



FAY

RANCHES[®]
Inc.

TWO RIVERS RANCH

Conejos County, Colorado

\$1,600,000 | 1,168± Acres

FARMS ■ TIMBER ■ RANCHES ■ PLANTATIONS ■ VINEYARDS



INTRODUCTION

Two Rivers Ranch is 1,168± deeded acres in Conejos County, Colorado. Anchored by irrigated hay meadows, grazing lands, and water rights, it boasts great frontage on the Rio Grande and Conejos Rivers. Located in the Central Flyway, there's good hunting and fishing, and the ranch is surrounded by vast amounts of public and conserved lands. Amazing wildlife includes elk, deer, ducks, geese, bald eagle, and sandhill crane. The mountain views are gorgeous and the water resources are vast. Cottonwoods and willows line riparian areas and there are wetlands created by irrigation, the Conejos diversion, and unique "warm springs". Lying 15 miles southeast of booming Alamosa, Colorado, thousands of acres of BLM adjoin on the east, and 17,000 acres of a new State Wildlife Area lie across the river to the west.



Sandhill Crane

Blanca Peak, Colorado



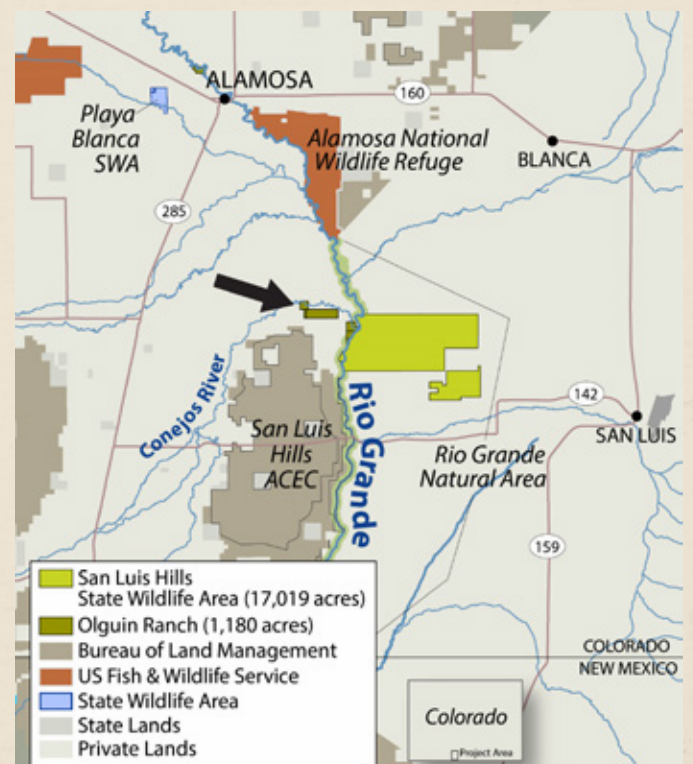
LOCATION

This ranch is 15 miles Southeast of Alamosa, Colorado, a booming town in the San Luis Valley with a university, a hospital, a commercial airport, shopping, hotels, and restaurants. World-class skiing is 90 miles away at either Wolf Creek or Taos. The village of Lasauces is a more specific location for the ranch, which lies just east of Sanford on the Rio Grande River.

Santa Fe is 1.5 hours away. Denver is a 4-hour drive.

AIRPORT SERVICES

San Luis Valley Regional Airport in Alamosa is served by United Airlines and Hertz Rental Cars. There is a full service FBO and rental hangars available.





Sandhill Crane with Brownie Hills

AREA HISTORY

In 1807, Captain Zebulon Pike came to the San Luis Valley exploring the Louisiana Purchase. With a crew of soldiers, he made his way 6 miles up the Conejos from its confluence with the Rio Grande, then built a fort and raised an American Flag. This historic location is less than two miles from the subject property, just up the Conejos River. You can visit it because the Colorado State Historical Society erected a dramatic stockade to commemorate the event. Today it is managed in conjunction with the nearby Fort Garland Museum. Interestingly, I found this description of the Pike's Stockade, but it also describes the western edge of Two Rivers Ranch perfectly; ".....a well-timbered spot on the Conejos at the foot of the 600-foot rise of Sierró Del Ojito, a promising lookout point, with a hot spring nearby that keeps water flowing year-round." Pretty cool!



