

HALL AND HALL®

Dedicated to Land and Landowners Since 1946

SALES | AUCTIONS | FINANCE | MANAGEMENT

## DIAMOND M BAR RANCH | PAGOSA SPRINGS, CO | \$1,900,000



### EXECUTIVE SUMMARY

Diamond M Bar Ranch offers a freestone river fishery, private elevated homesite, and substantial irrigated acreage. Unencumbered by an HOA or conservation easement. This 102± acre property is highlighted by over three-quarters of a mile of the San Juan River, producing brown and rainbow trout with the occasional bass. The elevated mesa offers an excellent building site with panoramic views, including South San Juan's snow-capped peaks. Virginia Ditch delivers 2.5 CFS of senior, adjudicated water rights to an easily irrigated 38± acre pasture. The seller will also convey an additional 4.0 CFS of water rights. This combination of significant river frontage, topography, and plentiful water rights offer intriguing potential for improvements such as enhanced river structure, new ponds, and modern irrigation.

Pagosa Springs, Colorado, is well known as an outdoor recreation destination popular for its namesake hot springs, the San Juan River, Wolf Creek Ski Area, and beautiful mountain views. The community is surrounded by San Juan National Forest, offering myriad options to hike, bike, raft, ski, fish, and hunt. With a population of around 15,000, Pagosa offers all the recreational amenities found elsewhere in Colorado while still successfully clinging to that authentic mountain-town character so often lost with growth.

This information is subject to errors, omissions, prior sale, change, withdrawal and approval of purchase by owner. All information from sources deemed reliable but it is not guaranteed by Hall and Hall. A partner at Hall and Hall is the agent of the Seller. A full disclosure of our agency relationships is included in the property brochure available at [www.hallandhall.com](http://www.hallandhall.com) or by contacting the Listing Broker.



**HALL AND HALL**<sup>®</sup>  
Dedicated to Land and Landowners Since 1946  
SALES | AUCTIONS | FINANCE | MANAGEMENT



This information is subject to errors, omissions, prior sale, change, withdrawal and approval of purchase by owner. All information from sources deemed reliable but it is not guaranteed by Hall and Hall. A partner at Hall and Hall is the agent of the Seller. A full disclosure of our agency relationships is included in the property brochure available at [www.hallandhall.com](http://www.hallandhall.com) or by contacting the Listing Broker.



HALL AND HALL®

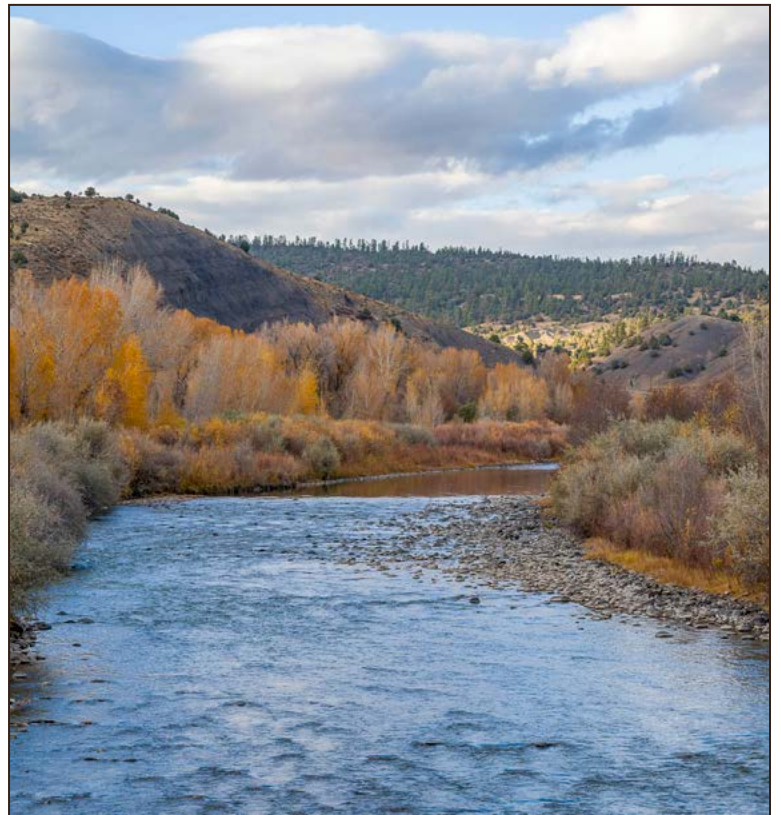
Dedicated to Land and Landowners Since 1946

