

Diamond Quarter Circle Ranch

433.35 Acres

Conejos County, CO

\$2,850,000



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Activities & Amenities

ATV/Off Road
Conservation Easement
Cycling/Mountain Biking
Development Potential
Farm/Crops/Ag
Fishing
Hiking/Climbing
House/Cabin
Hunting - Big Game
Hunting - Small Game
Hunting - Turkey
Hunting - Waterfowl
Income Producing
Irrigation
Outbuilding/Barn/Shed/Shop
Propane
Water Access
Water Rights
Water View
State Hunting Unit: 84

Land Details

Address: 12300 County Road 20,
Manassa, Colorado 81141, USA
Closest Town: Manassa or Alamosa
Total Acres: 433.35
Deeded Acres: 433.35
Leased Acres: 0.00
Zoning: Ag/Residential
Elevation: 7700
Topography: Flat, meadows
Vegetation: Cottonwoods, Willows,
Fescue Grass, Timothy Grass, outside
Clover, Foxtail Grass, Wheat Grass
Irrigated Acres: 375
Water Rights: Yes
#21 and #30 Senior Water Rights
on the Conejos River
Income Type: Hay and Pasture
Estimated Taxes: \$4,368 - 2024
Source of lot size: Assessor/Tax Data

Building Details

Homes: 1
Style of Home(s): Ranch Style
Finished Sq. Ft.: 4668
Bedrooms: 6
Full Bathrooms: 3
Half Bathrooms: 1
Basement: None
Parking Types:
Attached Garage
Total # of Spaces: 3
Fence Type: Vinyl



About This Property

Welcome to the "Diamond Quarter Circle Ranch" located in the beautiful San Luis Valley in Manassa CO. This well cared for 433 +/- acre 3rd generation ranch is now for sale for the first time. Every so often an opportunity comes your way and this ranch is one of those rare opportunities.





Land

The ranch is a working ranch running around 50 pairs of cattle plus your horses with plenty of food and +/- 1 mile of the San Antonio river flowing right through the ranch. The river has allowed huge groves of big tall cottonwood trees with all their spectacular colors in the fall and fantastic shade for your livestock. The San Antonio is a tributary of the Conejos River offering spectacular fishing for rainbow and brown trout right on the ranch.

Improvements

The large ranch style house boasts 4668 sq. ft. under the roof with 6 bedrooms and 4 bathrooms, updated kitchen, a formal dining room for the whole family to enjoy, plus 2 living rooms. There is a large 3 car garage all with their own doors for all your toys and vehicles...Ample room to park literally whatever you want.

Recreation

The ranch is a recreational paradise offering both mule deer and elk hunting. Also the river provides waterfowl hunting. The ranch does qualify for landowner tags (always check regs). The Colorado Division of Parks and Wildlife has historically issued the San Luis Valley landowners big game (deer & elk) tags on a very liberal, almost unlimited basis.





Agriculture

Along with income from cattle, the ranch will produce 1200 +/- tons of some of the most beautiful hay in the state (an alfalfa grass mix).

Water/Mineral Rights & Natural Resources

There are incredible water rights for the entire ranch. The water rights are being conveyed with the sale.

General Operations

Lastly the ranch has a conservation easement created by Colorado Open Lands that was placed on the ranch for primarily protecting all the incredible water rights while secondarily protecting this historic legacy and tremendous riverfront wildlife habitat for generations to come and for extremely low taxes for a ranch as big as Diamond Quarter Circle. The easement was carefully thought through, leaving the irrigation well not part of the easement so there is no setting limits on the water and irrigating 375+/- acres.





Location

So if you're looking for that generational ranch that has horseback riding, mule deer, elk, and waterfowl hunting, with fantastic fishing, and income producing right out your front door this is that opportunity to do so.

