

REPUBLIC RANCHES LLC

Our Legacy is in the Land



COLORADO MOUNTAIN PARADISE

70± Acres | \$3,250,000 | Archuleta County, Pagosa Springs, CO

info@republicranches.com | 888-726-2481 | www.republicranches.com





DESCRIPTION

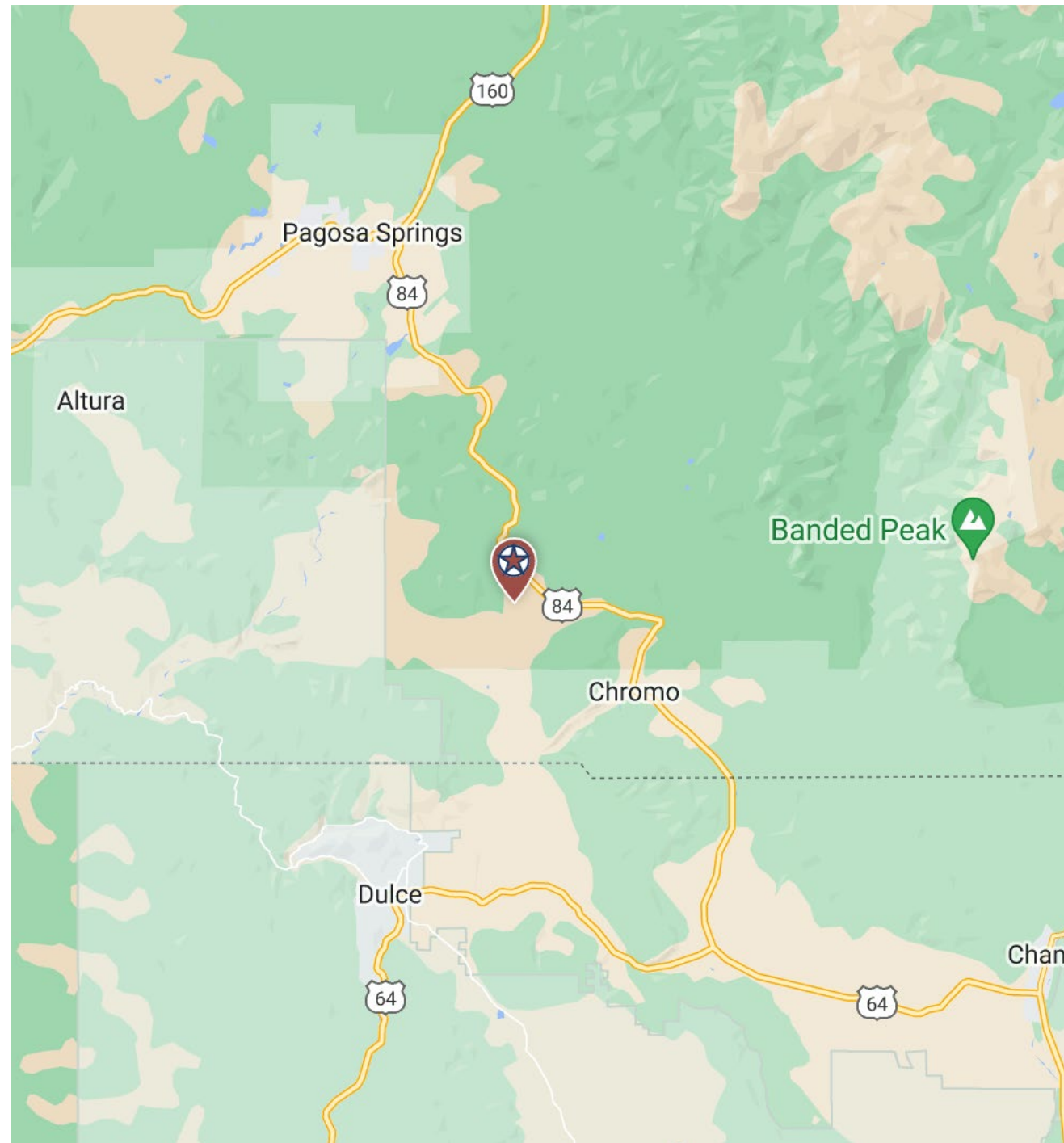
Colorado mountain luxury living at its finest. This dream property is one of the few “Old West Havens” left in the area. Sitting on top of the world with its breathtaking views of the San Juan mountains and Continental Divide this estate is the perfect retreat.

