

Pinon Hills Ranch Parcel 22

35.00 Acres | Archuleta County, CO | \$169,500



HAYDEN  OUTDOORS.

Pinon Hills Ranch Parcel 22

TOTAL ACRES:

35.00

PRICE:

\$169,500

COUNTY:

Archuleta County

CLOSEST TOWN:

Pagosa Springs, CO

Activities & Amenities:

ATV/Off Road
Cycling/Mountain Biking
Development Potential
Fishing
Hunting - Big Game, Small Game, Turkey
State Hunting Unit: 78

Land Details

Address: Lot 22 S. Rockcliff Circle,
Pagosa Springs, Colorado 81147, USA
Subdivision: Pinon Hills Ranch 2
Closest Town: Pagosa Springs
Total Acres: 35.00
Deeded Acres: 35.00
Zoning: Ag
Elevation: 6800
Estimated Taxes: \$14 - 2025
HOA Dues: \$700

Property Summary

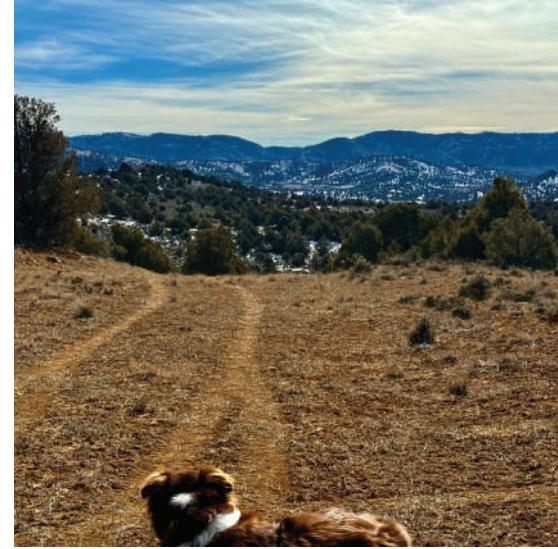
Pinon Hills Ranch (Parcel 22) is a master planned ranch community, located 13 miles south of Pagosa Springs, CO on the San Juan River. Developed by sportsman, for sportsmen, it's one of the few ranchette zoned equestrian subdivisions set up for and encouraging hunting, not just on your +/-35 acre ranch but including a dedicated foot/horse easement into thousands of acres of the adjacent San Juan National Forest.

Land

If your dream is to invest in southern Colorado land, with direct national forest access, not accessible to the public, and still affordable, look no further. Pinon Hills Ranch is located on a county maintained road, with private electronic gate access, underground utilities, a guaranteed domestic water well, maintained private roads (including snow removal), very easy restrictive covenants that ensure that the value of your land is protected and preserved for generations to come. Special privileges for homeowners include hunting, fishing and beautiful land for the highest quality of life.

The owners of Parcel 22 picked this lot because of the very best 360-degree views on the entire ranch. This parcel borders a large private ranch on the back and has excellent privacy, game holding timber and a large meadow that the elk and deer really enjoy. The owners maintain that this parcel generally holds the most elk on the ranch.





Recreation

Non motorized foot and trails surround the entire 1,500± acre perimeter, as well as deeded access into the San Juan National Forest. Common areas, including hot springs and stocked ponds, include 12 acres of common picnic area with gazebos on the San Juan River, the perfect place to fly fish or family photos from a day of rafting/tubing (input on the San Juan River 12 miles upstream in Pagosa Springs). While every parcel in the ranch that built a well hit water at an average of 200' to 400', there's also a common well for owners to enjoy and utilize for a very minimal charge. This unit allows over the counter elk tags for 2 different seasons.

Location

Pagosa Springs population of 8,000± residents was picked by Outside Magazine as one of the top 5 best small towns in America. Pagosa Springs is totally surrounded by 1.8 million acres of the San Juan National Forest, hosts a new hospital, a Walmart, 30+ restaurants, a 27 hole public golf course, a G5/Continental Express Capable airport. Wolf Creek Pass and Mountain is 35 minutes for your skiing/snowboarding pleasure. The town of Durango and Durango Mountain Resort is 60± minutes and the Durango Airport offers commercial air with direct flights daily to Denver, Phoenix and Dallas/Ft. Worth.

For the asking price of \$169,500 for +/-35 acres you can't even build the road, let alone run underground power to the Pinion Hills parcels. Call today for your dream land investment before they are gone!

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 Boundary

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



HAYDEN OUTDOORS.

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