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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 regards 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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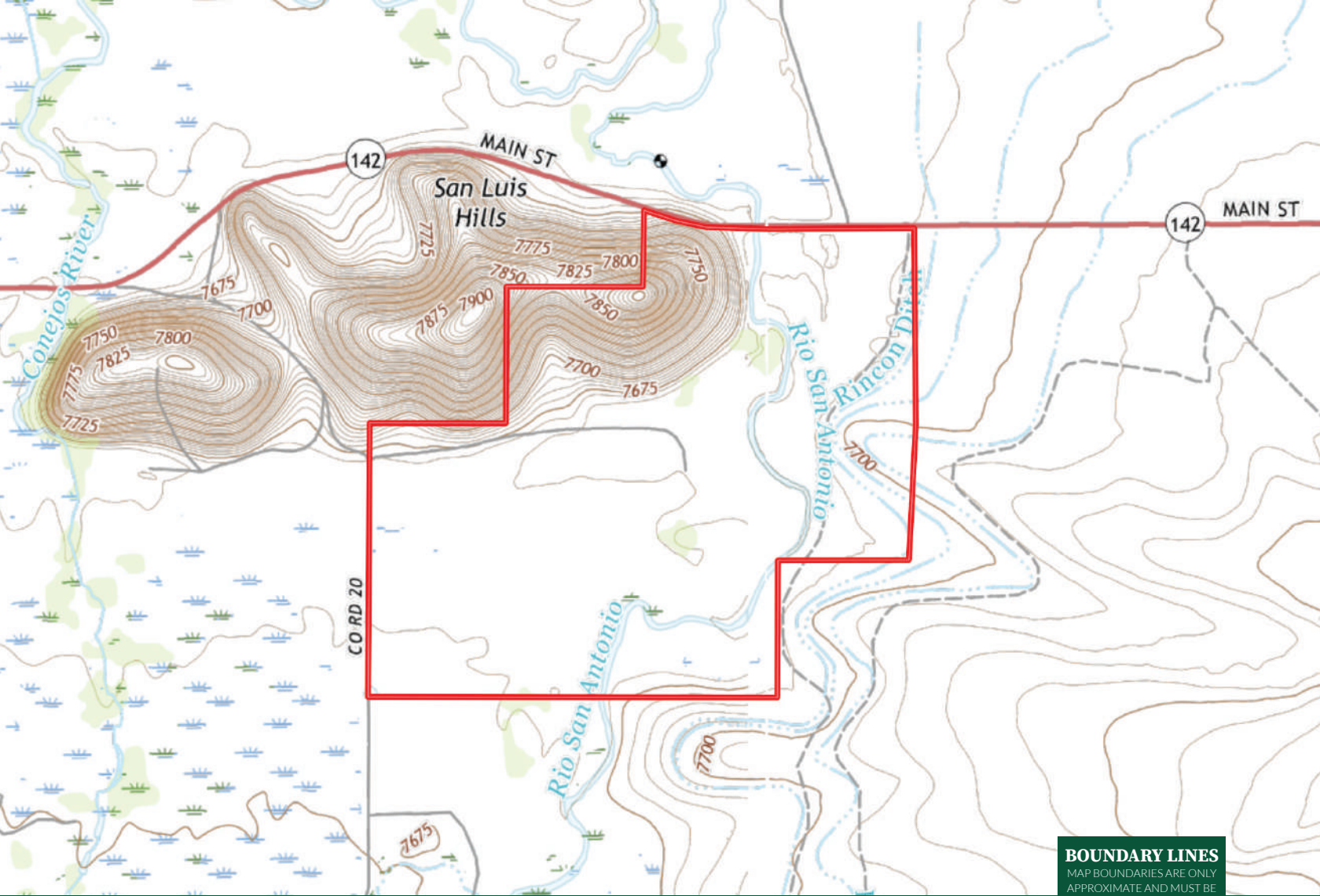



"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

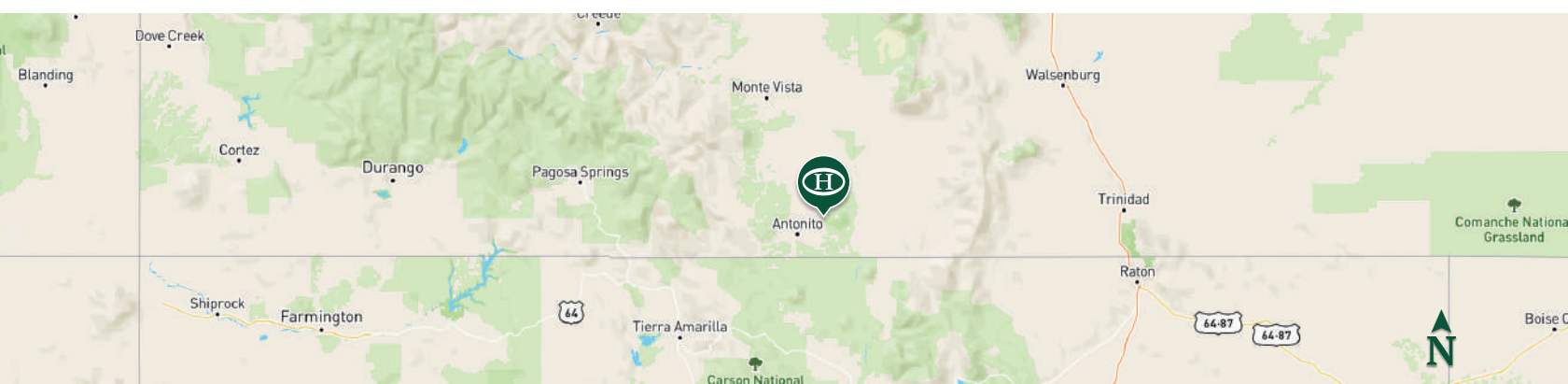
- RICK STEINER, SELLER/BUYER

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testimonials





 Boundary



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FARM, RANCH & RECREATIONAL REAL ESTATE



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