ASSOCIATE CONTACT

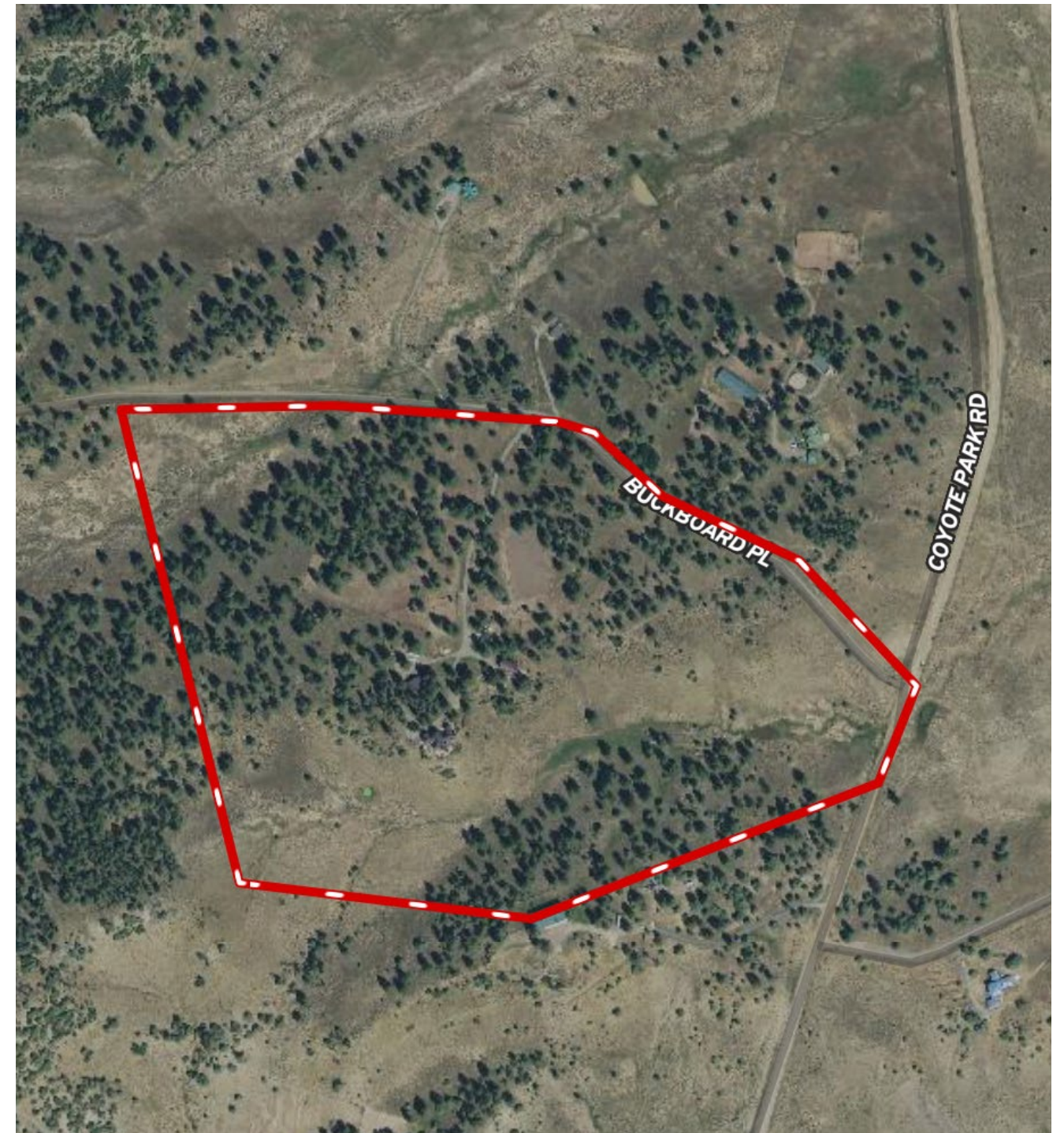
AMY LEONARD
Sales Associate
(210) 861-6941
amyleonard@republicranches.com

LOCATION

Pagosa Springs, Colorado



PROPERTY MAP



TOPOGRAPHY, RANGELAND & HABITAT

This ranch consists of 70 acres of lush rolling meadows studded with huge Ponderosa Pine trees. The sage brush on the slopes of the hills offers ideal habitat for grazing wildlife.

