

Serenity Ranch

250.00 Acres

Archuleta County, CO

\$2,650,000



HAYDEN  OUTDOORS®

Activities & Amenities

ATV/Off Road
Borders Public Lands
Cattle/Ranch
Conservation Easement
Equestrian/Horse Property
Farm/Crops/Ag
Hiking/Climbing
Hunting - Big Game, Predator/
Varmint, Small Game & Turkey
Irrigation
Mineral Rights
Outfitting/Guide Service
Pond/Lake
Recreational Business
Skiing/Snowmobiling/Snow Sports
Stream/River
Water Rights
Wooded

Land Details

Address: 28444 W US Hwy 160, Pagosa
Springs, Colorado 81147, USA
Closest Town: Bayfield
Total Acres: 250.00
Deeded Acres: 250.00
Zoning: Agriculture
Elevation: 7,550
Topography: Wooded mountain and pasture
Vegetation: Ponderosa, Gamble Oak, Aspen
Water Rights: Yes
Mineral Rights: Yes
Estimated Taxes: \$104.82 - 2024
Source of lot size: Assessor/Tax Data



Property Summary

Serenity Ranch is 250 acres surrounded on 3 sides by San Juan National Forest, making a truly exceptional hunting property and would also be a great equestrian property or cattle ranch. The property combines wooded mountain ridges covered with Tall Ponderosa Pines, Gambel Oak and Aspens and beautiful mountain meadows. There are multiple very private homesites scattered around the ranch, water well and underground electric to multiple sites.

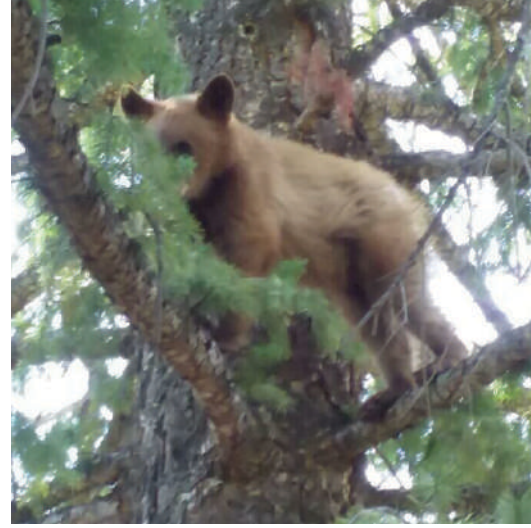




Land

Serenity Ranch is 250 acres surrounded on 3 sides by San Juan National Forest and is conveniently located between Durango and Pagosa Springs. The ranch is truly an excellent hunting property that would be hard to match and would also be a superior equestrian property, cattle ranch or family compound. There are multiple very private homesites scattered around the ranch to choose from, or use all three. The property is a mix of lush grassy meadows and ridges covered with tall Ponderosa Pines, Gambel Oak and Aspens. There is well constructed gravel driveway from the entrance that extends most of the way to the back of the ranch and two track trails to get you all around the property. Underground electricity has been ran to 5 locations on the ranch. A water well is already drilled and is reported to be 10GPM. There is a stream along the eastern side of the ranch and there is also several ponds that provide water for livestock and also attract a wide variety of wildlife including deer, elk, bear, turkeys, ducks, geese, fox, bobcats, coyotes, bald eagles and more. This ranch is truly a hunter's paradise with resident elk and deer herds and large numbers of migratory herds moving through the area when temperatures start dropping in the fall. There is a Conservation Easement protecting the lands natural beauty in perpetuity while not being too restrictive, allowing for three large homesite areas. The ranch has historically been used to run cattle, hunting and recreation. Serenity Ranch has incredibly easy access off of the paved highway 160 and is just 15 minutes from Bayfield or 25 minutes to Pagosa Springs. The primary ranch is well off the highway, protected from noise and neighbors giving you great privacy. If you are looking for privacy, beauty, and easy access this could be the property you have been looking for.





