

Tiffany Acres

37.90 Acres

La Plata County, CO

\$240,000



HAYDEN  OUTDOORS.

Tiffany Acres

TOTAL ACRES:

37.90

PRICE:

\$240,000

COUNTY:

La Plata County

CLOSEST TOWN:

Ignacio, CO

Activities & Amenities:

ATV/Off Road
Cattle/Ranch
Hunting - Predator/Varmint
Hunting - Small Game
Irrigation
Propane
Water Rights

Land Details

Address: TBD Hwy 151, Ignacio,
Colorado 81137, USA
Subdivision: N/A
Closest Town: Ignacio
Total Acres: 37.90
Deeded Acres: 37.90
Zoning: AG
Elevation: 6500
Irrigated Acres: 20
Water Rights: Yes
Water Type: Water Stock in Mutual
Ditch or Reservoir Company
Pine River Canal
Pine River Irrigation District
Estimated Taxes: \$21 - 2026
Source of lot size: Assessor/Tax Data
Electricity Provider: LPEA
Gas Provider: Propane
Fence Type: Barbed Wire
View: Mountain, Scenic

Property Summary

37 acres with approximately 20 acres of irrigable land and expansive views of the La Plata Mountains and beautiful farm country to the southeast. Enjoy privacy and flexibility with no covenants or HOA. Conveniently located just 15 minutes from Ignacio and only 10 minutes from Navajo Lake, offering boating, fishing, and abundant outdoor recreation. A great opportunity for a rural Colorado property with views, and easy access to recreation.

Land

37 acres of opportunity with stunning views and excellent recreational access. This versatile property features approximately 20 acres of irrigable land, offering potential for agricultural use, livestock, hay production, or creating your own rural retreat. Enjoy expansive views of the La Plata Mountains, along with beautiful vistas stretching across the surrounding farm country to the southeast. With no covenants and no HOA, you have the freedom to make the property your own. Conveniently located just 15 minutes from Ignacio, while nearby Navajo Lake is only 10 minutes away, providing exceptional recreational opportunities including boating, fishing, camping, hiking, and wildlife viewing. Navajo Lake is renowned for excellent fishing, with opportunities to catch a variety of species. Whether you're looking for an agricultural property, recreational getaway, or private homesite with room to roam, this 37-acre parcel offers a rare combination of usable land, breathtaking scenery, freedom, and convenient access to Southwest Colorado recreation.





Region & Climate

Tiffany, Colorado, is a quiet rural community in southwestern Colorado, surrounded by expansive high-desert landscapes, rolling terrain, and scenic mountain views. The region offers a peaceful setting with abundant sunshine and easy access to outdoor recreation, including hiking, hunting, fishing, and exploring nearby public lands. Tiffany experiences a semi-arid climate with four distinct seasons. Summers are generally warm and dry, while winters are cool to cold with periodic snowfall. Spring and fall bring comfortable temperatures and colorful scenery, making the area attractive for year-round recreation and rural living.

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 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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