

# 5 Peaks Ranch

35.00 Acres

Archuleta County, CO

\$2,300,000



HAYDEN  OUTDOORS®



## Activities & Amenities

ATV/Off Road  
Borders Public Lands  
Cattle/Ranch  
Equestrian/Horse Property  
Golf Course  
Hiking/Climbing  
House/Cabin  
Hunting - Big Game, Predator/  
Varmint & Turkey  
Income Producing  
Outbuilding/Barn/Shed/Shop  
Propane  
Recreational Business  
Skiing/Snowmobiling/Snow Sports  
State Hunting Unit: 78

## Land Details

Address: 6221 HWY 84, Pagosa  
Springs, Colorado 81147, USA  
Closest Town: Pagosa Springs  
Total Acres: 35.00  
Deeded Acres: 35.00  
Zoning: AG  
Elevation: 7126  
Income Type: rental  
Estimated Taxes: \$3,940 - 2023

## Building Details

Homes: 2  
Style of Home(s): 3 story  
Price per sq. ft.: 367  
Finished Sq. Ft.: 7261  
Bedrooms: 3  
Full Bathrooms: 3  
Half Bathrooms: 2  
Basement: None  
Parking Types: Attached Garage  
Total # of Spaces: 6  
Outbuildings: 2  
Other Improvements: Barn  
Fence Type: wire  
Cooling Systems: Forced Air Cooling  
Heating Systems: Fireplace,  
Forced Air & Wood Stove





### Property Summary

Welcome to 5 Peaks Ranch, located just a short 10 minutes drive from Pagosa Springs, CO. Pagosa was named in the top best mountain towns to live in by Outdoor Magazine. Pagosa Springs is surrounded by 1.8M acres of National Forest making for a recreational paradise for the outdoor enthusiast. 5 Peaks Ranch sits on 35 +/- acres and boast over 7200 +/- sq. ft. of living space and backs directly to the National Forest, ensuring your privacy.







## Land

5 Peaks Ranch sits perched atop its own private knoll and completely hidden, allowing for the most beautiful million dollar, unobstructed views of the main 5 peaks surrounding Pagosa Springs, CO. The ranch backs directly to the National Forest literally out your backyard providing endless outdoor activities. For the equestrian, this is a must have – the ability to get on your horse and just ride and ride. For the hunters, Colorado allows for OTC elk tags (always check regs) and hunting is also right out your back yard in BGU 78. One of the best features of 5 Peaks Ranch is the location with just a short 10 minute drive to Pagosa Spring and is off Hwy. 84, a year-round plowed road. The home has a long private, gated driveway.

## Improvements

The 5 Peaks Ranch home is BIG, is very efficient and has the most incredible views of the 5 main mountain peaks and the Continental Divide that graces Pagosa Springs. The main home is 6,261 sq. ft. with a total of 3 decks. The middle deck has 180 degree views that will make your jaw drop. The home has been sprayed with hard cell insulation to keep the house extra cool in the summers and warm in the winters. There's a 4 car heated garage and Hardie Plank fire-resistant siding.

The rooms in the home were all designed to let in the natural light so that you can enjoy the views from every room. There are 3 bedrooms, all with private full baths and 2 additional half baths, plus a home gym and a large office.

The kitchen has solid granite countertops, dual ovens and custom hard hickory cabinets that took a full year to custom build. Hickory wood is throughout the entire home. Next to the kitchen is a great laundry room, breakfast nook and formal dining room with even more views.

There are 2 living rooms with the main living area leading right out to your custom deck. The deck was specially designed so when you're sitting on the deck the railings are not blocking the views (smart). There are 2 gas fireplaces and a pellet stove. The two upper floors have air conditioning, which is becoming more and more popular in the Pagosa area and hard to find.





## Improvements

The master bedroom has its own fireplace for those romantic and cool mountain nights, with even more views. The custom windows pop out for simple and easy cleaning. The master bath has a dual head shower and jetted tub.

The lower level is a very large game and media room complete with a professional pool table that will convey with the home. For those who think stairs are an issue there's nothing to worry about as a custom elevator was installed to connect all the floors. The elevator goes directly to the master suite so that should make it very convenient.