Recreation

Serenity Ranch is bordered on three sides by a vast expanse of national forest. The hunting opportunities are exceptional with large numbers of Rocky Mountain Elk, Mule Deer, Black Bear, lions, bobcats, red fox, coyotes and small game on the property and on the adjoining national forest. You can walk out your door and go hiking or horseback riding to your hearts content and in the winter you can snowmobile, cross country ski or snowshoe on the ranch or adjacent national forest. There are two track trails to enjoy on the property as well as those on the adjoining national forest. In addition to those activities on the property, southwest Colorado is truly an outdoor enthusiasts dream. There are many lakes and streams for fishing and boating, hiking, mountain biking, Jeeping, horseback riding, kayaking, river rafting, world class skiing. When you are done with your activities, both Durango and Pagosa Springs have natural hot spring resorts, fantastic dining options, quaint downtown shopping, art galleries and everything you need to enjoy your time here.

Water/Mineral Rights & Natural Resources

Regarding water rights: It is unclear. We have entered a summary from analysis done by attorney for a previous purchaser. The Buyer is advised to seek legal advice regarding water rights associated with this property, as well as verification from Division of Water Resources. (the Summary suggests that there is a full right to convey 6 AF in the Friend Reservoir No 1 and non-decreed .5 CFS at a point above the Vance)





Location

Access to the ranch is very convenient with Pagosa Springs being just 23 miles away with a G5 airport and the Durango-La Plata County Regional Airport is about 45 minutes away. The Durango-La Plata Regional Airport has daily flights to Denver, Phoenix and Dallas. In addition to Durango and Pagosa Springs being a short drive away, Bayfield is a charming rural community just 15 minutes away and has just about everything to supply your daily needs with a variety of surprisingly good restaurants, large hardware store, grocery store, 3 gas stations w/convenience stores, terrific library, a historic downtown and many local events to enjoy.