ACREAGE

1,168± Deeded Acres

SCENIC VISTAS

Two Rivers Ranch has dramatic views of every kind, but the mountains and hills are the land features that get little mention since the focus is often on the beautiful rivers. To the north, you have the 4th highest summit in the Rocky Mountains! Snow-capped Blanca Peak is one of Colorado's celebrated "Fourteeners" - 58 mountain peaks that hikers put on their bucket lists to climb. To the east, you see the Brownie Hills in the new San Luis Hills Wildlife Area. And back to the west, you have the Sierra Del Ojito, as discussed in the History section of this brochure.



Conejos River and Sangre de Cristo Mountains

RECREATION

Hiking and Birdwatching are very inviting here! Swimming, Horseback Riding, and Camping can be added to the list. Rafting, Canoeing, and Kayaking the Rio Grande is popular, but put-ins and take-outs can be the challenge - problem solved if you own Two Rivers. If snow skiing is your bag, Taos Ski Valley and Wolf Creek Ski Area are each about 90 miles away in different directions.

HUNTING & WILDLIFE

Elk, Deer, and Waterfowl Hunting are all big attractions in this area. Colorado Game Unit 81 has two of 4 Elk Rifle seasons with over-the-counter licenses, as are either-sex archery tags. Deer hunting is all draw but with good chances for tags each year. Additionally, the Colorado Land Owner Preference Program provides two applications for a ranch this size.

FISHING

The Rio Grande is known to have fish year-round, including trout, bass, catfish, carp, and northern pike. When the broker made a recent trip with a local guide to fish the property, they were pleasantly surprised to catch northern pike in the Conejos diversion, as well as in the Rio Grande. The property is located in the heart of **year-round renowned trout fishing**, with New Mexico's Rio Grande Gorge for spring and winter and the Conejos River Canyon for summer and fall fishing, both a short drive from the ranch.



