

Arboles Lakes and Irrigation Ranch

263.50 Acres

Archuleta County, CO

\$2,750,000



HAYDEN  OUTDOORS.

Arboles Lakes and Irrigation Ranch

TOTAL ACRES:

263.50

PRICE:

\$2,750,000

COUNTY:

Archuleta County

CLOSEST TOWN:

Ignacio, CO

Presented by



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Property Summary

The Arboles Lakes and Irrigation Ranch has a wonderful combination of a home, outbuildings, multiple ponds, irrigated fields, a live water creek and water rights, all of which provide an excellent recreational environment. This is truly a unique property for this area with boundless possibilities. Stand in the middle of this property and turn in place...stunning views of both the La Plata and San Juan Mountain Ranges.



Activities & Amenities

ATV/Off Road
Borders Public Lands
Cycling/Mountain Biking
Farm/Crops/Ag
Fishing
Food Plots
Hiking/Climbing
House/Cabin
Hunting - Big Game, Predator/Varmint,
Small Game, Upland Birds & Waterfowl
Irrigation
Outbuilding/Barn/Shed/Shop
Pond/Lake
Propane
Stream/River
Water Rights
Water Shares (different from water rights)
Water View
State Hunting Unit: Colorado GMU 771

Land Details

Address: 777 County Rd 977,
Ignacio, Colorado 81137, USA
Closest Town: Arboles, Colorado
Total Acres: 263.50
Deeded Acres: 263.50
Zoning: Agricultural
Estimated Taxes: \$3,470.04 - 2023

Building Details

Homes: 1
Finished Sq. Ft.: 1,560
Bedrooms: 2
Full Bathrooms: 1
Basement: None
Parking Types: Attached Garage
Outbuildings: 3
Types of Outbuildings: 60x100 Metal
Shop, Aviary & Well House



Land

The Arboles Lakes and Irrigation Ranch boasts +/-263.5 acres of recreational diversity anchored by five ponds and a live water creek. These water sources provide irrigation to vast alfalfa fields that attract and nourish wildlife while also producing an income for the owner.

Sambrito Creek runs for more than a half mile through the western portion of this ranch. The creek meanders through tall cottonwood trees, sage and native grasses. The creek gets to about 8 to 12 feet wide under normal flow.

The eastern side of the property features a dense, cedar covered hillside.

The property comes with the following water rights:

- 3 CFS from Sambrito Creek.
- 40 deeded shares from the Pine River Canal.





Improvements

A two bedroom, one bath home and a 60'x100' metal shop sit atop the high point on the ranch overlooking three of the ponds. The home features a large living room, bonus room and a large covered, east facing patio that is set to deliver awe inspiring views of the San Juan mountain range. There is large, southwestern floor tile throughout, granite countertops in the kitchen and plenty of natural light shining through to the living room. There is also an oversized, attached garage area with storage rooms and plenty of space for vehicles, gear and equipment, all without going outside. The exterior of the home features an easy to care for metal roof and a fenced and irrigated lawn.

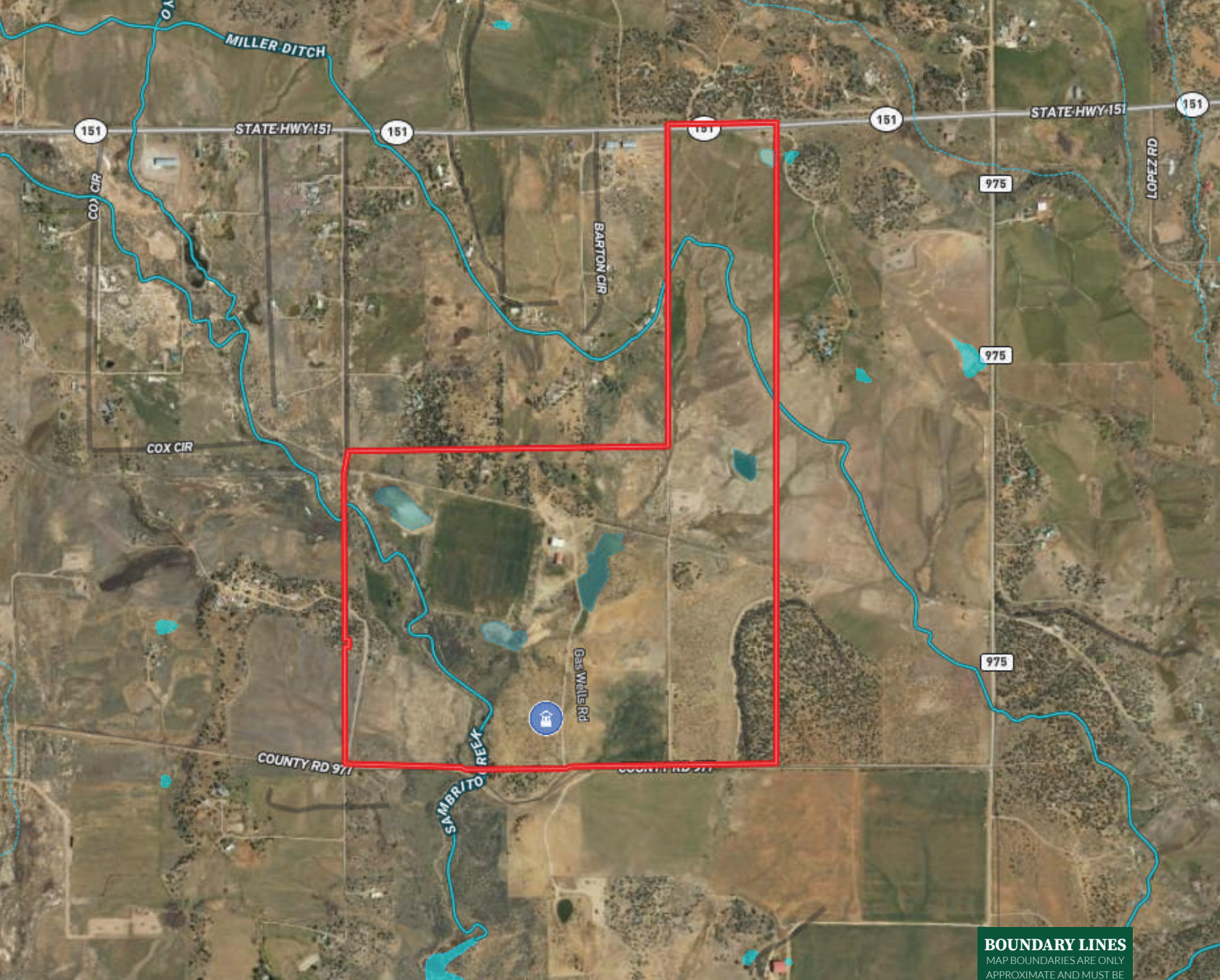
The 60'x100' metal shop has a concrete floor throughout, super tall overhead doors and can handle just about anything you might want to park in it. The future uses of this building are endless. With the interior rafters at nearly 20 feet tall, you could finish a loft in one portion, or use the building as a mechanic or fabrication shop,