For the equestrians in the family there is a large barn with a full tack room and plenty of storage room for all your equipment and toys. Above the barn is a one bedroom apartment with granite countertops. This apartment would make a great rental, guest home or accommodations for a caretaker. One idea is to have a rental for those traveling with horses as the ranch has the perfect set up with pastures, grass arena and corral and would be very unique and something that is very much needed in Pagosa Springs. The barn and apartment are completely separate from the main home and also offering big views.

Outside the barn is a great grass arena (all fenced and cross fenced) for riding, training or just working your horses.

Lastly, the replacement cost for the ranch is north of \$3.2M. At \$367 per sq. ft., this home presents a tremendous value and great opportunity that does not come along everyday. If you were to add the living space over the barn you're at \$316 per sq. ft. I don't think you can match that for a custom 3-story home in Pagosa, with a barn, on 35 acres, a fenced riding arena, rental income from the apartment, backing directly to National Forest, all while offering big incredible views.







## Recreation

Pagosa Springs has 1.8M acres of National Forest and the National Forest borders the ranch. Also there is gold medal fishing in close proximity on the San Juan River, Rio Grand River, Echo Lake is just 5 minutes, and Navajo Lake, which is 29 miles long, is just 25 minutes away, endless horseback riding or side-by-side.

Colorado offers OTC elk tags (always check regs). Endless hiking and camping with world-class skiing at Wolf Creek, snowmobiling, etc. This is mountain living at its best and has a little bit for everyone to enjoy just out your back door.

## Agriculture

Large Grass Arena. Grazing for livestock.

## Water/Mineral Rights & Natural Resources

5 Peaks ranch has a unique ability to irrigate ONE acre, which can make a big difference in how green and lush your pasture looks all summer. This also will help with your feed bill.

## General Operations

There could be income on the ranch through cattle grazing (not much), and rental of the apartment over the barn which can be really helpful and a nice plus. Always a good thing if your home can make you money just for living in it.

## Region & Climate

Pagosa Springs, CO was voted in the top best little cities in America by Outdoor Magazine. You have of the best of all four seasons.

## Location

The ranch is just 10 minutes from Pagosa Springs, which also has a G5 airport, state of the art hospital, Walmart, lots of great restaurants, the world's deepest hot springs, world-class skiing, whitewater rafting and horseback riding in some of the most beautiful country you'll ever see. Durango Airport is 50 minutes away with daily flights to Denver, Arizona, Texas, etc.

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*- RICK STEINER, SELLER/BUYER*

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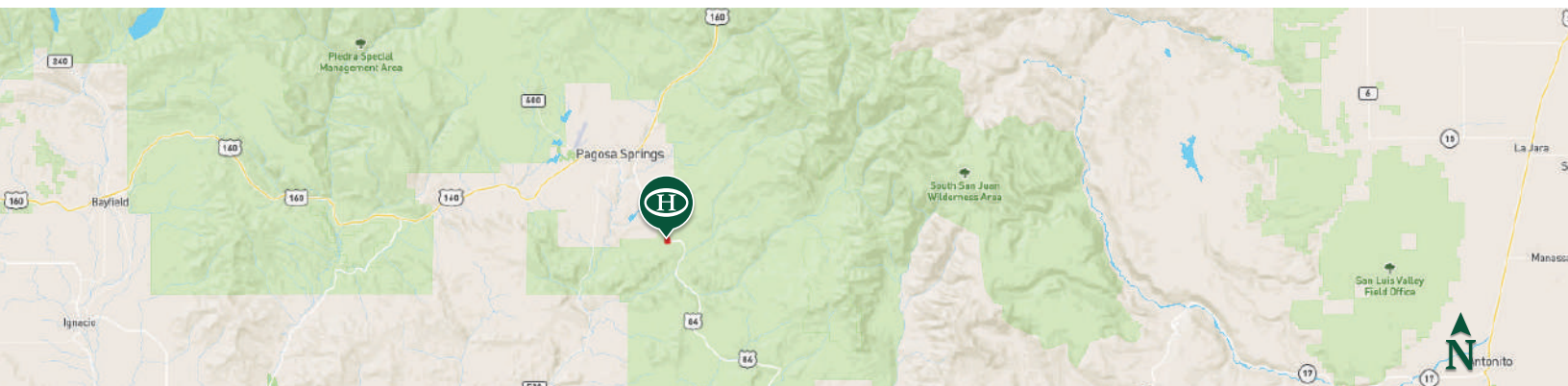






 Boundary

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



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FARM, RANCH & RECREATIONAL REAL ESTATE



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