

Rio Grande Sanctuary Ranch

368.04 Acres

Rio Grande County, CO

\$5,500,000



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Activities & Amenities

Cattle/Ranch
Conservation Easement
Cycling/Mountain Biking
Equestrian/Horse Property
Farm/Crops/Ag
Fishing
Hunting - Big Game, Predator/Varmint,
Small Game, Turkey, Waterfowl
Income Producing
Irrigation
Outbuilding/Barn/Shed/Shop
Skiing/Snowmobiling/Snow Sports
Stream/River
Water Access/Waterfront/Water Rights
State Hunting Unit: 791

Land Details

Address: 4690 N County Road 5W; 21 Trusan
Ln, Monte Vista, Colorado 81144, USA
Subdivision: Plaza Del Rio
Closest Town: Monte Vista (7 miles)
and Del Norte (7 miles)
Total Acres: 368.04 | Deeded Acres: 368.04
Irrigated Acres: 230 | Riverbottom Acres: 320
Water Rights: Yes, Surface water
* 5 cfs Silva Ditch (Priority Numbers
1, 7, 38, 239 and 251)
* 2 cfs Atencio Ditch No. 2 (Priority Number 144)
Estimated Taxes: \$9,304 - 2025

Building Details

Homes: 1
Style of Home(s): Ranch
Finished Sq. Ft.: 2752
Stories: 1
Bedrooms: 3
Full Bathrooms: 2 | Half Bathrooms: 1
Basement: None
Water Provider: Well
Parking Types: Attached Garage
Outbuildings: 1
Types of Outbuildings: Historic horse barn
with 4 stalls, feed and tack rooms
Heating Systems: Forced Air
Appliances: Dishwasher, Garbage Disposal,
Dryer, Refrigerator, Hot Water Heater,
Microwave, Oven, Stainless Steel, Washer
Flooring: Hardwood, Tile
Siding: Stucco
Roofing: Asphalt
View: Mountain, River



Property Summary

Rio Grande Sanctuary Ranch covers roughly 368 acres and offers agricultural land, recreational activities, and rural living. The ranch boasts irrigated hay meadows with reliable surface water rights, as well as 1.5 miles along the renowned Rio Grande River, perfect for trout fishing and providing beautiful habitat. Highlights include a historic horse barn, custom-built home, abundant wildlife, outstanding deer, elk, and waterfowl hunting.





Land

The Rio Grande Sanctuary Ranch is a 368-acre property in Colorado featuring 1.5 miles of the Rio Grande River, renowned for its trout fishing and proximity to Gold Medal Trout Waters. The ranch offers diverse wildlife including elk, mule deer, turkey, and native birds, with irrigated meadows, willow groves, and hay fields providing prime habitat for hunting and birdwatching. Registered in GMU 791 and the Landowner Preference Program, the property also includes waterfowl hunting opportunities, senior water rights, and multiple building sites suitable for further development.

Improvements

Located in the gated compound at Plaza del Rio, this custom three-bedroom home is 2,752 square feet. It includes 3 bedrooms, 2.5 baths and has a 1,092 square foot finished garage. The property has five 2+ acre lots next to the main house. It also features a historic horse barn with 4 stalls, feed and tack rooms and a good set of pens off the barn.

Recreation

The ranch boasts 1.5 miles of the renowned Rio Grande River, which is ideal for trout fishing and supports a vibrant trout habitat. This stretch is recognized as one of Colorado's premier fly-fishing streams and is located less than three miles from Colorado Parks and Wildlife's designated Gold Medal Trout Waters.

Abundant wildlife is present throughout the ranch, including elk, mule deer, white-tailed deer, and turkey. The irrigated meadows, willow groves, and hay fields provide excellent cover, attracting these animals year-round and making the property an outstanding location for big game hunting. The ranch is situated within GMU 791, a limited draw unit, and is registered in the Colorado Parks and Wildlife Landowner Preference Program.