There is a large aviary on the northern side of the property. This was originally constructed as a large raptor sanctuary or rehabilitation facility and has been used in the past as flight pens for quail and pheasants. This is a high quality, partially open-air building and you would only be limited by your imagination in how you wanted to utilize it. There is also a smaller aviary, suitable for chickens, domestic ducks or geese on the property as well.

There is a large, stucco well house that hosts the domestic water well. It has a concrete floor and a lot of free space available for storage or it could be utilized in any number of ways. The current owners had thought about using the extra space as a game processing room. You are only limited by your imagination.

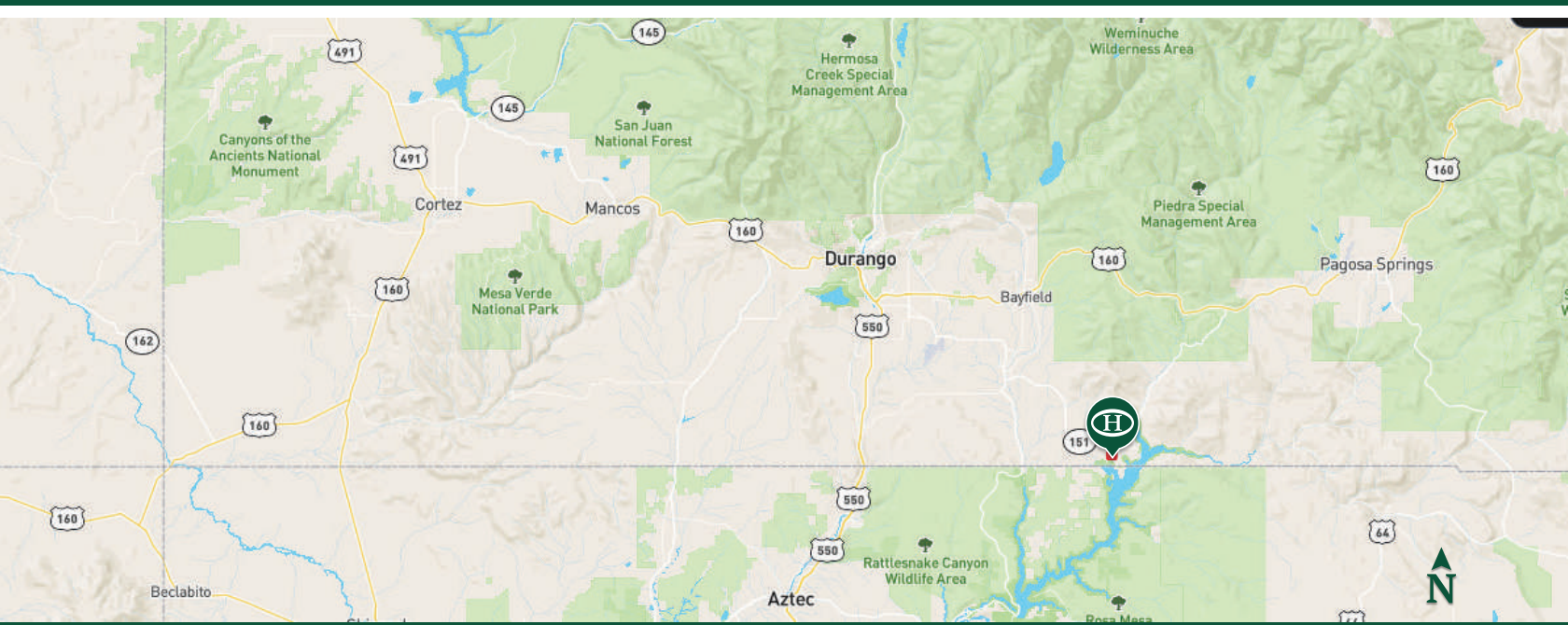
The property is fenced and cross fenced, with a lockable front gate and it has multiple water delivery systems including two side roll irrigation systems and a gated pipe system for flood irrigation. The property also has a deal in place for propane to be provided and delivered to both the home and well house free of charge.





