

Countywide Small Acreage

See Property Locations on Page 37

Archuleta County Small Acreage

HWY 160 East

San Juan River Resort

Located East of Town, this subdivision offers both mountain and river front properties averaging one half acre in size. One of the few areas for reasonably priced river front property. All major utilities available.

HWY 84 South

Loma Linda

Just 6 miles South of Town, this subdivision offers three to five acre parcels with both meadow and wooded areas on gently rolling hills bordering National Forest. Most major utilities including central water from Pagosa Area Water.

Holiday Acres

Just 3 miles South of Town, this pretty subdivision offers secluded wooded and meadow areas with central water from PAWS and most major utilities. Parcels average three acres in size on gentle hilly terrain.

San Juan River Estates,

Trujillo Road

Located about 17 miles South of Town on Trujillo road, parcels range in size from one-third acre to seventeen. Area has pretty views of San Juan River & some river front property. Longer growing season. Utilities include electric & telephone.

Teyuaken - Piedra Road

Located about 8 miles north on the East side of Piedra Road, this subdivision is made up of predominately three 3 acre size parcels. Area has its own central water system from community well. Wooded rolling hills, open meadows, and big views characterize this area.

Lost Valley of the San

Juans

This pretty subdivision lies in Mineral County, containing some of the most remote and beautiful properties in the area.

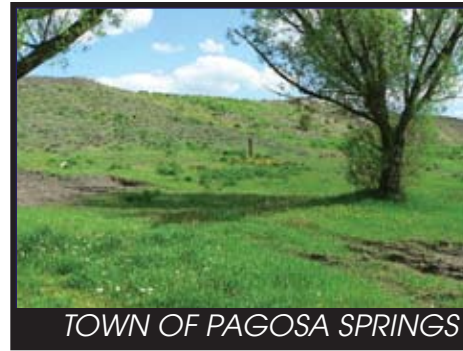
The Reserve at Pagosa Peak

Unparalleled Mountain Views and pretty meadows are combined with Aspen groves and tall Ponderosa Pines.



PAGOSA DEVELOPMENT

D13 KANTER 1.05 ACRES (+) -- Nice Property At The End Of A Cul De Sac, Eastern Mountain Views, Large Properties On 2 Sides, Trees, Oaks, Very Private, Easy To Build On With Utilities >On Fritz And Mabel's Pl 218, (kanter-esm) (307216)
pagosa development 2, lot 35 \$84,900



TOWN OF PAGOSA SPRINGS

D14 BROWN .25 ACRES (+) - Great Downtown Location Close To Shopping And The Hot Springs. Paved Road And All Utilities In Place. North Range Mountain Views. One Of The Few Lots Available In Old Town. >On S 7Th St 310, (brown-his) (584048)
Pagosa Springs, Blk 50, Lot 10 \$57,000



SAN JUAN RIVER ESTATES

D15 WILLETT 17.77 ACRES (+) - Enjoy Magnificent Rocky Mt & San Juan River Views. The Only Neighbor Is The Abundance Of Wildlife. Recently Surveyed With Phone & Elec On Property. >On County Rd 500 Esmt X, (willett-grl) (307857)
san juan river estates 2, tract 9-10 & 12 \$150,000



THE RESERVE AT PAGOSA PEAK

D16 SINGLETERRY .61 ACRES (+) -- Pretty Wooded Lot With Pagosa Peak Views. Located In The Prestigious Reserve At Pagosa Peak, Paved Roads, Onsite Concierge, Playgrounds, Picnic Areas And 105 Acres Open Space >On Chase Ct 83, (singlet-dav) (307967)
reserve at pagosa peak 1, lot 09 \$119,000



THE RESERVE AT PAGOSA PEAK

D17 SINGLETERRY .93 ACRES (+) -- Gorgeous lot w/ huge Pagosa Peak views & beautiful aspen grove. Located In the Prestigious Reserve At Pagosa Peak, Paved Roads, Onsite Concierge, Playgrounds, Picnic Areas. >On Dylan Dr 39, (singlet-dav) (588806)
reserve at pagosa peak 2, lot 36 \$199,000



THE RESERVE AT PAGOSA PEAK

D18 BURKE .52 ACRES (+) - Situated In A Wooded Area With Wonderful Pagosa Peak And Valley Views. Borders Greenbelt Which Leads Right To The National Forest. Lots Of Big Ponderosa Pines. >On Casey Ct 285, (burke-his) (307502)
reserve at pagosa peak 2, lot 49 \$185,000



TEYUAKAN

D19 PASKEY 10.28 ACRES (+) - Three Parcels Make Up Ten + Beautiful Green Valley Equestrian Acres. Alos Parcels Can Be Purchased Separately With Possible Owner Carry. >On Roush Dr 2081, (paskey-gun) (585007)
teyuakan 2, lot 18 \$368,500



RURAL (NO SUBDIVISION)

D20 SCHAFFER 3.51 ACRES (+) -- Rare Find! Located On Prestigious Snowball Rd! Fabulous Views Of The Historic Valley & Pagosa Peak! Nice Secluded Parcel With Lg Pines, Oaks, City Water, Electric & Telephone >On County Rd 200 X, (schaffe-esm) (585607)
schaffer minor, Lot 02 \$269,000



LOST VALLEY OF THE SAN JUANS

D21 LUTKE .55 ACRES (+) -- "Just Doesn't Get Any Better" Mountain Views... Truly A Lovely Place To Build, Peaceful and Bright. >On , (lutke-web) (304327)
lost valley san juan 2, blk 6, lot 3 \$39,900

Just Listed! Last Minute Listings You MUST See!

Call (970) 264-2200 For More Info on These Listings



The Cole Home
MLS 588804
\$169,000



The Keefe Home
MLS 592035
\$125,000



The Stuckwisch Home
MLS 593954
\$184,900



The Herman Home
MLS 314109
\$182,000



Three Acres, Bystedt
MLS 593150
\$317,000



ON MARKET WHEN COMPLETE!

The Palmer Home
Price and MLS
To Be Announced