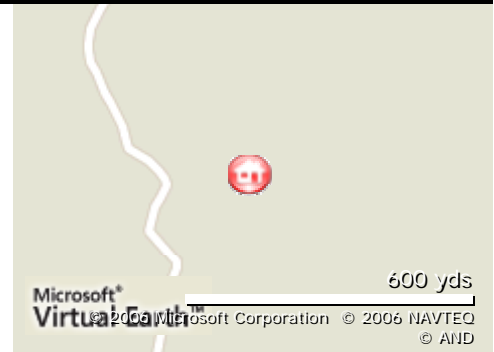


LISTING DETAIL



MLS # **587888**
Status **Active**
Type **No Building**
Address **x USFS RD 663**
Address 2
City **Pagosa Springs**
Area **PS09 (Lower 84)**
Class **FARMRANCH**
Asking Price **\$2,500,000**
Bedrooms **0**
Baths
Garage Type **None**



GENERAL

Mineral Rights **No**
Horse Setup **No**
Irrigation Water **No**
Living Quarters **No**
Can Be Divided **Yes**
Water Front **Yes**
Pasture **Yes**
Exchange **No**

Zoning **None**
Map Horizontal
Map Vertical
Elevation
Subdv #
Subdv Name **None**
Elem. School **Pagosa Elementary**
Middle School **Pagosa Middle**
High School **Pagosa**
Fronts

Views **Yes**
Apx.Total Acres **160.28**
Apx. Irrig. Acres **0.00**
Irrig. Dist **None**
Shares
Ann. Irrig. Cost \$ **0.00**
Year Built
Main SF
Upper SF
Lower SF
Apx. Total SF

FEATURES

DOM WATER **Well, Cistern**

LAND USE **Mountain Recreation, Grazing (no irrig)**
PRESENT USE **Horses, Recreation**
DESCRIPTION **Wooded**
OUTBUILDINGS **Bunk House, Equipment Shed, Other**
UTILITIES **Electric on Property**
IMPROVEMENTS **Other**
STREET DESC./ACCESS **Gravel, Other**
TOPOGRAPHY **Mountain Land**

REMARKS

160 Acres In-Holding in the San Juan National Forest. A one of a kind property rarely offered for sale. It provides unparalleled privacy with accessibility and utilities. Perched on a shoulder of the V-Rock Mountain, the property provides giant views to the North and West. Huge stands of old-growth aspen with scattered ponderosa pine and gamble oak. Several older hunting camp cabins are located on the property. Two ponds, electricity and water wells. Permit for winter access being re-established.



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