

# Arboles Bucks and Bulls

280.00 Acres | La Plata County, CO | \$1,998,000



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## Activities & Amenities

ATV/Off Road  
Cattle/Ranch  
Cycling/Mountain Biking  
Equestrian/Horse Property  
Farm/Crops/Ag  
House/Cabin  
Hunting - Big Game, Predator/  
Varmint, Small Game & Turkey  
Irrigation  
Orchard/Vineyard  
Outbuilding/Barn/Shed/Shop  
Pond/Lake  
Propane  
Skiing/Snowmobiling/Snow Sports  
Wooded  
Water Shares (different from water rights)  
State Hunting Unit: GMU 771

## Land Details

Address: 3115 CR 973, Ignacio,  
Colorado 81137, USA  
Closest Town: Ignacio  
Total Acres/Deeded Acres: 280.00  
Zoning: AG  
Elevation: 6420  
Topography: Flat, Ridges  
Vegetation: No  
Irrigated Acres: 61  
Water Rights: Yes  
76-3/4 Shares of the Pine River Canal  
Include Business?: Yes  
Income Type: Hay Production, Hunting  
Estimated Taxes: \$1,527 - 2025  
Source of lot size: Assessor/Tax Data

## Building Details

Homes: 1  
Style of Home(s): 2-Story Farmhouse  
Finished Sq. Ft.: 1,916  
Unfinished Sq. Ft.: 972  
Stories: 2  
Bedrooms: 3 | Full Bathrooms: 1  
Basement: Unfinished  
Parking Types: Driveway  
Outbuildings: 2  
Types of Outbuildings: 4,080 SF  
Wooden Barn w/Stalls & 1,325  
SF Metal Hay Storage Shed  
Other Improvements: Barn & Hay Shed  
Waterfront Features: Several Year  
Round Ponds & Irrigation Canal



### **About This Property**

The Arboles Bucks And Bulls Ranch checks a lot of boxes. There is a quaint 3BR Farmhouse, large barn and big hay shed. This exceptional 280 acre ranch offers a unique opportunity to own a working ranch, with an orchard, 61 acres of hay production and irrigated pastures, providing great habitat for wildlife. The ranch offers outstanding mule deer, elk, turkey and bear hunting along with many 2-trac trails to explore your ranch.

### **Land**

The beautiful 280 acre ranch offers a wide variety of terrain and habitat, with 61 irrigable acres of hay fields and pasture for grazing your livestock. As an added bonus, there is a fruit orchard plus more fruit trees around the home totaling several dozen fruit trees, bearing apples, pears, apricots and plums. The remaining 219 acres are a mix of flat wooded and open areas, ridges and draws that provide a great habitat for many varieties of wildlife, including elk, mule deer, bear, turkeys and many species of small game animals and coyotes, bobcats and mountain lions. There are numerous year around ponds and together with the availability of abundant lush fields, wooded ridges and draws, making the ranch an excellent habitat for large numbers of elk and mule deer. The hayfields are irrigated with side roll sprinklers and the grazing pastures are irrigated with gated pipe. The ranch is fenced and cross fenced to rotate livestock. The ranch is a great equestrian property with miles of trails, excellent pasture, a big barn with horse stalls, a tack room and tons of storage.



## Improvements

The ranch has a 1,916 Sq Ft, 3 bedroom, 1 full bathroom, 2-story farmhouse plus a large basement. The historic farmhouse was built in 1907 and has been lovingly cared for and updated over the many years. The home has a modern heat system and the home has free propane to keep the home nice and toasty on the cold winter nights. The home has a fenced yard with plush grass and multiple fruit trees and Cottonwood Trees for shade.

There is a 4,000+ Sq Ft barn that has been well cared for that features horse stalls, tack room, hay loft, and many areas for storage and indoor work areas along with covered parking for 3 tractors. There is also a 1,326 Sq Ft hay shed that provides plenty of storage to keep your hay and equipment dry.

There is a long list of farm tractors, farm equipment and heavy equipment that are available to purchase and can be negotiated separately. There is about everything you need to maintain the ranch, make improvements and grow and harvest your own hay. The seller is an estate and the list is being compiled.



