



TWO RIVERS RANCH Price: \$1,500,000

Status: Sold

Zip Code: 81151

County: Conejos

Acres: 1,168

Nearest City: Lasausas

Price: \$1,500,000



GREG WALKER

greg@riverranches.com
720-441-3131
Denver, CO

Property Highlights

CONTRACT PENDING! Two Rivers Ranch has frontage on the Rio Grande and Conejos rivers. Moreover, the unique Conejos diversion flows through the property, as do irrigation ditches and a special warm spring. All the water creates a wetland environment and makes this ranch a true oasis. Just reduced \$100,000 August 2021! 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 for cattle and elk. There's a 15 gpm well so cows can stay off the Rio Grande. Carrying capacity is about 100 pairs. 7.75 shares of the Los Sauces Ditch Company are attached. An adjoining neighbor is currently leasing the ranch. Hosting populations of Mule Deer and Elk, and lying in the...

The above information is from sources deemed reliable, however the accuracy is not guaranteed. Walker & Martin Ranch Sales, LLC assumes no liability for error, omissions or investment results.

©2024 Walker & Martin Ranch Sales, LLC