**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 regard 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."

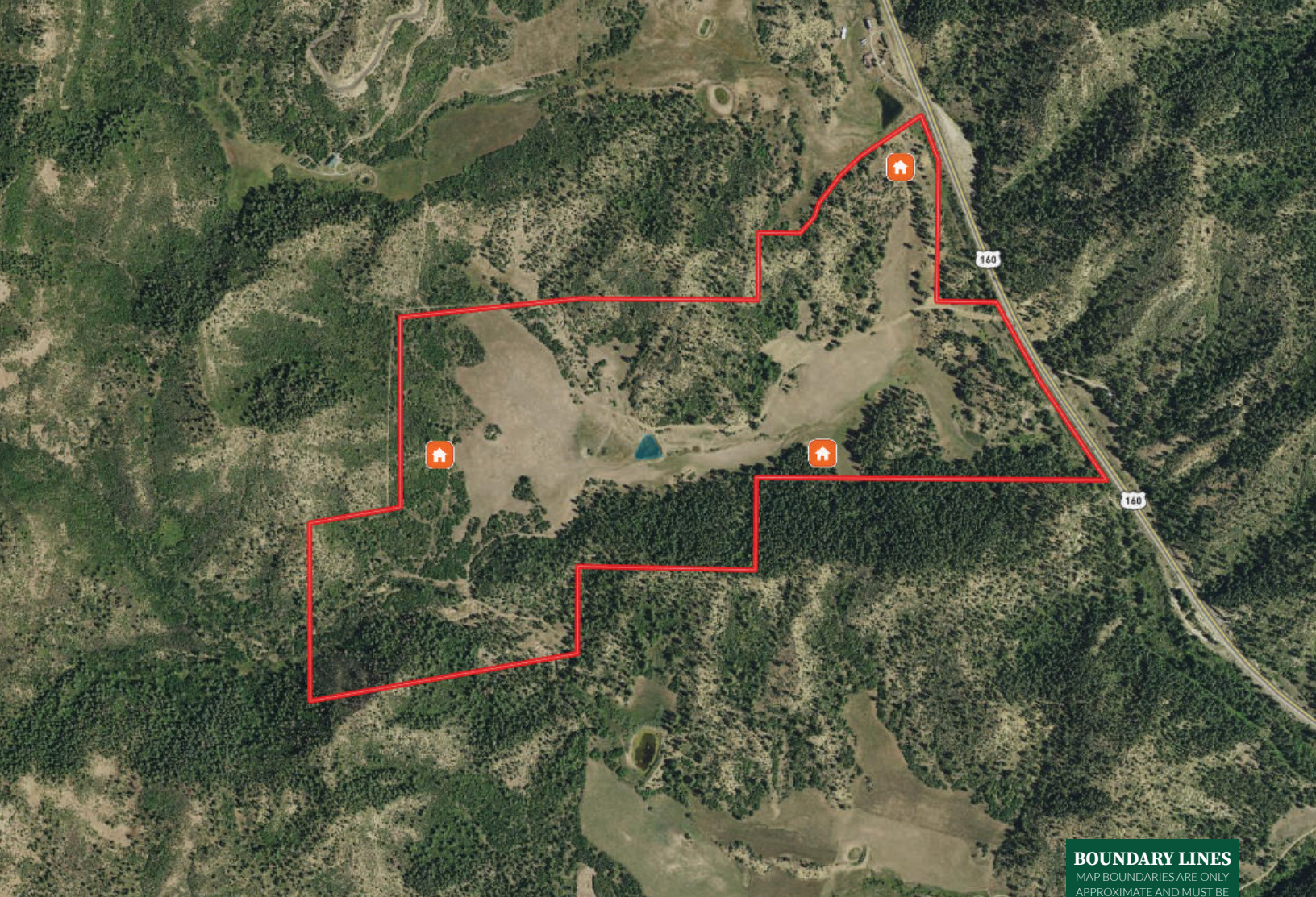


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- RICK STEINER, SELLER/BUYER

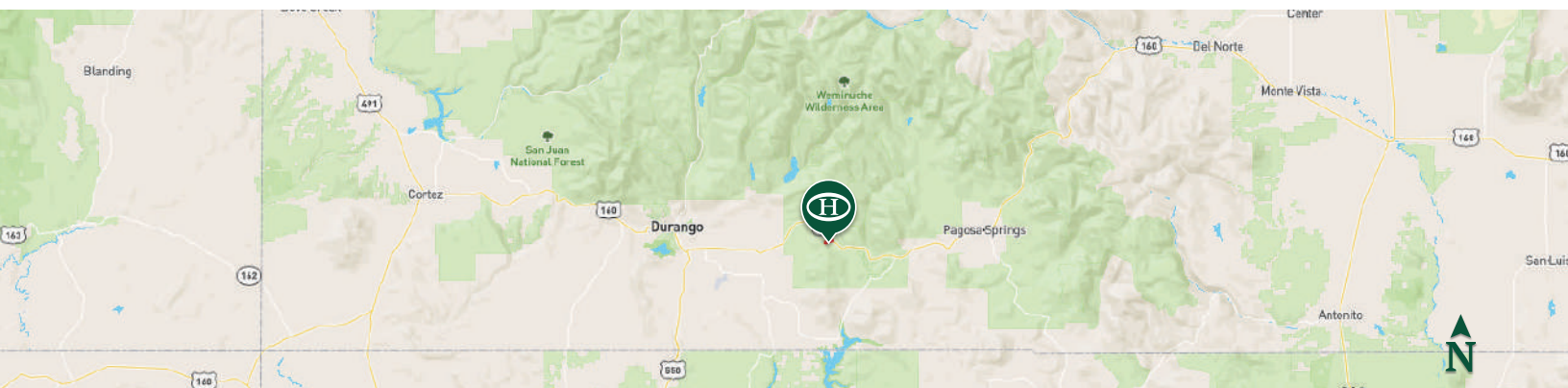
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 Boundary  House

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



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