## Recreation

The ranch provides great habitat for mule deer, elk, turkeys, bears, bobcats, coyotes, mountain lions and many species of small game animals. There are extensive 2 trac trails to horseback ride, hike, mountain bike or ride your ATV around to explore your piece of paradise. The trail system allows you to get close to any big game harvested and to assist in packing out your trophy.

The ranch is only 10 minutes from the Navajo Lake marina where you can drop your boat in the water for the day, or longer. Navajo Lake is 26 miles long and provides excellent fishing and recreational boating opportunities. There is a 2nd marina at the south end of the lake, near the dam. The New Mexico marina provides dining, a well supplied convenience store, fuel and with a reservation, overnight lodging.

A short drive away you have 2 ski resorts, multiple golf courses, rivers and lakes to fish or boat, and seemingly endless hiking, biking and Jeep trails.





## Agriculture

There is a long list of farm equipment that can be negotiated separately. The seller is an estate and the list is being compiled.

## Water/Mineral Rights & Natural Resources

The property has free propane to heat the residence.

## Region & Climate

Arboles, Colorado enjoys a classic high-desert mountain climate with four distinct seasons. Summers are warm and sunny, with daytime highs typically in the 80s and cool, refreshing evenings. Afternoon thunderstorms are common in late summer, bringing brief rain and dramatic skies. Fall is crisp and colorful, with mild days and cool nights.

Winters are generally cold but relatively dry, featuring moderate snowfall compared to higher elevations, and plenty of blue-sky days. Spring brings gradual warming, occasional wind, and scattered showers, supporting lush meadows and healthy agricultural conditions.

## Location

The ranch is conveniently located just 25 minutes from Durango-La Plata County airport with daily flights to Dallas, Denver and Phoenix and seasonal daily flights to Houston. Ignacio is less that 15 minutes away and has most of what you need on a daily basis with a great grocery store, hardware store, auto parts store, feedstore and numerous restaurants including fine dining at 7 Rivers Restaurant in the Sky Ute Casino. Durango is about 45 minutes away of offers a wide variety of entertainment options for the whole family. 45 minutes to the east is Pagosa Springs, home to North America's deepest mineral hot springs.

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A scenic photograph of a rural property with a white fence, green grass, and trees with some autumn-colored leaves. The text 'Hayden Outdoors Buyer Process' is overlaid on the image. 'Hayden Outdoors' is in a bold, sans-serif font, and 'Buyer Process' is in a large, elegant script font.

