

Welcome To Pagosa Springs

The Colorado You've Always Dreamed Of...



Jim Smith

Owner and Managing Broker



Welcome to the most beautiful place on earth, where the natural beauty of the San Juan Mountains overlooks a small town with wonderful neighbors and a sunny disposition. I'm Jim Smith, owner and managing broker of Jim Smith Realty. I've had the privilege of living and raising a family in this paradise for over 28 years. This very special town attracts a community of good people who make great neighbors and friends. My children, three wonderful girls, have grown up in this town and are now all college graduates. My wife, Nancy, is active in the community that is still a fantastic place to live for people of all ages. We are proud of our community and the recent growth we've experienced. We're welcoming new neighbors every day, and helping them find the homes of their dreams. Please feel free to visit one of our two offices and meet with a Jim Smith Realty agent. We can show you around the area and tell you why we all love it as much as we do.

Come In and Chat for a While

Pagosa Country is growing, and we're growing too! We have two easy-to-find locations in the Pagosa Springs area. Our Downtown Office is on Main Street near the big turn and next door to the Court House.

Our new Midtown office on Put Hill opened in May, 2006. Stop in and visit us any time! We love meeting new people and will always have time for you.

If you're interested, stop in and ask for a tour of our downtown expansion. We've more than doubled the size of our office to allow our customers more privacy and to increase productivity. With great people working on the office expansion and in it, we just can't go wrong.

Why The Guide?

This magazine is an effort to allow you to sample the real estate offerings in the Pagosa Springs area, to give you valuable information about the things you should think about when purchasing real estate in Pagosa, and to let you in on some of the great recreational opportunities available. A lot of folks prefer to search on their own before contacting a REALTOR®, and this is a great tool. We hope you will find the Guide helpful in your search for your dream. We also have up-to-the minute listings on our websites.

We print the Guide as a resource for everyone, local or not. To request a print edition via mail, please write to:

Jim Smith Realty
PO Box 1680
Pagosa Springs, CO 81147

or email us at JSRealty@JimSmithRealty.com. We'll happily send you the latest edition.

Visit Us on the Web

Be sure to visit our websites. For up-to-date real estate information and listings, go to www.JimSmithRealty.com,

For general information about the Pagosa Springs area, its amenities, facilities, and recreational opportunities, etc., go to www.Pagosa.com.

Look for the famous Jim Smith Realty Webcams and the Pagosa Country Living section, written by Pagosans for Pagosans (or those who wish they were)! The Adventure Section is packed with informative articles about the outdoor life you'll love in this area.

Soon after this issue of the magazine is published, it will be available online for you to download or view in our dynamic flipviewer format at www.ThePagosaMagazine.com.

Check out www.PagosaData.com for County Property Sales and Tax Information. You can also email us at any time at JSRealty@JimSmithRealty.com.

We'd love to hear from you!
See an index of all of our websites at: www.PagosaCountry.com

Your Future Friends

With agents from all walks of life and all over the country, I have no doubts that you'll find not only a professional REALTOR®, but also a new friend.

The agents of Jim Smith Realty are dedicated people: involved in community activities, devoted to their families and always ready to do their best for you, a customer and friend.

We've got native Coloradans, transplanted Texans, sweet Southerners, agents from the Northern States and Californians, all with one thing in common: We're here to help you.

Read their bios throughout this Magazine to find the right one to connect with.

Drop in and let us help you find your dream!

Pagosa is Home



Carol Sexton,

Broker/Manager

I love working with and meeting new people, and always feel a great sense of accomplishment when I know I've helped someone realize their dreams. There's nothing more satisfying than to find I've gained a new "friend" in the process. I really do love my job - all aspects of it!

I was born and raised in Northern California near Mt. Shasta and my family relocated south, near Chico, where I worked in two Government Agencies. They were both high-pressure jobs, and they taught me the "low pressure demeanor" I now carry and pass along in my real estate world.

Pagosa Springs is our home now and we have never regretted a minute of it! My husband Mike and I are happily raising one daughter still at home, while our other daughter has graduated high school and we are proud to say she is doing great out on her own, seeking and living out her hopes and dreams. Pagosa still has such a sense of small-town community, full of friendly faces, and the glorious scenery is something so rare and precious in today's busy world. We feel very fortunate. Small town living is at it's best right here.

There are numerous activities and clubs to get involved with in this wonderful community. I personally enjoy photography, where I sit as Vice President for the Pagosa Photo Club, hiking, biking and camping (in our travel trailer of course). Sometimes there are so many other activities going on here that it's hard finding time to do everything I want!

My husband is an avid fisherman, and in fact, owns and operates "Cutthroat Anglers," a local guide service and is a team member of the U.S. Fly Fishing Team, where he was 1 of 5 that represented the U.S. in the Fly Fishing Olympics in Portugal. Our oldest daughter is successfully seeking a career as an Actress and has been on numerous shows, commercials and movies. Our youngest is aggressively pursuing her hobby of snowboarding. We have been blessed with a wonderful life together, and I can only say that as far as hometowns go, Pagosa Springs is definitely a winner.

I am a full-time dedicated real estate professional who is both qualified and experienced. My accomplishments are proof of my commitment to whomever I work with:

- * Manager of both the Uptown and Downtown Offices
- * #1 Real Estate Office in # of Lists & Sales - 1995-2006
- * 1997 Colorado REALTORS® of the Year
- * 1996 Local REALTORS® of the Year
- * PSAAR President 1996-97
- * PSAAR Vice President 1995-96
- * Member of the National Referral/Relocation System, the Colorado Association of REALTORS® & the National Association of REALTORS®.

In addition, I am a fully licensed Real Estate Broker, I have the extra experience & education required to handle all those questions and concerns that come up in the business of listing and selling real estate.

So whether you are interested in buying or selling real estate, I've got the experience, the credentials, and most of all, I'd love to help!

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