Game Camera



Northern Pike



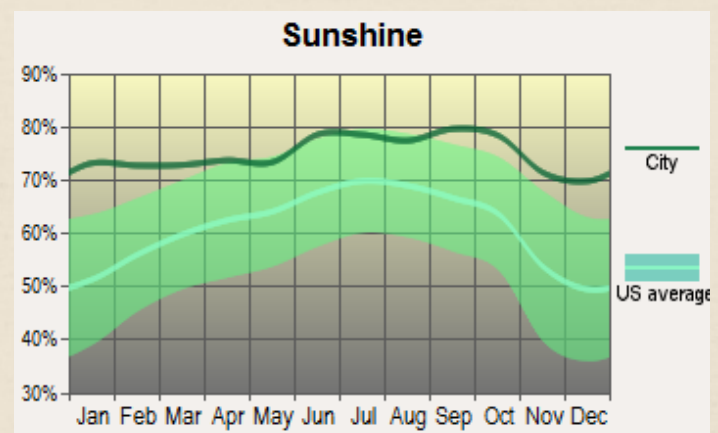
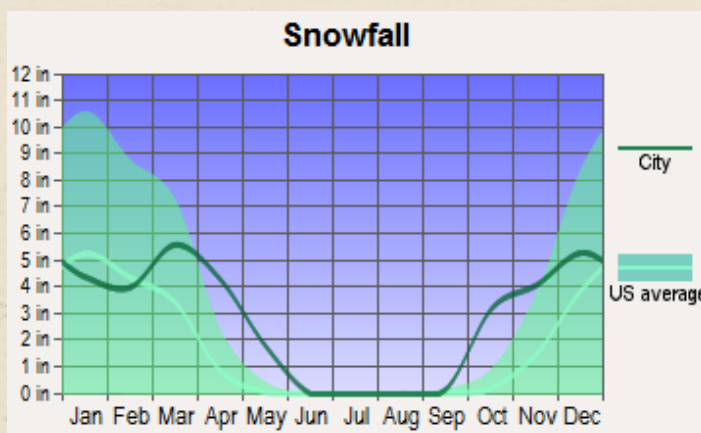
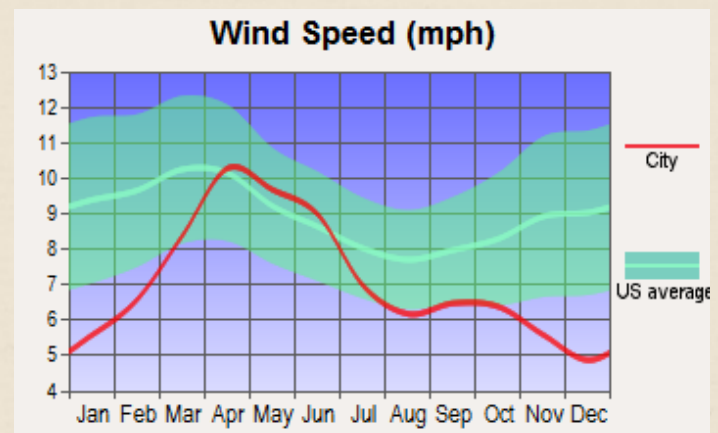
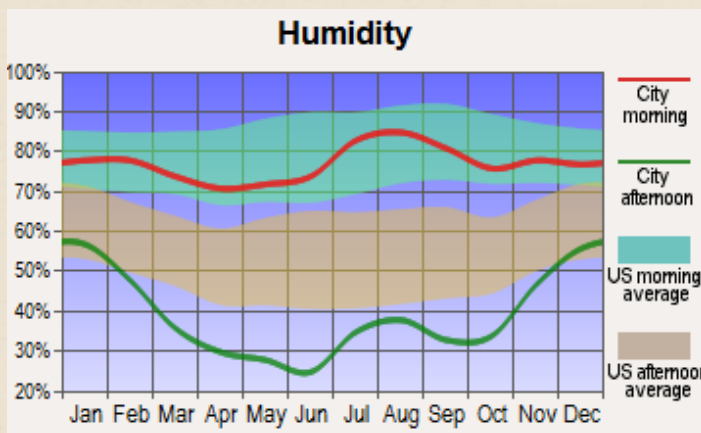
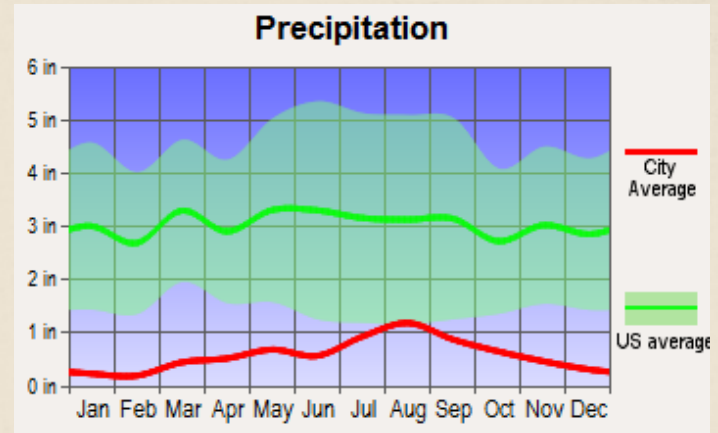
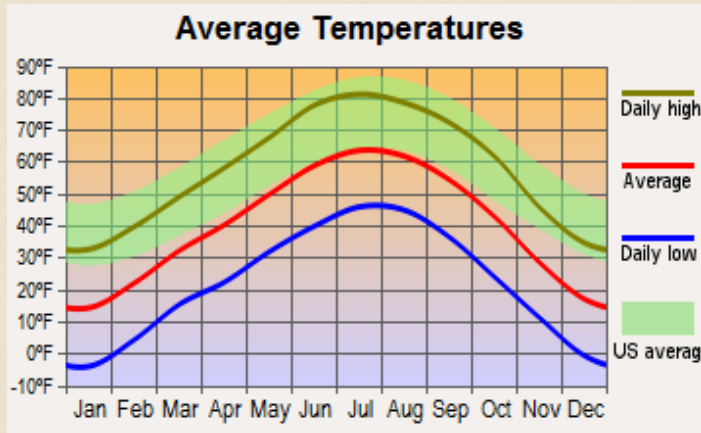
Northern Leopard Frog



Game Camera

CLIMATE

Average climate in Alamosa, Colorado



Data provided by: <http://www.city-data.com/city/Alamosa-Colorado.html>



INCOME | RETURN OPPORTUNITY

Two River's grazing and hay production is currently leased out to a neighbor rancher, and they would like to continue to lease. That neighbor also sells a few elk and deer hunts on their adjoining property, which is possible on Two Rivers.

WATER SOURCES | WATER RIGHTS

7.75 shares of the Los Sauces Ditch Company are attached to the ranch. There is a 15 GPM livestock well on the eastern parcel. The Rio Grande and Conejos Rivers both flow through the property, as does the unique Conejos diversion and several irrigation ditches.

MINERAL RIGHTS

Seller will convey all minerals they own. Professional research has determined 3rd party mineral development to be extremely unlikely. All mineral rights appurtenant to the property and owned by the Seller will convey to the Buyer at closing. Mineral rights are not guaranteed. It is suggested that the Buyer conduct a mineral search with a title company.