SALES | AUCTIONS | FINANCE | MANAGEMENT



## JUST THE FACTS

- 102± deeded acres, with no major structures
- Located 16 miles south of Pagosa Springs, Colorado
- 50 miles from Wolf Creek Ski Area
- 4,100± total feet of San Juan River exposure – 1,575 feet on both sides and 2,525 feet of frontage
- 2.5 CFS of primary adjudicated water rights
- 38± irrigated acres – flood irrigation
- 4.0 CFS of additional water rights, which will require further due diligence
- 20 miles from the 8,100-foot Stevens Field runway, offering year-round general aviation service
- 75-minute drive to La Plata County Airport with daily commercial service to Dallas, Phoenix, Denver, and Houston
- Located in Game Management Unit 771, over-the-counter bull elk tags



JEFF BUERGER | [jeff@hallandhall.com](mailto:jeff@hallandhall.com)

HALL AND HALL

(O) 303-861-8282 | (M) 303-229-9932

MATT FORD | [matt.ford@mattfords.com](mailto:matt.ford@mattfords.com)

PAGOSA LAND COMPANY

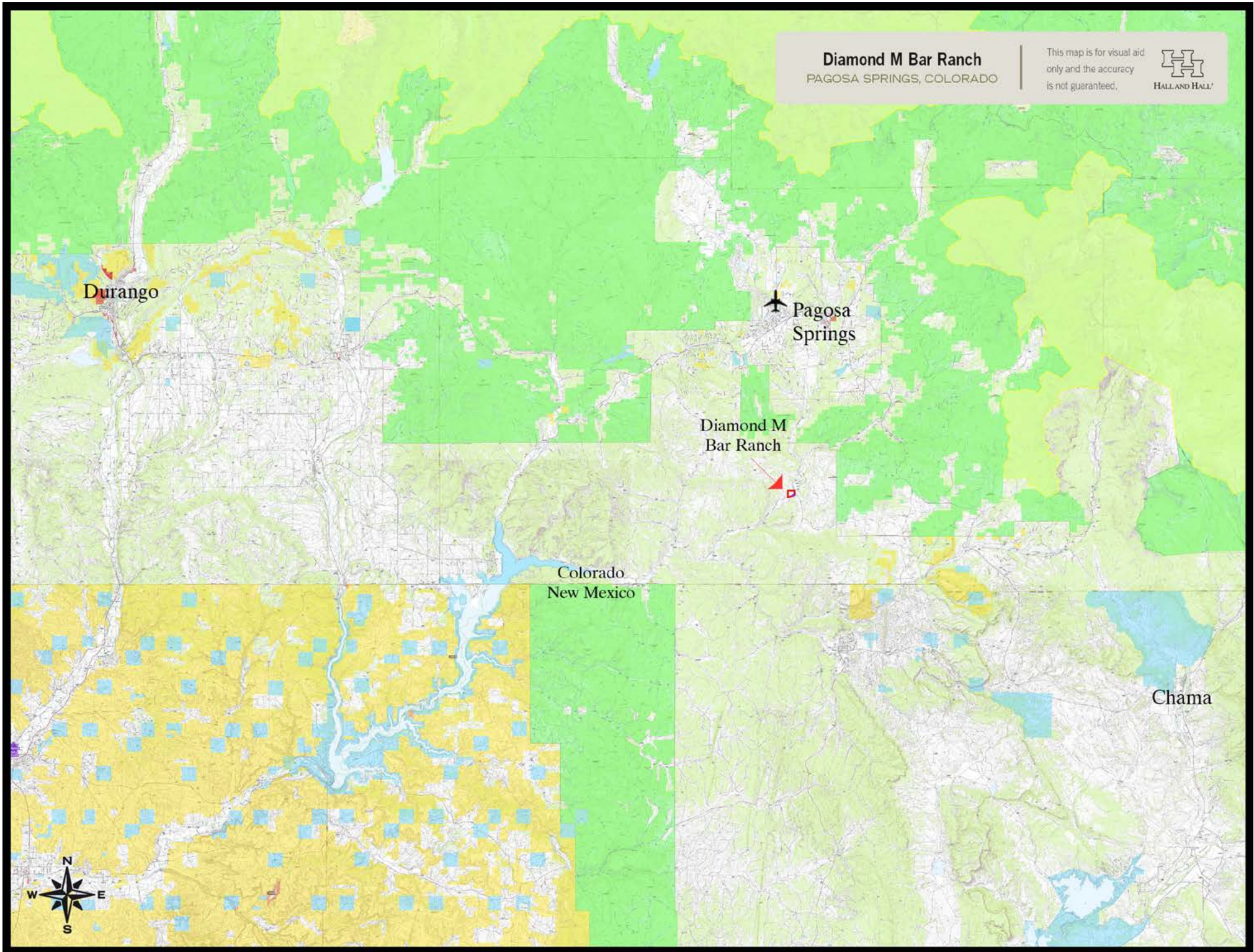
(O) 970-264-5000 | (M) 303-263-2339

