

Rusty Spur Ranch

94.94 Acres | Archuleta County, CO | \$949,000



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Activities & Amenities

ATV/Off Road
Cattle/Ranch
Development Potential
Equestrian/Horse Property
Farm/Crops/Ag
Outbuilding/Barn/Shed/Shop
Skiing/Snowmobiling/Snow Sports
Stream/River
Timber
Water View
Wooded
State Hunting Unit: 771

Land Details

Address: 9144 W US Hwy160, Pagosa
Springs, Colorado 81147, USA
Closest Town: 81147
Total Acres: 94.94
Deeded Acres: 94.94
Leased Acres: 0.00
Zoning: Agriculture
Elevation: 7000
Topography: Pasture, meadows, ridges
Vegetation: Pine, oak brush, grass
Estimated Taxes: \$370.04 - 2023
Source of lot size: Assessor/Tax Data

Building Details

Basement: None
Outbuildings: 3
Types of Outbuildings:
Sheds
Fence Type: Barbed Wire
Waterfront Features:
Stollsteimer Creek



About This Property

This is a rare opportunity to purchase such a large parcel just a few minutes west of Pagosa Springs. The Rusty Spur Ranch is a beautiful property that has a year around, tree lined creek, 14+- irrigated acres of grass hay and a good mix of mountain meadows and ridges covered with tall pines and oak brush. This is perfect for cattle or for an equestrian facility. The ranch has many beautiful and private sites to build your Dream Home .





Land

The Rusty Spur Ranch is approximately 100 acres that has not been on the market in over 50 years. This is a rare opportunity to find a property this size and yet so close to town and all the amenities Pagosa Springs has to offer. Access is from paved US HWY 160 and the ranch is very conveniently located only 4-1/2 miles west of Pagosa Springs. The ranch is your blank canvas waiting for you to create your own masterpiece. Rusty Spur Ranch would have many possible uses including a cattle ranch, equestrian facility or family retreat with numerous beautiful and private homesites to choose from. Due to the topography of the property with the ridge line running parallel to the highway, it allows to build your home on the backside of the ridge in order to have natural beauty, privacy and a quiet and peaceful setting. There is already a road roughed in to the back of the property with very gentle grades that makes for easy access to all of your ranch. For the wildlife enthusiast there is plenty of wildlife to enjoy, including deer, red fox, coyotes, rabbits, squirrels, hawks and much more. The beautiful ranch is comprised of a good mix of irrigated hay fields, grassy meadows, ridges covered with Ponderosa Pines and Gambel Oak with mature Cottonwoods along the creek. There is approximately 14 acres on the northern side of the ranch that is irrigated and used is used for hay production. The tenant that takes care of the property says harvests 2,000-2,700 bales a summer with one cutting. Along the northern end of the ranch is Stollsteimer Creek which is lined with towering Cottonwood Trees and meanders the length of the property and is a great asset to provide fresh water for your livestock and wildlife. The property is fully fenced and cross fenced and is ready for you to bring your animals and your toys. There are a few old sheds for storage and livestock that need some TLC.





Improvements

Electricity is on the property in multiple locations minimizing costs to get power to your homesite/s. The ranch has several older sheds and outbuildings as well as a corral. The ranch is fully fenced and cross fenced with irrigation and live water on the northern side of the ranch, which is a great benefit to provide your livestock with fresh water. There is a road roughed in all the way to the back of the property for good access to all of the ranch.





Location

The Rusty Spur Ranch is conveniently located just 5 minutes west of Pagosa Springs, which has a G5 airport, modern 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-La Plata Regional Airport is approximately 60 minutes away with daily flights to Denver, Phoenix and Dallas.

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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"

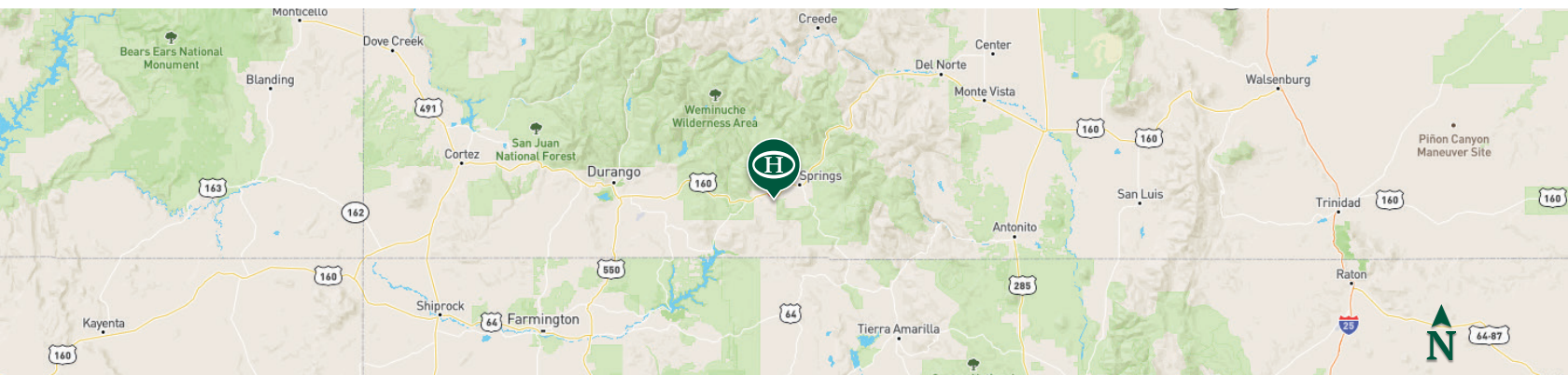
- RICK STEINER, SELLER/BUYER

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testimonials





Boundary



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