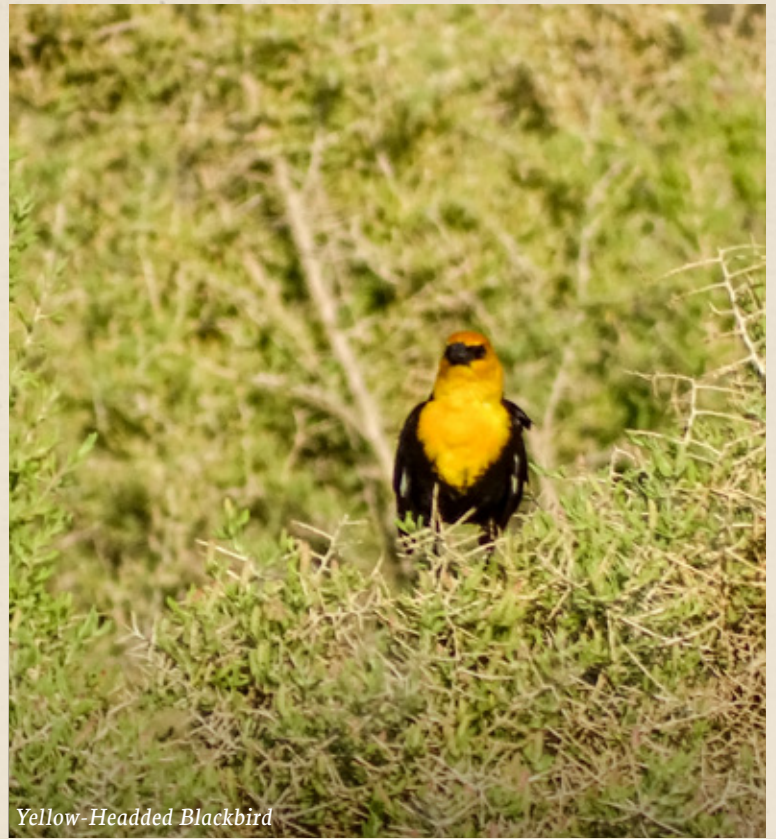
CONSERVATION | STEWARDSHIP

Each of us at Fay Ranches has a love of the land and a desire to see it remain as productive agricultural ground as well as quality fish and wildlife habitat. Through promoting the use of thoughtful land stewardship, Fay Ranches has guided owners toward a legacy of conserving wide-open spaces, enhancing and creating fisheries and wildlife habitat and implementing sustainable agricultural operations. Fay Ranches is proud to say that since our company began in 1992, the landscape on which we work has been significantly enhanced by the conservation ethic and land use practices of our clients.

There is a conservation easement in place on the ranch that is favorable to continued farming and ranching. Opportunities abound to enhance wildlife habitat in cooperation with federal and state wildlife agencies. An owner has the choice of two designated building sites. Rio Grande Headwaters Land Trust holds the easement.



Bald Eagle



Yellow-Headed Blackbird

QUICK FACTS

- 1,168± Deeded Acres
- One mile both sides of the Conejos River
- 1.25 miles of the Rio Grande River
- One mile both sides of the Conejos diversion
- Productive Hay Meadows, Improved Grazing, Water Rights
- Excellent Hunting & Fishing! Elk, Deer, Ducks, Geese, Trout, & Northern Pike
- Wildlife viewing galore, including Bald Eagles and Sandhill Crane
- Cottonwood Bosques and willow stands line the riparian areas
- A rare “warm springs” creates a wetland and feeds into the Conejos River
- The warm springs area has a perpetual duck hunting lease on it
- Adjoins 17,000 acre wildlife area and 5,000 acres of BLM
- Alamosa National Wildlife Refuge is 17 miles away
- Great Location Southeast of happening Alamosa, Colorado



SUMMARY

Two Rivers Ranch has great frontage on the Rio Grande (1.25 miles) and Conejos rivers (1 mile on both sides). Irrigated hay meadows (water rights) produce 300 tons of native hay and provide fall and winter grazing. Tree-lined riparian areas shelter and protect livestock making good calving ground. Hosting Mule Deer and Elk populations and lying in the Central Flyway, hunting is a big attraction to the area. Keep in mind that the Rio Grande is a wildlife corridor that stretches nearly 1,900 miles! The Rio Grande is also known for great fishing, including trout, bass, catfish, carp, and northern pike. The ranch is surrounded by open space and public lands, including 17,000 acres adjoining across the river/San Luis Hills State Wildlife Area. This offering is anchored in agriculture production but has clear appreciation opportunities based on fabulous water resources and an unbelievable concentration of wildlife. Owned by Western Rivers Conservancy, there is an intelligent conservation easement in place favorable to ranching and allowing a home site. These 1,168± deeded acres are just 15 miles from booming Alamosa, Colorado, with a university, hospital, airport, shopping, restaurants, and hotels.



