

Property Fact Sheet

10/15/2008 05:42 PM



Address: **X Easement County Rd 700**
Pagosa Springs, CO 81147

Address 2:

Price: **\$3,995,000**

MLS #: [605614](#)

Status: **Active**

Area: **PS05 (Pagosa West)**

Apx.Total Acres: **1,565.00**

Apx. Irrig. Acres: **0.00**

Majestic mountain views, tall pines, abundant wildlife, this describes Candelaria Ranch. Mild alpine climate with lots of sunshine, just minutes to the Wolfcreek ski area and world famous hot springs along with a newly expanded airport. The ranch ranges from high bluffs over 8400 ft elevation to grassy meadows. Rolling hills with pine, spruce, and fir fill in between along with several springs and ponds. The Ranch shares borders with National Forest and Southern Ute land.

Directions: Hwy 160 west to Cat Creek Rd, (CR 700) South approximately 5.8 miles to green metal gates on your right(west) Must have key and the 30 ft deeded easement proceeds west almost 1 mile to the ranch which is fenced.

Location and Utilities

Board Name	Pagosa Springs	Sewer H/U Avail	No
County	Archuleta	Sewer/Septic In	No
Subdv #		Sewer Paid	No
Subdv Name	None	Water Tap Avail	No
Elevation		Water Tap Installed	No
Water Supplier	none	Water Tap Paid	No
Total # Water Taps		Water Rights	No
Total # Sewer Taps		Mineral Rights	No
Electric Supplier	none	Modular or Mobile Allowed	Yes
Sewer Supplier or Septic	none		

Acreage Info

Price/Acres #	\$2,552.72
Apx. Irrig. Acres	0.00
Apx.Total Acres	1,565.00

Features

LOT SIZE /ACREAGE	101+
ZONING	Ag Farm Tract, Other
LAND USE	Dry Land, Mountain Recreation, Grazing (no irrig)
PROPERTY TYPE	Mountain, Agriculture /Livestock
PRESENT USE	Horses, Recreation
LOT DESCRIPTION	Wooded, Borders Public Land, Pasture
TOPOGRAPHY	Mountain Land

Property Information

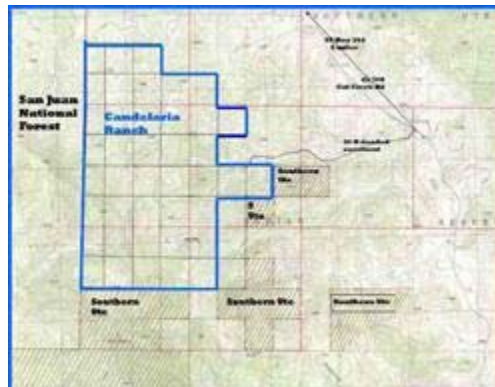
Elem. School	Pagosa Elementary	Total Taxes \$	634.00
Middle School	Pagosa Middle	Tax Year	2007
High School	Pagosa		
Fronts		Tax Schedule #	589330100018
Lot Dimension	irregular	Price/Sqft	0.06
Lot Dim. Source	map	Price/Acre	2552.72
# shares	0	Map Horizontal	
		Map Vertical	

Additional Features

FENCE	Barbed Wire
DOCUMENTS ON FILE	Easements, Leases
MISCELLANEOUS	Perimeter Fencing, Barb Wire
TERMS AND VIEWS	Cash, Conventional MOUNTAINS, VALLEY, Borders Public Land

LegLot Blockal/: **SW4;W2SE4;SE4SE4;19-34U-3W;N2NW4;SW4NW4;N2SW4;SW4S**

Pictures



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