

*Elbow Room:
Owning
More Of It...*

For those individuals who want a little more space and elbow room, a 35-acre or larger tract may be your Colorado dream. It's a wonderful alternative to living in a crowded subdivision. The surrounding beauty and privacy are priceless. This size parcel is becoming increasingly hard to find, especially for those quality properties that have a nice balance of trees, meadows and good mountain views. Therefore, prices are beginning to rise, due to the low supply and increasing demand for these quality properties. 35+ acre parcels with river frontage or lake frontage are increasingly high in demand and are therefore a wonderful investment opportunity. The reason for this scarcity is due to the fact that most of Pagosa Springs is surrounded by the San Juan National Forest and the Weminuche Wilderness Area.

You may also wonder why there are almost no parcels available in the 15 to 30-acre range. Colorado has definite subdivision requirements, which make it impossible to subdivide parcels of land into less than 35-acre size without complying with rigorous state and county subdivision laws.

There are a number of important considerations when dealing with a large real estate tract. Certain conveniences, such as roads, water sources, and septic systems must be investigated. If looking at a property during the summer months, keep in mind and ask questions as to it's accessibility during the winter months. Winter access may be a problem. Electricity can be quite expensive to bring to a property if it is not already close by.

Contact the LaPlata Electric Company to find out the cost involved, and the amount of rebate one could expect for the up-front costs incurred to bring a main line to one's property. If a well is to be the source for water, contact an expert on the expense of drilling a well, and the probability of good, adequate water. Check out your neighbor's wells and speak with local well drillers. When considering a large parcel you should probably budget between \$10,000 and \$20,000 depending on the depth of the well.

Central water, maintained roads, and utilities are a real plus, and really add to the value of a 35+ acre tract. Keep in mind that it is rare that 35-acre tracts are sold with mineral rights or water rights. However, if mineral or water rights are to be transferred with the acreage, the rights really add to the uniqueness and value. If you buy a tract that is considered "agricultural" by the assessor, your taxes will be considerably less.

Large Acreage T01 - T12



T01 MARTINEZ 240 ACRES (+) -
- This Property Has Incredible Views Of The East Range Which Include Banded Peaks And Square Top. Also Included Are Water Rights, A Well And 2 Large Stock Ponds. >On County Rd 359 X Esmt, (martinez-ram) (307381) rural, tract in 33-1W SEC 34 (596934100011) **\$1,675,000**



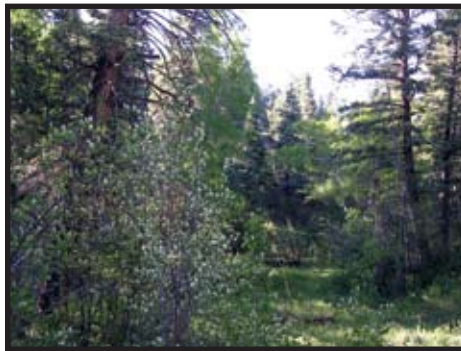
T02 PINON HILLS LLC 175 ACRES (+) -- Several Nice Building Sites On This Great Peice Of Historical Property. Part Of The Old Redding Ranch, This Property Has Views, Trees And An Abundance Of Wildlife. Ag Tax. >On S Rockcliff Cir X, (pinon h-spr) (303369) **pinon hills ranch 2, Lot 34 \$775,000**



T03 PAGOSA CAPITAL 67 ACRES (+) -- Beautiful Property Overlooking The San Juan River. Mountain And Valley Views With Approx 2000 Ft River Frontage. Wildlife Galore!!!!
>On , (pagosa -spr) (307709) **pinon hills ranch 1, lot 26 \$699,000**



T04 STUMP ACRES (+) -- Borders National Forest On 2 Sides! Located In Alpine Meadows, On A Cul-De-Sac, Walking Distance To Lake, Views Of Square Top, Navajo Peak, Mature Pines, Oaks & Great Terrain! >On Boone Cabin Ct X, (stump-esm) (589838) **alpine lakes ranch-am 1, lot 20 \$395,000**



T05 CONLEY 35.02 ACRES (+) - Incredible Piece Of Property, Large Section Of Untouched Very Old Forest, With A Huge Stand Of Aspen Trees, Several Building Sites Possible, New Well That Runs 15-20 Gpm. >On Oakhill Dr X, (conley-wab) (307104) **oak brush hill, lot 12a \$359,000**



T06 HEFFNER 58.53 ACRES (+) -- Great Property With 360 Degree Views, Knoll To Build On. Electric And Telephone On Cr 359. Views Of The Eastern Range, Archuleta Mesa And Southern Exposure. No Covenants! >On County Rd 359 2701, (heffner-esm) (307760) rural, tract in 33-1W SEC 35 (596935300012) **\$279,900**



T07 STEIN ACRES (+) -- Beautiful Easy Access Bldg. Sites With Huge Navajo Peak Views. Seasonal Creek, Ponderosas And Aspens. Maintained Roads, Gated, Underground Utilities. >On Klondike Pl X, (stein-web) (583768) **navajo river ranch, lot 33 \$254,000**



T08 HGH 35.2 ACRES (+) - Beautiful S Facing Lot W/ Seasonal Creek. Perfect For Solar Gain. Has Poured Concrete Basement W/Subfloor-Potential To Be Used For A House Or A Barn. Trees W/Expansives Views. >On Running Horse Pl 2841, (hgh-dat) (307927) **navajo river ranch, lot 24 \$240,000**



T09 CLEMONS 35.43 ACRES (+) -- Spectacular Eastern Range Views, Ridgeline To Build On W/Year-Long Stream Below. Located In Alpine Lakes, Elk Roam The Property, All Utilities, Gravel Road & Great Sunsets! >On Mustang Ct X, (clemons-esm) (306685) **alpine lakes ranch-cp 1, lot 13 \$229,000**



T10 DITTMER 40.58 ACRES (+) -- Gated Community W/ Central Water. Property Has Annual Grazing Lease So Taxes Are Only \$11.16. This Is One Of The Largest Parcels In The Ranch & Is At The End Of A Cul-De-Sac. >On Running Horse Pl X, (dittmei-web) (307730) **navajo river ranch, lot 70 \$224,900**



T11 PINON HILLS LLC 35 ACRES (+) -- A Special Place. 35 Acres Of Peace And Quiet In Gated Community With San Juan River And National Forest Access. Tremendous 360 Degree Views. Pinons And Junipers. >On N Rockcliff Cir X, (pinon h-spr) (303371) **Pinon Hills Ranch 2, Lot 39 \$168,500**



T12 PINON HILLS LLC 35 ACRES (+) -- Lots Of Room To Roam On This Extremely Nice 35 Acre Parcel. Abundant Wildlife And Plenty Of Roads And Trails For Your Snomobile Or To Cross Country Ski. Views And Trees. >On N Rockcliff Cir X, (pinon h-spr) (303372) **Pinon Hills Ranch 2, Lot 40 \$168,500**