PRICE

\$1,600,000

TERMS

Cash, Conventional Financing, 1031 Tax Exchange

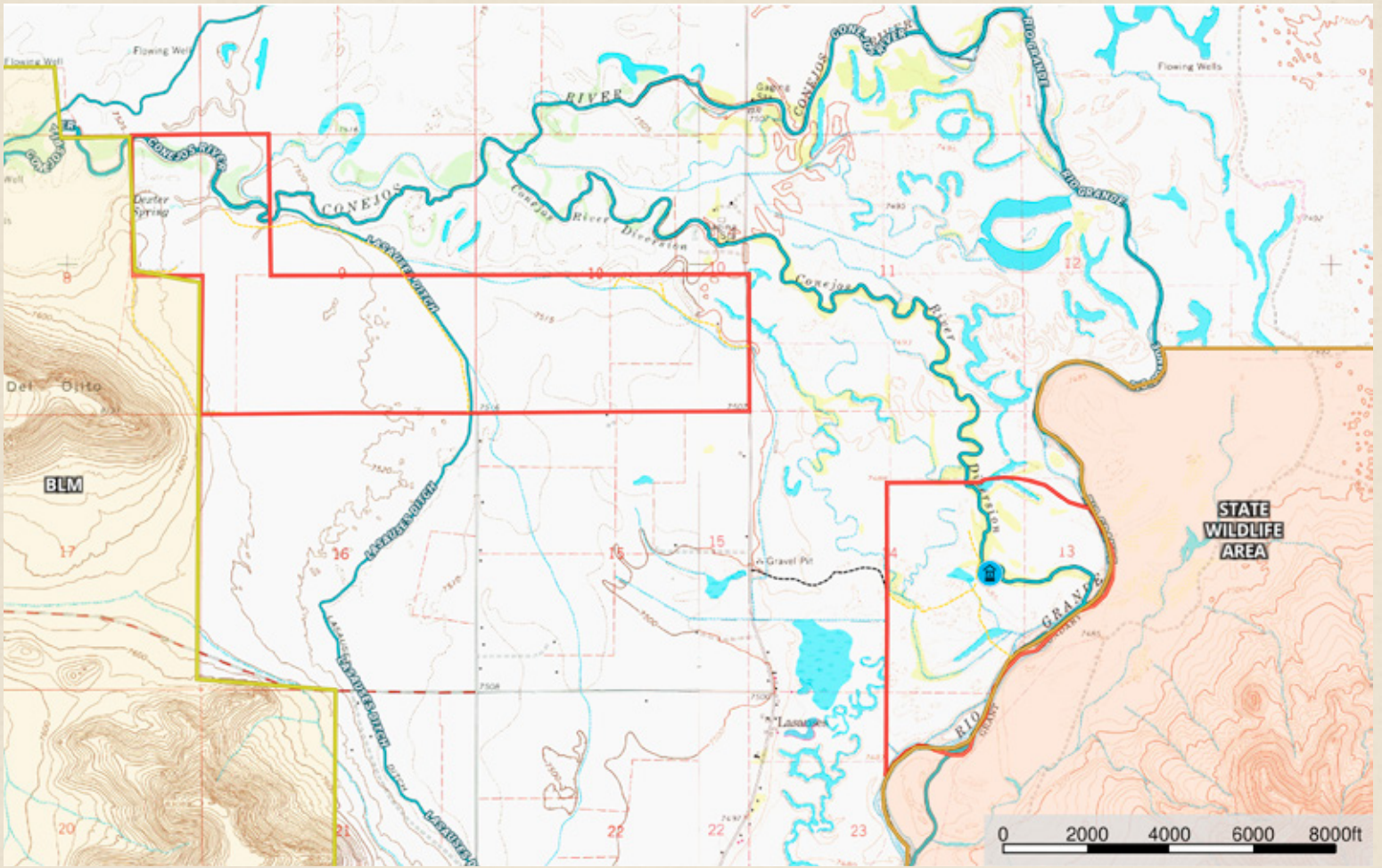
CONTACT

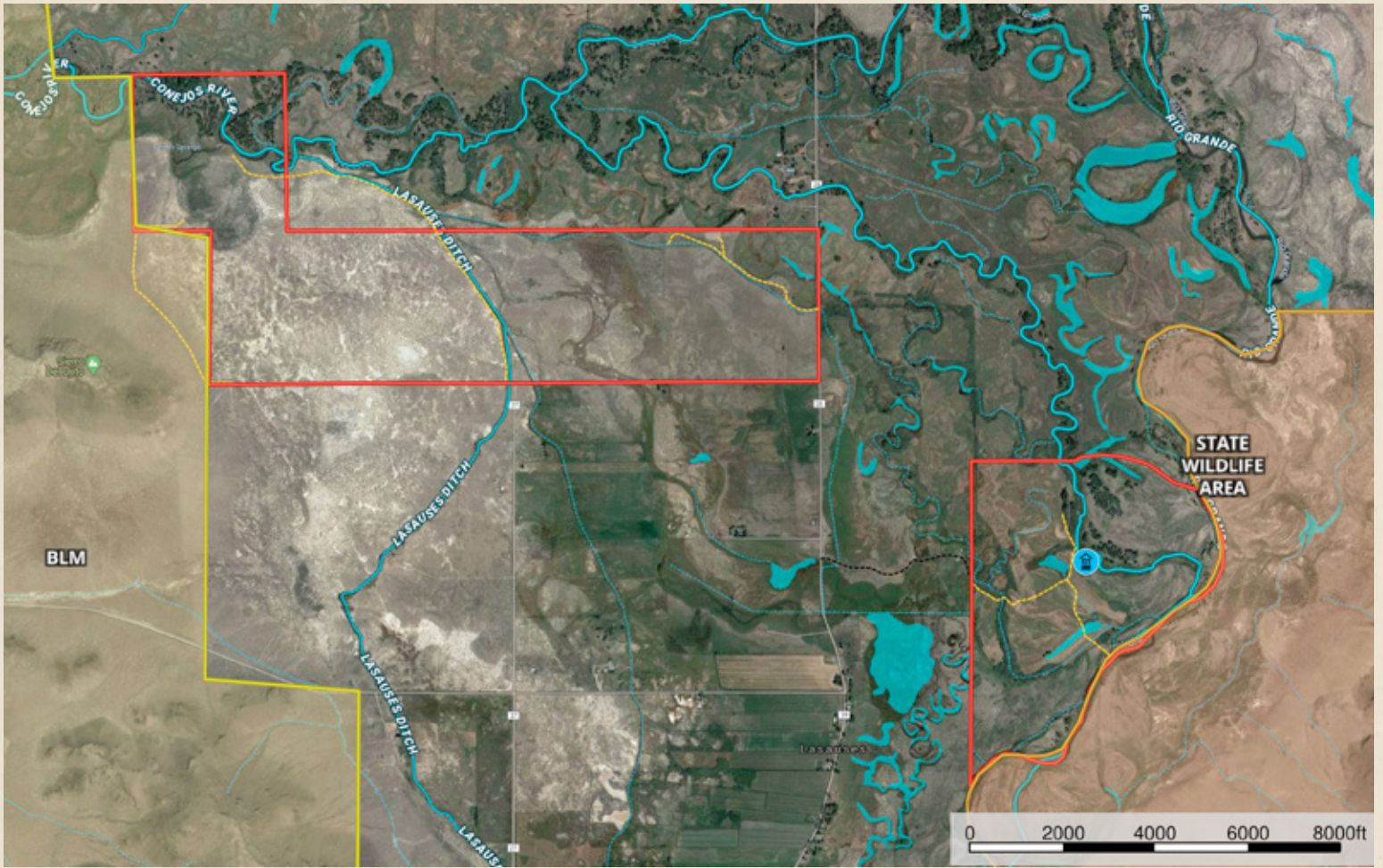
Please contact **Greg Walker** at **(720) 441-3131** | gwalker@fayranches.com to schedule a showing. This is an exclusive listing. An agent from Fay Ranches must be present at all showings, unless otherwise noted or other arrangements are made. To view other properties, fly fishing properties, and sporting ranches that we have listed, please visit our web page at www.fayranches.com.