This information is subject to errors, omissions, prior sale, change, withdrawal and approval of purchase by owner. All information from sources deemed reliable but it is not guaranteed by Hall and Hall. A partner at Hall and Hall is the agent of the Seller. A full disclosure of our agency relationships is included in the property brochure available at [www.hallandhall.com](http://www.hallandhall.com) or by contacting the Listing Broker.

# Diamond M Bar Ranch

PAGOSA SPRINGS, COLORADO

This map is for visual aid only and the accuracy is not guaranteed.



Durango

Pagosa Springs

Diamond M Bar Ranch

Colorado  
New Mexico

Chama

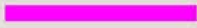


# Diamond M Bar Ranch

PAGOSA SPRINGS, COLORADO



Deeded Land

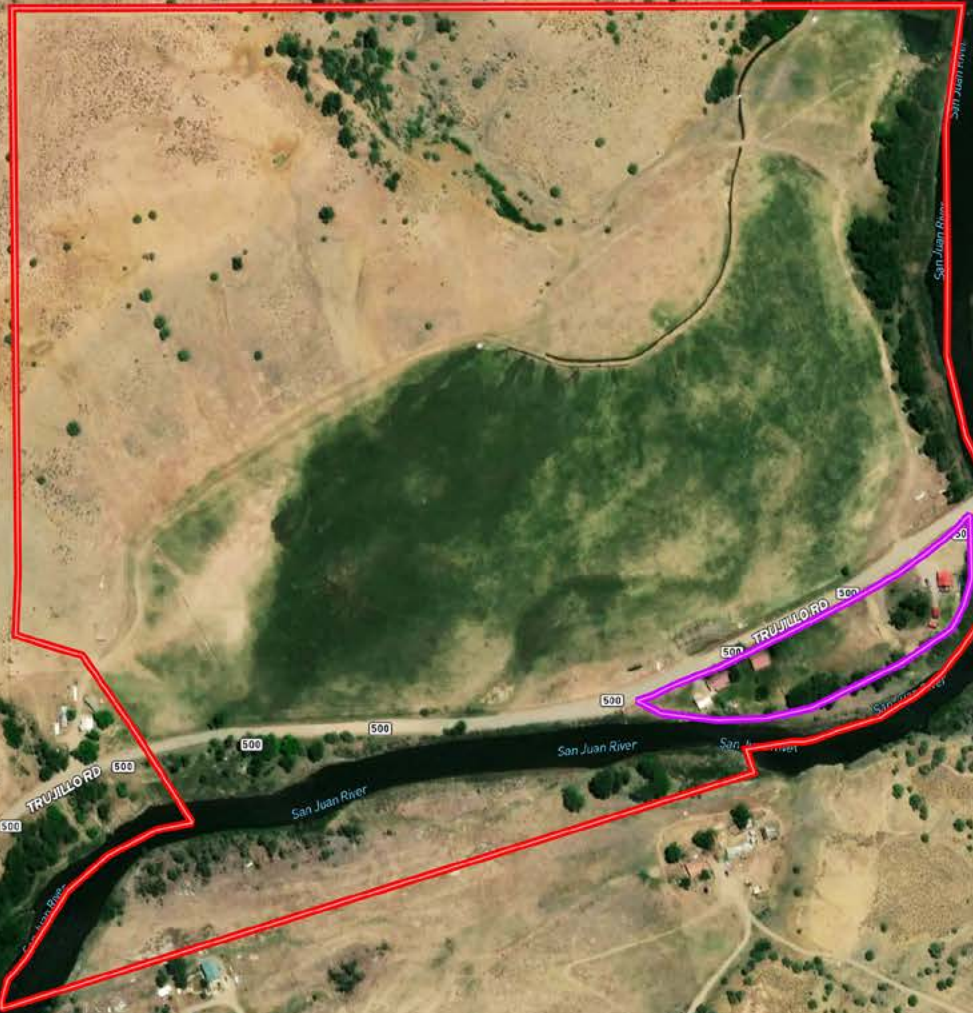


Out

This map is for visual aid only and the accuracy is not guaranteed.



HALL AND HALL



# Diamond M Bar Ranch

PAGOSA SPRINGS, COLORADO

-  Deeded Land
-  Out

This map is for visual aid only and the accuracy is not guaranteed.

