

Custer's Mountain Meadow Ranch

40.89 Acres

La Plata County, CO

\$1,975,000



HAYDEN  OUTDOORS.

Custer's Mountain Meadow Ranch

TOTAL ACRES:

40.89

PRICE:

\$1,975,000

COUNTY:

La Plata County

CLOSEST TOWN:

Durango, CO

Activities & Amenities:

ATV/Off Road
Borders Public Lands
Development Potential
Equestrian/Horse Property
Hunting - Predator/Varmint
Income Producing
Irrigation
Natural Spring
Pond/Lake
Stream/River
Water View/Waterfront
Water Rights
State Hunting Unit: 75

Land Details

Address: 156 Golden Forest Rd,
Bayfield, Colorado 81122, USA
Subdivision: None
Closest Town: Durango
Total Acres: 40.89
Zoning: Residential / AG
Elevation: 7800
Topography: flat
Irrigated Acres: 40
Water Rights: Yes, 3-4 CFR and Sr
water rights dating back to 1882
Estimated Income: \$8,500
Income Type: pasture lease
Estimated Taxes: \$400 - 2025

Building Details

View: Creek, Lake, Mountain,
Pond, Private, Water

Property Summary

Welcome to "Custer's Mountain Meadow Ranch" This incredible 40± acre meadow with it's own 7± acre private lake is located in the heart of the highly desired Vallecito, Lake community. Just 12 miles from Bayfield, CO and 18 miles to Durango, CO. The location is about as perfect as you could ask for.

Land

"Custer's Mountain Meadow Ranch" offers just the perfect escape to the San Juan Mountain's with it's cool summer time temperatures and endless outdoor recreation. Located in Vallecito, CO, just 12 miles from Bayfield, CO and 18 miles to Durango, CO. Durango now has a state of the art hospital, the airport is now being expanded and has direct flights from many cities. Custer's meadow sit's in the heart of Vallecito with the prefect location yet you feel that your deep in the San Juan Mountains and it's surrounding 1.8M acres of National Forest, and then add 500K acres of the Weminche Wilderness area which is considered some of the most beautiful, scenic areas in all of Colorado, If your an outdoor enthusiast, an equestrian, hunter (CO offers OTC Elk tags for 2nd and 3rd rifle, BGU 75), fisherman, mountain biker or trying to escape the heat this is your paradise! Custer's Meadow is 40± acres with it's own private 7± acre lake with Lost Creek running thought the lower part of the meadow which flows directly into Vallecito Lake which is a 5 min walk directly from the ranch. The meadow is lush, green and has the perfect location and ready to build your dream home or homes with views of your own lake and Vallecito Lake, and the surrounding San Juan Mountains. Vallecito Lake is almost 2800± acres and is crystal clear and offers just incredible fishing. The lake has produced 30lb pike, and is filled with large Rainbows, Browns, and German trout. Vallecito Lake has a very nice marina and offers boat rentals for all your summer time lake activities. Vallecito Lake is also a year round destination with Purgatory Ski Resort in Durango, and some of the best and deepest snow in Colorado is at Wolf Creek Ski Resort in Pagosa Springs, CO. Vallecito itself is known for it endless XC skiing trials and snowmobiling. Custer's Meadow has super easy year round access and is extremely unique, and is one of the largest meadows in town and has to be seen and felt. Some additional facts about Custer's Meadow, it's zoned for two units per acre, and sits at a mild 7800 elevation, power is at the property, there is one water tap from a 3rd party well, 3-4 CFS SR water rights which is HUGE (water is becoming a major issue and this property has a ton of water) the water rights date back to 1882, it's fenced and crossed fenced and currently generates \$8500± per year in pastor leases.





Water/Mineral Rights & Natural Resources

3-4 CFS SR water rights dating back to 1882. Water is in Place from a 3rd party well.

General Operations

\$8500± for pasture leases.

Region & Climate

Elevation is at 7800 feet and makes for perfect summer days and is cool at night.

Location

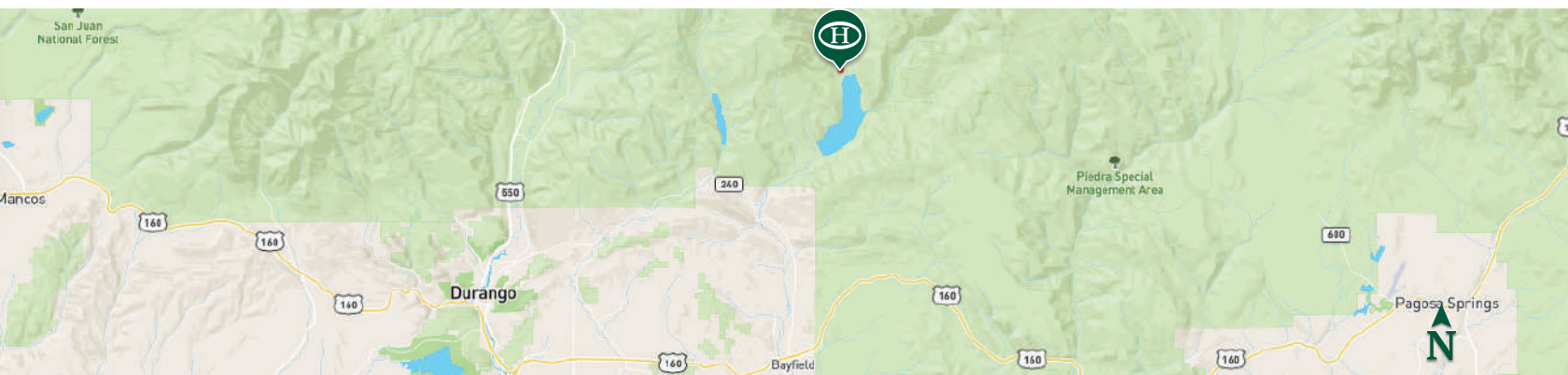
Located in the heart of Vallecito Lake Community

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 Boundary



HAYDEN OUTDOORS.

FARM, RANCH & RECREATIONAL REAL ESTATE



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