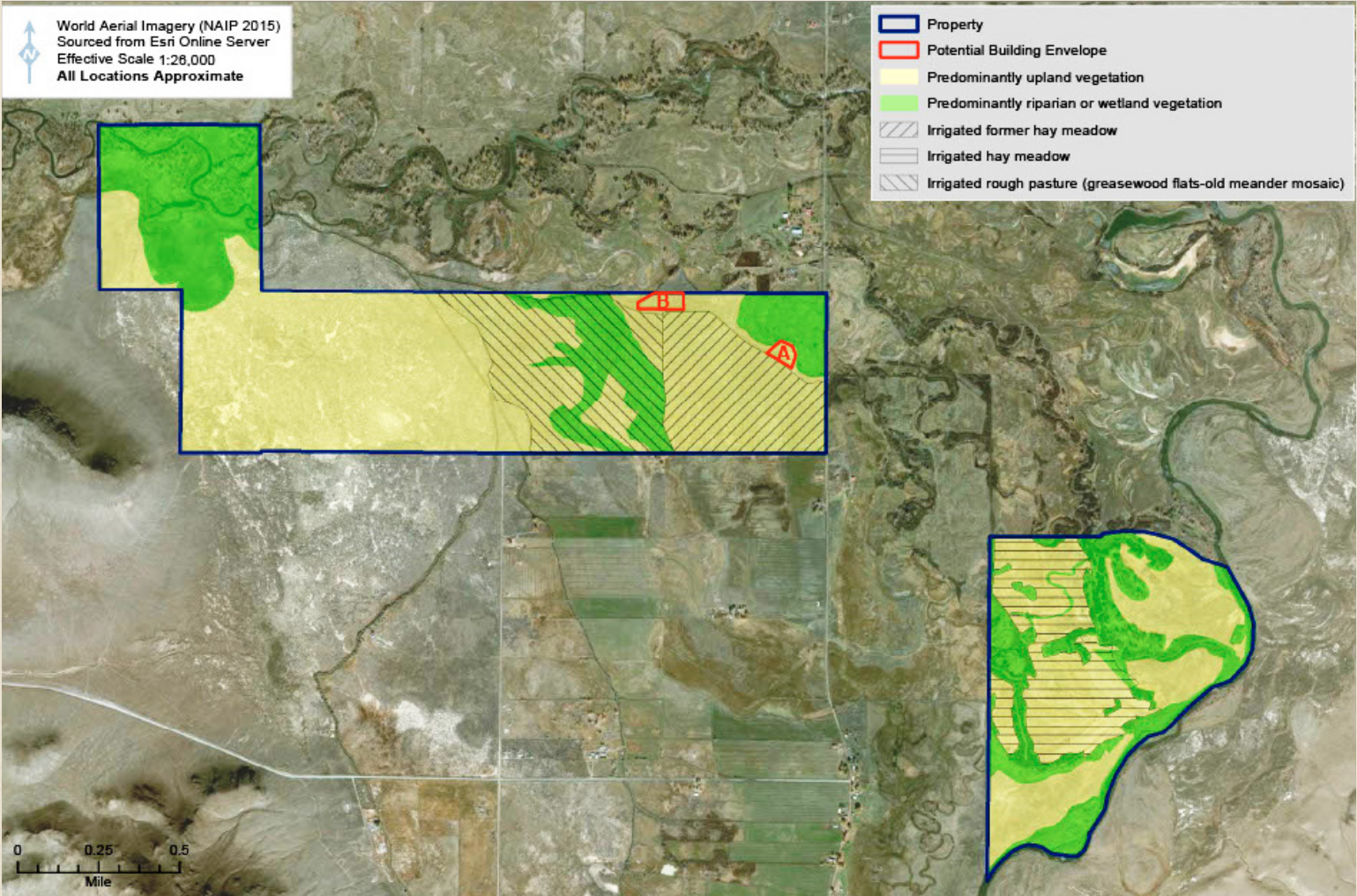
NOTICE

Offer is subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of purchase by owner. Information regarding land classification, carrying capacities, maps, etc., is intended only as a general guideline and has been provided by the owners and other sources deemed reliable, but the accuracy cannot be guaranteed. Prospective purchasers are encouraged to research the information to their own satisfaction.





