes:** \$6,813 - 2023

## Property Summary

There are so many people now that have the dream of building a mountain home on a year round river, with Pine and Cottonwood trees and all the spectacular fall colors. Welcome to The Lower Blanco River Ranch with 18 +/- acres on The Lower Blanco River. The property is 3 separate parcels of land with over 1000 feet +/- of river frontage on both sides of the river and backs to over 11K acres of Nation Forest, endless outdoor recreation.

## Land

The land has been partially cleared. The land has big mature Cottonwood Trees and Pines and sits in a little valley directly on the Lower Blanco River. The Lower Blanco river is known for its excellent fishing and on the property the river has been improved by the Army Corp of Engineers and they created several deep honey holes that offers great fishing right and for water fowl habitat in your own yard. 18 +/- acres and over 1000 +/- feet of river frontage with direct access to National forest.

## Improvements

There are no current structures on the land. There is a well permit, ( the permit is a big deal because the property is less than 35 acres, the current law is you need a min of 35 acres to be able to drill a well, this property has been grandfathered in ) a building envelope has been identified and septic has been approved to begin the process of building your dream river front home, that has a garden, room for your horses or livestock, the possibilities here are many and rare to find.







## Recreation

The Lower Blanco River Ranch has excellent fishing on both sides of the river with easy access, the hunting is also a big plus with the land backing to 11k acres National Forest and so very private.

## Agriculture

The property also has under-adjudicated, under apportioned water, which simply means you are able to pump water from the river to water a garden, an orchard or fill a livestock tank, or to irrigate ( this also is very rare and is worth its weight in gold.) The property is zoned Agricultural Estate (AE) which means you may have one animal per acre and enjoy low taxes.

## Water/Mineral Rights & Natural Resources

Mineral rights N/A. You may take water out of the river for produce to your garden and to irrigate.

## Region & Climate

Pagosa Springs, CO, has great dining, hot springs, hunting, fishing, also Wolf Creek offers world Class downhill skiing, with endless horse backing riding and hiking, golf. Pagosa is a true Mountain Town with all the amenities you need. Hospital, G5 airport, Wal Mart, etc.

## History

Pagosa Springs is world renowned for its Hot Springs, world class skiing, and excellent dinning, with endless outdoor activities.

## Location

The Lower Blanco River Ranch is south on hwy 84 from Pagosa, just 15 min from downtown.

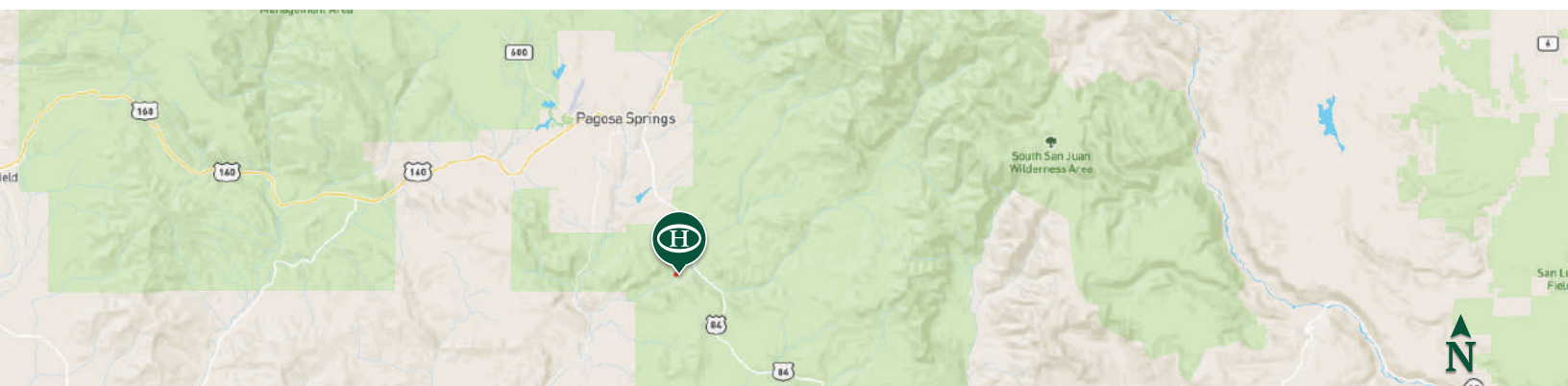
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**BOUNDARY LINES**  
MAP BOUNDARIES ARE ONLY  
APPROXIMATE AND MUST BE  
VERIFIED FOR ACCURACY.



# HAYDEN OUTDOORS.

FARM, RANCH & RECREATIONAL REAL ESTATE



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