WILDLIFE

Elk and mule deer travel along a natural corridor through the ranch moving from bedding down in the Ponderosas to grazing in the sage flats and meadows. Black bear and turkey also frequent the pine forest areas of the ranch. Hummingbirds, Mountain Blue Jay and a variety of other amazing avian species are readily seen among the trees and landscape.

AGRICULTURE

This ranch is a horseman's dream with a 4-stall heated barn, multiple pastures, and a 120'x220' outdoor arena with performance footing. Twenty acres of the ranch is fenced in a combination of pipe and net wire with the remaining acreage left open allowing wildlife to migrate through the property. This ranch participates in an annual grazing lease with a local rancher to hold the agriculture exemption.



IMPROVEMENTS

An exquisite main lodge, incredible guest house, luxury horse barn and epic toy barn make this estate a true joy to own. The main house is approximately 5,000 square feet with 4 en suite bedrooms. The soaring ceilings in the main living area frame the breathtaking view of the San Juan Mountains. The open floor plan flows beautifully for entertaining with the living, dining and large kitchen all on the main floor focusing on the glorious panorama. This home was built with attention to detail using high end finishes throughout giving it a timeless elegance. The 1500 square foot 2 bedroom 2.5 bath guest house is a stunner with luxury craftsmanship and impeccable views. The 4 stall heated barn sits below the guest house and offers absolute quality and comfort for your equine partners. The 45'x35' toy barn gives you ample space for all of your mountain recreational vehicles.

WATER

A natural mountain pond lies in the meadow below the house drawing wildlife. Two water meters service each of the dwellings.

ELECTRICITY

La Plata Electric Coop provides 2 meters

MINERALS

All owned to be conveyed



AREA HISTORY

Pagosa Springs means “healing waters” boasting the world’s deepest natural hot springs, a spa experience like no other. Located just below Wolf Creek Ski area, it is a major winter sports destination. Wolf Creek offers impeccable winter conditions with over 400” of snow per year and some of the best powder in Colorado. Surrounded by over 1 million acres of the San Juan National Forest and Weminuche Wilderness there are endless outdoor recreational opportunities in the summer for hikers, mountain bikers, ATV enthusiasts, equestrians and more. The fall offers outstanding hunting for big game animals in CO unit 78.

*Listing broker associate has ownership interest in the property.
Co-Listed with Jim Smith Realty*



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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.

THIS IS NOT A CONTRACT.

I acknowledge receipt of this document on _____.

Signature _____

Signature _____

On _____, Broker provided _____ with this document via _____ and retained a copy for Broker’s records.

Brokerage Firm’s Name: Republic Ranches, LLC

Broker _____

Clear Form

DD25-5-09. DEFINITIONS OF WORKING RELATIONSHIPS

The information contained herein has been gathered from sources deemed reliable; however, Republic Ranches, LLC and its principals, members, officers, associates, agents and employees cannot guarantee the accuracy of such information. The information contained herein is subject to changes, errors, omissions, prior sale, withdrawal of property from the market without prior notice, and approval of purchase by owner. Prospective buyers should verify all information to their satisfaction. No representation is made as to the possible value of this investment or type of use, and prospective buyers are urged to consult with their tax and legal advisors before making a final determination. Real Estate buyers are hereby notified that real properties and its rights and amenities in the States of Texas; Oklahoma; Colorado; Louisiana; Arkansas; and New Mexico are subject to many forces and impacts whether natural, those caused by man, or otherwise; including, but not limited to, drought or other weather related events, disease (e.g. Oak Wilt, Anthrax, Chronic Wasting Disease), invasive species, illegal trespassing, previous owner actions, neighbor actions and government actions. Prospective buyers of Texas real estate, New Mexico real estate, Colorado real estate, Oklahoma real estate, Arkansas Real Estate, or Louisiana real estate should investigate any concerns regarding a specific real property to their satisfaction. When buying investment property the buyer’s agent, if applicable, must be identified on first contact and must be present at initial showing of the property listing to the prospective real estate investor in order to participate in real estate commission. If this condition is not met, fee participation will be at sole discretion of Republic Ranches, LLC. Republic Ranches, LLC reserves the right to require any or all interested buyer(s) of a particular property to provide proof of financial ability to purchase said property prior to the initial showing or any subsequent showing of the property. Republic Ranches, LLC also reserves the right to refuse to show a property to a potential buyer for any reason at Republic Ranches, LLC’s sole and absolute discretion.



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