

\$2,295,000 - 777 County Road 977, Ignacio

MLS® #IR1024779

Listing Office: Hayden Outdoors - Windsor

\$2,295,000

2 Bedroom, 1.00 Bathroom, 1,560 sqft

Farm on 264 Acres

none, Ignacio, CO

The Arboles Lakes and Irrigation Ranch has a wonderful combination of a home, outbuildings, multiple ponds, irrigated fields, a live water creek and water rights, all of which provide an excellent recreational environment. This is truly a unique property for this area with boundless possibilities. Stand in the middle of this property and turn in place...you views of both the La Plata and San Juan Mountain Ranges. The Arboles Lakes and Irrigation Ranch boasts +/-263.5 acres of recreational diversity anchored by five ponds and a live water creek. These water sources provide irrigation to vast alfalfa fields that attract and nourish wildlife while also producing an income for the owner. Sambrito Creek runs for more than a half mile through the western portion of this ranch. The eastern side of the property features a dense, cedar covered hillside. The property comes with the following water rights: 3 CFS from Sambrito Creek. 40 deeded shares from the Pine River Canal. A two bedroom, one bath home and a 60'x100' metal shop sit atop the high point on the ranch overlooking ponds. The future uses of this building are endless. With the interior rafters at nearly 20 feet tall, you could finish a loft, or use the building as a mechanic or fabrication shop. The home features a large living room, bonus room and a large covered, east facing patio that is set to deliver awe inspiring views of the San Juan mountain range. There is also an oversized, attached garage area with storage rooms and plenty of space for vehicles, gear



and equipment, all without going outside. There is a large and small aviary on the northern side of the property. Constructed as a large raptor sanctuary or rehabilitation facility and has been used in the past as flight pens for quail and pheasants. This is a high quality, partially open-air building and you would only be limited by your imagination. Many more details available!

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Listing Courtesy of Hayden Outdoors - Windsor

Essential Information

MLS® #	IR1024779
Price	\$2,295,000
Bedrooms	2
Bathrooms	1.00
Square Footage	1,560
Acres	263.50
Type	Farm
Sub-Type	Farm
Status	Active

Community Information

Address	777 County Road 977
Subdivision	none
City	Ignacio
County	Archuleta
State	CO
Zip Code	81137

Amenities

Parking Spaces	6
# of Garages	6

Interior

Heating	Forced Air
Stories	One

School Information

District	Other
Elementary	Other
Middle	Other
High	Other

Additional Information

Date Listed	January 17th, 2025
Zoning	AG

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