BOUNDARY LINES
MAP BOUNDARIES ARE ONLY APPROXIMATE AND MUST BE VERIFIED FOR ACCURACY.

Boundary Well





Recreation

This ranch sits in the middle of the mule deer migration route and attracts large numbers of quality bucks in the late fall and early winter months. Many large and mature bucks have been shot off of the property over the years. As the animals travel through the area, they are particularly attracted to this property as it has water to drink, alfalfa hay to eat and a cedar covered hillside to bed within.

The ponds are stocked with bass and catfish. One of the larger ponds is known to hold 5 to 6 lbs. largemouth bass and the depth of that pond would support other varieties of fish, if desired.

Waterfowl hunting opportunities are plentiful as well. Two of the ponds are flood controlled and one of the others has a built in aerator that helps to keep water open in the cold weather. Ducks can be seen working above and dabbling in the ponds and geese can be found both in the ponds and in the farm fields. The Sambrito Wetlands are just to the south of the property and help to attract additional waterfowl birds to the area.

Over the counter elk tags are available for this property and are often seen working through the property as they migrate to their wintering grounds. Quail have also made their home on the property in recent years.

This property also sits adjacent to thousands of acres of federally managed public hunting and recreation lands surrounding Navajo Lake.

Agriculture

There are multiple irrigated fields on the property that typically provide multiple hay cuttings each season. Upland game birds and poultry have also been raised on-site for personal use.





Water/Mineral Rights & Natural Resources

All associated water rights that are owned by the Seller shall transfer to the Buyer at closing.

The Seller does not own the mineral rights. Mineral rights will not transfer to Buyer at closing.

Region & Climate

The ranch sits at 6160 feet above sea level. The weather varies by the season with summer highs in the 90s and winter lows in the teens. The average rainfall each year is 17 inches with an additional 48 inches of snow.

Location

This ranch sits in the southwest corner of Archuleta County, Colorado and it is surrounded by the San Juan Mountains, which provide awe inspiring views. The ranch sits only minutes from the following attractions:

- 10 minutes to the boat ramps at Navajo Lake
- Adjacent to thousands of acres of Federally managed public hunting and recreational lands
- Less than 5 miles from Carson National Forrest
- Walking distance to the Sambrita Wetlands
- 15 Minute drive to Sky Ute Casino
- 15 Minute drive to the Southern Ute Cultural Center & Museum
- 25 Minute Drive to the Durango-La Plata County Airport (DRO)
- 70 Minutes to Wolf Creek Ski Area



Hayden Outdoors

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.

EQUAL HOUSING: Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."



"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





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REAL ESTATE**

THE BRAND THAT SELLS THE *Land*®

Hayden Outdoors is a family-owned real estate company and brokerage with a background in the cattle and ranching business. In 1976, Leo Hayden founded the company as the Property Exchange, working with farms and ranches for sale near Hays, Kansas. The brokerage moved to Goodland, Kansas in 1981 and became Hayden Inc. In the late 1990's, Leo was joined by his two sons, Dax and Seth, to help grow the business in multiple states. In 2003, Hayden Outdoors was formed to represent sellers and buyers on farm, ranch, and recreational properties in the Great Plains and Rocky Mountains.

The team at Hayden Outdoors has grown and prospered to include over 200 brokers, agents, and an excellent full-time staff supporting the sale of rural land. Hayden Outdoors represents the finest farms, legacy properties, working ranches, hunting lands and recreational properties from coast to coast.

Over time, we have built our team to be composed of brokers and agents with experience and knowledge in their markets and an affinity to “Do what they say they will”. Hayden Outdoors is about honesty and integrity with customers and a rich sense of land stewardship. We understand land, water, habitat, livestock, wildlife, minerals and what is necessary to maximize value for our clients. **We truly love the great outdoors!**

We are blessed to work with the owners and buyers of the farms, ranches and other fine recreational properties we represent, because it is still the diversity of owners over the years that make these places so special.

At Hayden Outdoors, we're proud to say that we only work with the **best** brokers and agents who are experienced farmers, ranchers & outdoor enthusiasts.

Hayden Outdoors Real Estate

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