Additionally, a large slough runs down the middle of the property, providing exceptional waterfowl hunting opportunities. Five existing building sites, each over two acres, offer options for further development or expansion.



Agriculture

The ranch offers 230± acres of productive, irrigated hay meadows and is home to a small herd of American quarter horses.

Water/Mineral Rights & Natural Resources

Surface water

5 CFS Silva Ditch (Priority Numbers 1, 7, 38, 239 and 251)

2 CFS Atencio Ditch No. 2 (Priority Number 144)

Region & Climate

Located in the heart of the San Luis Valley in south-central Colorado, Monte Vista features a high-desert, semi-arid climate characterized by abundant sunshine, cold winters with light snowfall (25-35 inches annually), and moderate summers. The area receives low annual precipitation, about 7-9 inches, with most occurring between April and October.

Location

This property with abundant options is located midway between Monte Vista and Del Norte, offering accessible amenities of both areas.

Monte Vista provides a quiet, authentic hub for accessing the vast agricultural and scenic landscapes of the San Luis Valley. Closest amenities center on outdoor recreation and local history, including the 14,800 acre Monte Vista National Wildlife Refuge, the Monte Vista Golf Club, and downtown historical, dining, and shopping district. The town is also home to the the Ski Hi Complex, which hosts major regional events like the Ski-Hi Stampede Rodeo.

Del Norte, another charming historic town in the San Luis Valley, is a gateway to the Rio Grande National Forest with exceptional mountain biking in Penitente Canyon, hiking at Lookout Mountain Park, fishing on the Gold Medal waters of the Rio Grande, exploring the Summitville Ghost Town, and touring local breweries and the Rio Grande County Museum. Seasonal highlights include the Fall colors (October): driving along US-160 near Del Norte over Wolf Creek Pass offers stunning Fall foliage; and the Winter sports: skiing and snowboarding in close proximity at Wolf Creek Ski Area.



*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.



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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.

BROKER PARTICIPATION: Hayden Outdoors welcomes outside brokers to bring buyers to purchase our properties. We offer cooperating commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

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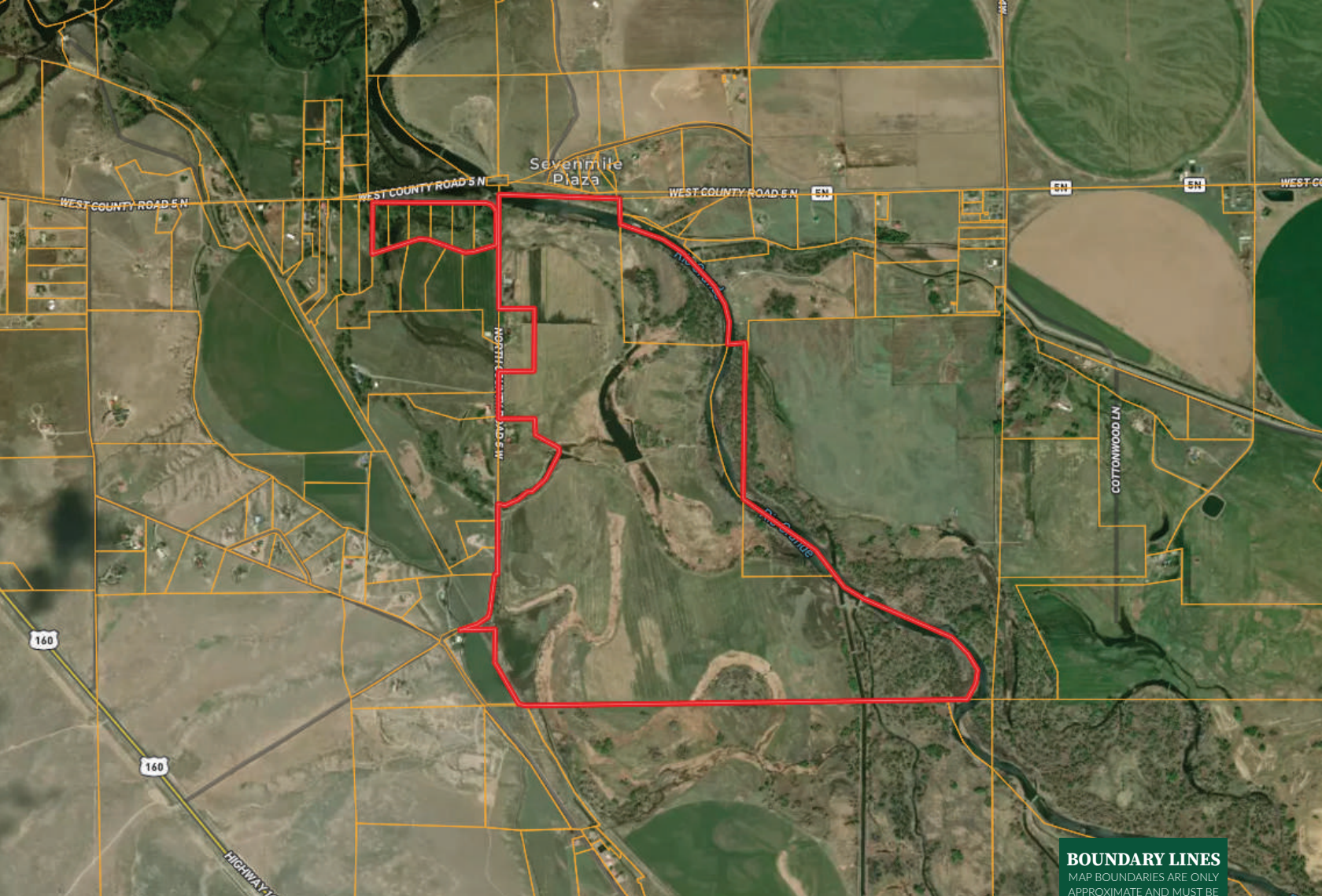


