

Valle Seco 80

80.00 Acres

Archuleta County, CO

\$1,399,000



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Activities & Amenities

ATV/Off Road
Borders Public Lands
Cycling/Mountain Biking
Farm/Crops/Ag
Food Plots
Hiking/Climbing
House/Cabin
Hunting - Big Game, Small Game & Turkey
Outbuilding/Barn/Shed/Shop
Pond/Lake
Solar
State Hunting Unit: 77/78

Land Details

Address: 122 USFS 653, Pagosa Springs, Colorado 81147, USA
Closest Town: Pagosa Springs
Total Acres: 80.00
Deeded Acres: 80.00
Zoning: Agricultural/Residential
Elevation: 7400
Topography: Archuleta Mesa, Montezuma Road - across from house rolling hills, river bottoms, mountains
Vegetation: Alfalfa patches for food plots, Juniper, Cedar, Sage
Estimated Taxes: \$1,820 - 2024
Source of lot size: Assessor/Tax Data

Building Details

Homes: 1
Style of Home(s): Raised Ranch, 1.5 levels
Bedrooms: 3
Full Bathrooms: 2
Half Bathrooms: 1
Basement: None
Parking Types: Attached Garage, Carport
Total # of Spaces: 2
Outbuildings: 3
Types of Outbuildings: Barn, Carport with storage, Container near barn



Property Summary

Bordering the very heart of the Valle Seco Range of the San Juan National Forest, about 30 minutes south of Pagosa Springs, Colorado lies the +/-80 acre hunters paradise of Valle Seco 80. With direct access into the thousands of acres of the Valle Seco Range of the San Juan National Forest, noted for producing some of the nations best trophy mule deer, elk, bear & turkey hunting, this offering in truly one-of-a-kind.....





Land

The ranch is comprised of +/-80 deeded acres. With close to a half mile border of the Valle Seco Range of the San Juan National Forest, the area is known by generations of sportsmen for its incredible resident mule deer and elk population, that is ever increasing as the season progresses by migrating mule deer and elk!

Improvements

The Home

This turnkey home, +/- 2100 sq. ft., comes completely furnished with 3 bedrooms, 2.5 baths, and has been recently updated and remodeled. The ranch is off grid with a recent new solar system, maintenance free batteries, a backup Generac propane generator, a permitted well, a water system, in-floor radiant heat and a window unit air conditioner in master bedroom. Additional structures include an attached 2 car insulated garage, a covered carport, a single car metal storage building and a 3 car metal equipment shed. There are frost free water faucets for game waterers or that summer garden you've been dreaming of..... The modern kitchen, with Corian countertops, comes fully equipped with all appliances, including a coffee maker. Other than a few personal items, all furnishings will convey including the dishes, bed linens, etc.



Recreation

One of two Banks Tower Blinds is strategically placed, overlooking a major game corridor and the +/-5 acres of planted food plots that numerous trophy mule deer have been harvested from in recent years (draw tag). Another Banks Tower Blind covers the Montezuma Creek (seasonal) that is another major game corridor through the ranch.

One of the best features of this ranch is that the BGU 77/78 allows over-the-counter 2nd and 3rd season rifle elk tags which are legal on both public and private land.

Included with an accepted offer is a 2018 Polaris Northstar Camo Single Seat 1000 Ranger with low hours and loaded with lots of extras.

Location

With Covid influencing over 3 million 1st time hunters to hit the woods, and Colorado and New Mexico both receiving 100,000+ more applicants for big game tags in recent years, is it time for you to invest in your family's legacy hunting property while it's still affordable?

Call or email today for more information and hunt your very own land in 2024!

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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.

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- RICK STEINER, SELLER/BUYER

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 Boundary






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