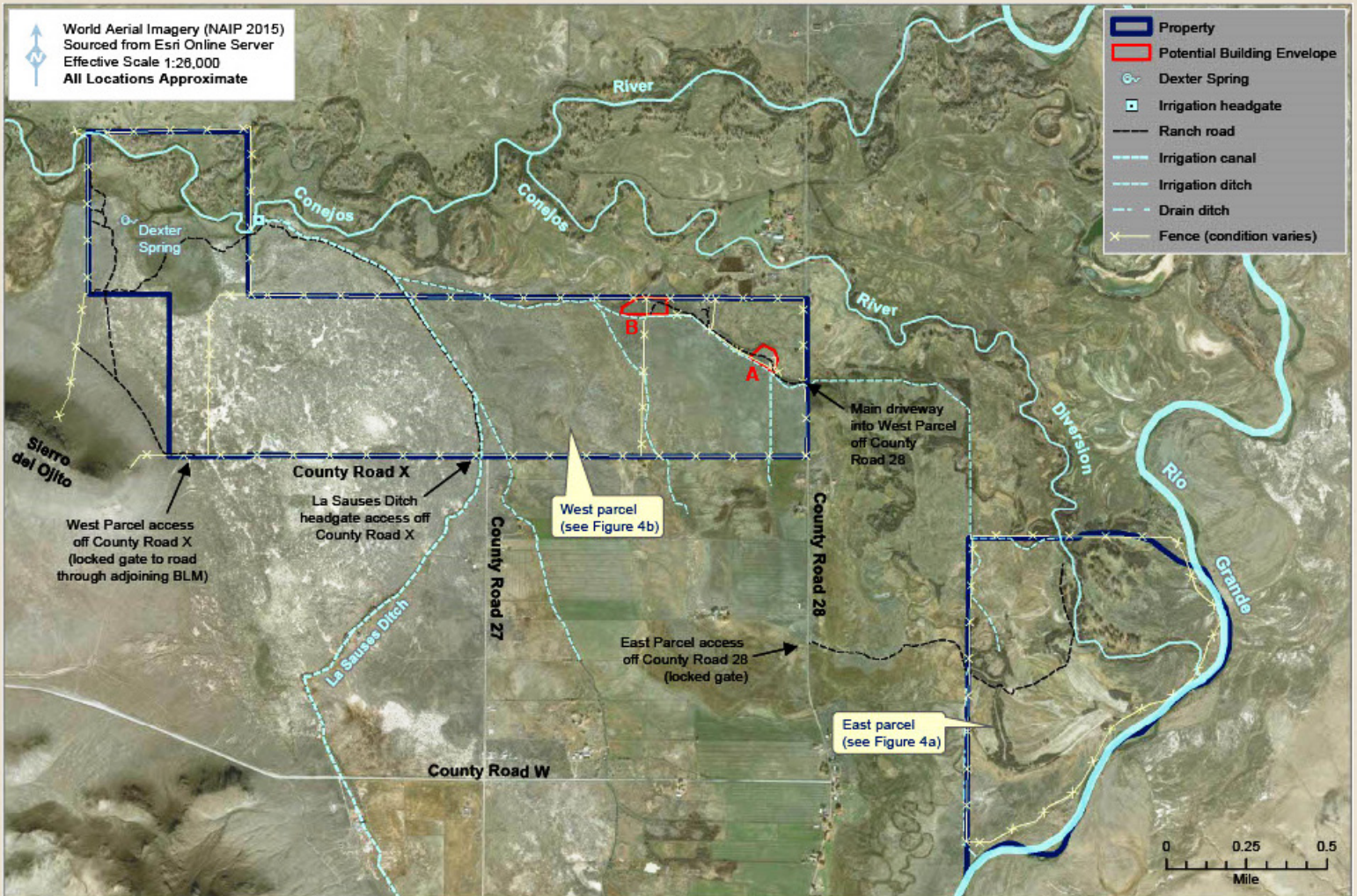






World Aerial Imagery (NAIP 2015)
Sourced from Esri Online Server
Effective Scale 1:28,000
All Locations Approximate

-  Property
-  Potential Building Envelope
-  Dexter Spring
-  Irrigation headgate
-  Ranch road
-  Irrigation canal
-  Irrigation ditch
-  Drain ditch
-  Fence (condition varies)





The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission.
(DD25-5-09) (Mandatory 7-09)

DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE SELLER AGENCY, BUYER AGENCY OR TRANSACTION-BROKERAGE.

DEFINITIONS OF WORKING RELATIONSHIPS

For purposes of this document, seller also means “landlord” (which includes sublandlord) and buyer also means “tenant” (which includes subtenant).

Seller’s Agent: A seller’s agent (or listing agent) works solely on behalf of the seller to promote the interests of the seller with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the seller. The seller’s agent must disclose to potential buyers all adverse material facts actually known by the seller’s agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the seller.

Buyer’s Agent: A buyer’s agent works solely on behalf of the buyer to promote the interests of the buyer with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the buyer. The buyer’s agent must disclose to potential sellers all adverse material facts actually known by the buyer’s agent including the buyer’s financial ability to perform the terms of the transaction and, if a residential property, whether the buyer intends to occupy the property. A separate written buyer agency agreement is required which sets forth the duties and obligations of the broker and the buyer.

Transaction-Broker: A transaction-broker assists the buyer or seller or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction without being an agent or advocate for any of the parties. A transaction-broker must use reasonable skill and care in the performance of any oral or written agreement, and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a buyer’s financial ability to perform the terms of a transaction and, if a residential property, whether the buyer intends to occupy the property. No written agreement is required.

Customer: A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party’s agent or as the party’s transaction-broker.

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Invest & Enjoy

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