# 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.

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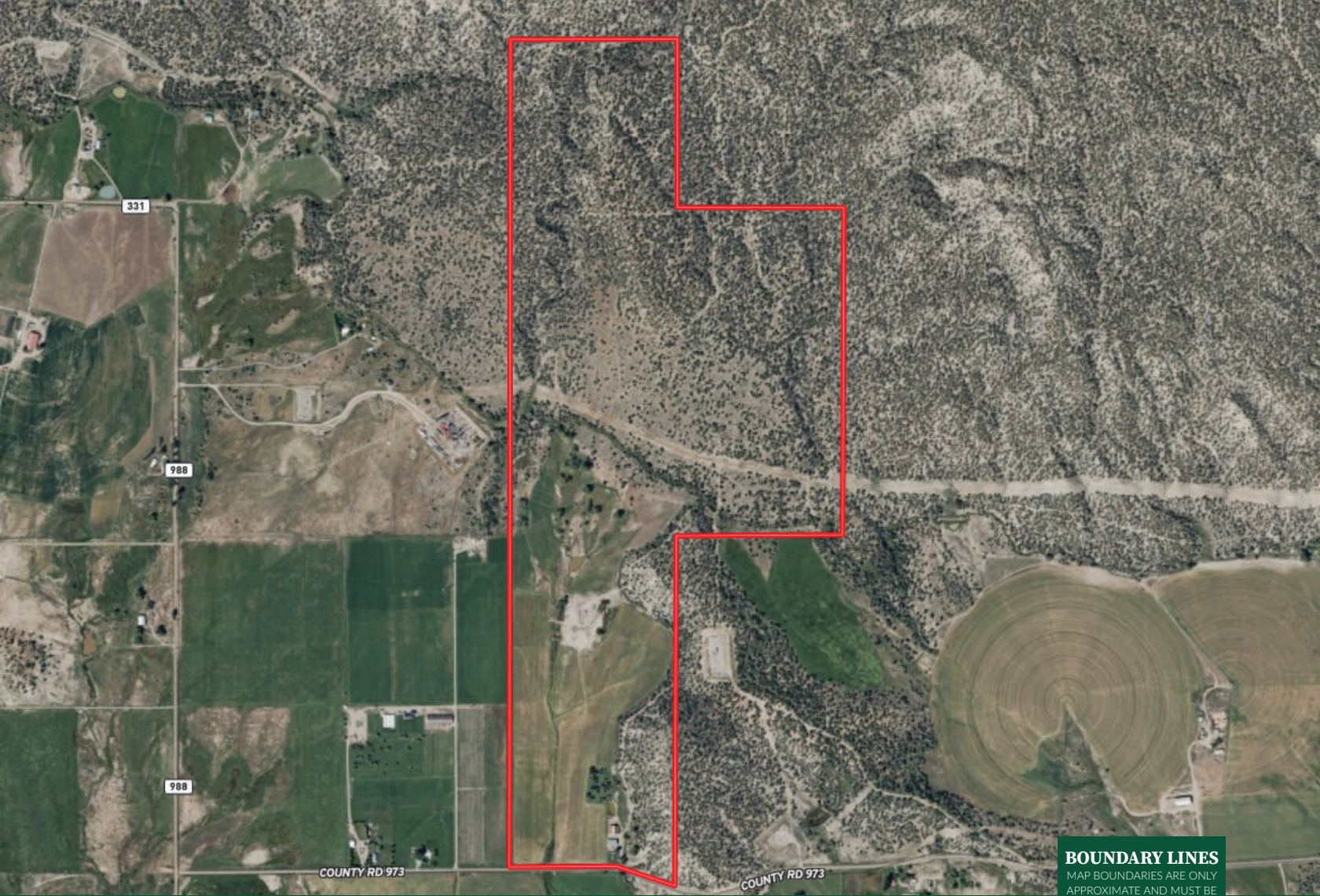


*"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"*

*- RICK STEINER, SELLER/BUYER*

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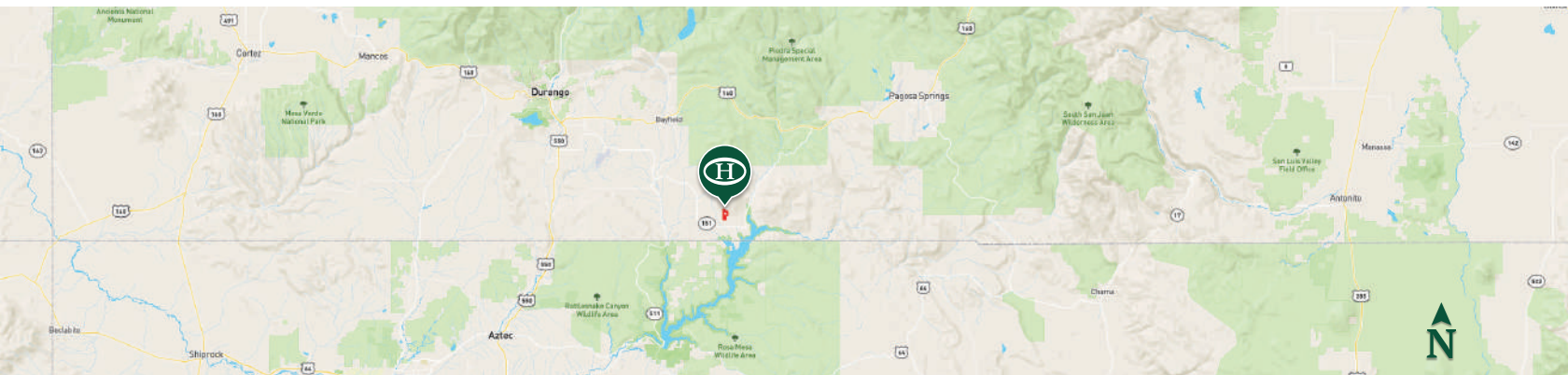




**BOUNDARY LINES**

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

 Boundary



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