"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

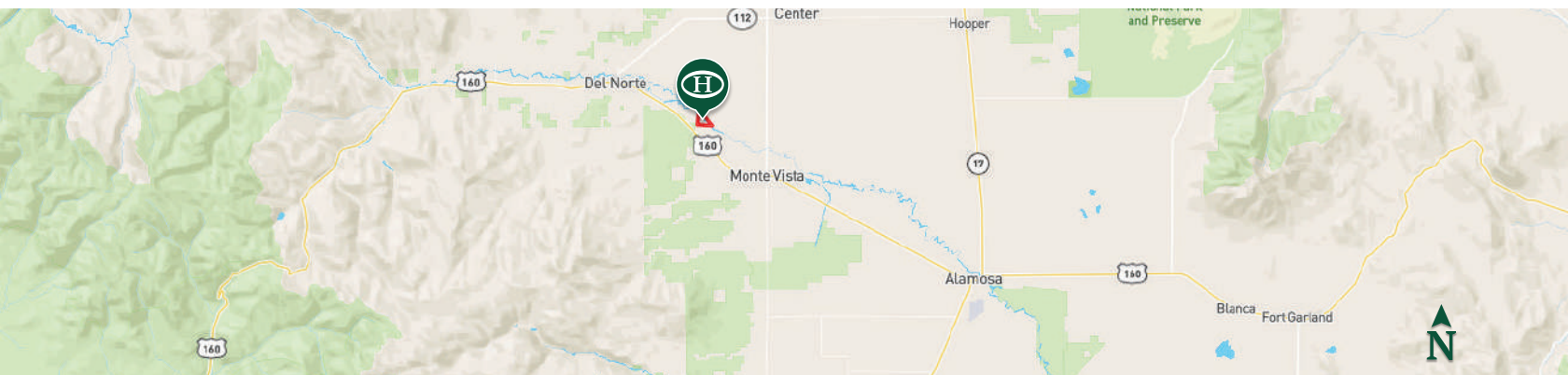
- RICK STEINER, SELLER/BUYER

Scan to see more
testimonials





 Boundary



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