

Pinion Hills Ranch Parcels 13, 27 & 30

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



HAYDEN  OUTDOORS.

Pinion Hills Ranch Parcels 13, 27 & 30

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

Addresses:

Lot 27 Riverview Drive
Lot 13 S. Rockcliff Circle
Lot 30 S. Rockcliff Circle
Pagosa Springs, Colorado 81147, USA

Subdivision: Pinon Hills Ranch

Closest Town: Pagosa Springs

Total Acres: 35.00

Deeded Acres: 35.00

Zoning: Ag

Elevation: 7000

Estimated Taxes: \$14 - 2025

HOA Dues: \$700

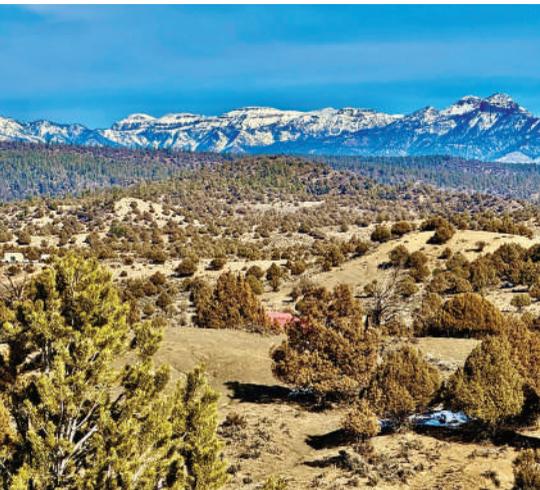
Property Summary

Pinon Hills Ranch (Parcels 13, 27 and/or 30) 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.

There are 3 parcels that are contiguous and can be sold as individual 35-acre parcels or for a combined 3 parcels for 105± acres (Parcels 13, 27, 30). The owners picked these parcels because of the incredible 360-degree views, excellent timber and the seasonal creek that would make an excellent pond. Also, the owners maintain that these parcels hold the most mule deer on the ranch. Underground power can be purchased together or individually.





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.

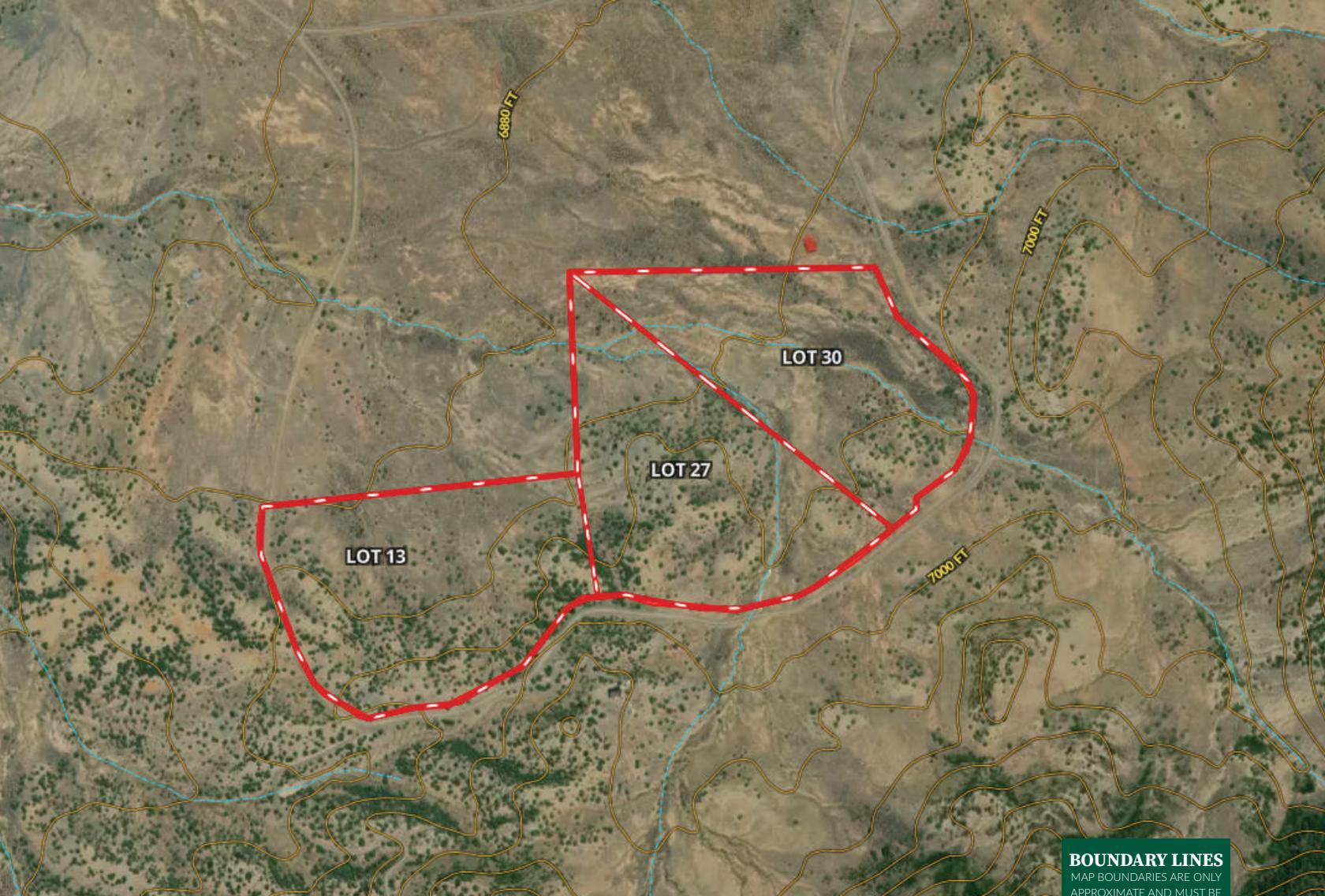
Location

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 per parcel or 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!

*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.





 Boundary

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



HAYDEN OUTDOORS.

FARM, RANCH & RECREATIONAL REAL ESTATE



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