

HAYSTACK MOUNTAIN RANCH

— 204± ACRES | PAGOSA SPRINGS, CO —

St. James
SPORTING PROPERTIES

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EXPERIENCE THE ENCHANTING BEAUTY OF HAYSTACK MOUNTAIN RANCH, A SCENIC OASIS IN SOUTHERN COLORADO. THIS REMARKABLE ESTATE, SPANNING APPROXIMATELY 204 ACRES AT AN ELEVATION OF 7400 FEET, CAPTIVATES WITH ITS SWEEPING VISTAS & LUXURIOUS LIVING SPACES.

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PROPERTY HIGHLIGHTS

- 204 Acres
- 18,647 Sq. Ft. House
- 9 Bedrooms, 10 Full & 2 Half Baths
- Estate Sits at an Elevation of 7,400'
- Game Management Unit 77
- Big Game Species: Elk, Mule Deer, Bear & Mountain Lion
- Small Game Species: Turkey & Grouse
- Over-the Counter Tags: Elk, Bear, Mountain Lion & Turkey
- Landowner Preference Program (LPP) Eligible: Mule Deer
- Borders National Forest





**IMMERSE YOURSELF IN SERENITY AS YOU ENJOY THE HEATED POOL AGAINST
THE BACKDROP OF MAGNIFICENT MOUNTAIN VIEWS.**

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HAYSTACK MOUNTAIN RANCH

204± ACRES | PAGOSA SPRINGS, COLORADO

Haystack Mountain Ranch is a beautiful southern Colorado ranch with a luxury home that boasts of spectacular views in every direction. The Estate encompasses approximately 204 acres sitting at an elevation of 7400', making it a gem on top of a mountain. The rich vegetation, large rock outcroppings, and serene meadows make the section of land a perfect location for wildlife. Located in Colorado's GMU 77, the property offers Over-The-Counter Elk tags for the archery, 2nd and 3rd rifle seasons, and the ranch could be eligible for Mule Deer vouchers through enrollment in the Landowner Preference Program. There are also additional hunting and fishing opportunities on the neighboring ranch. The ranch hosts numerous trails within the property and the adjoining National Forest, making it perfect for enjoying an ATV or horse ride. The star of the property is the luxurious Southwestern style residence. The home is 18,647 SF with plenty of room for spacious living, entertainment, and hosting. With 9 bedrooms, 10+ bathrooms, a Grand living room, a meeting/board room, office, kitchen with walk-in cooler, sauna, gym, heated pool, game room, bar room, and a walk-in wine cellar, the possibilities for this home are endless. The multiple fireplaces throughout the home give it a lavish feel. Enjoy year-round local area activities including hiking, skiing, snowboarding, rafting, fishing and more. The ranch is just a short 50-minute drive to Durango's La Plata County Regional Airport offering flights to Denver, Dallas, Houston, and Phoenix.

THE HOUSE

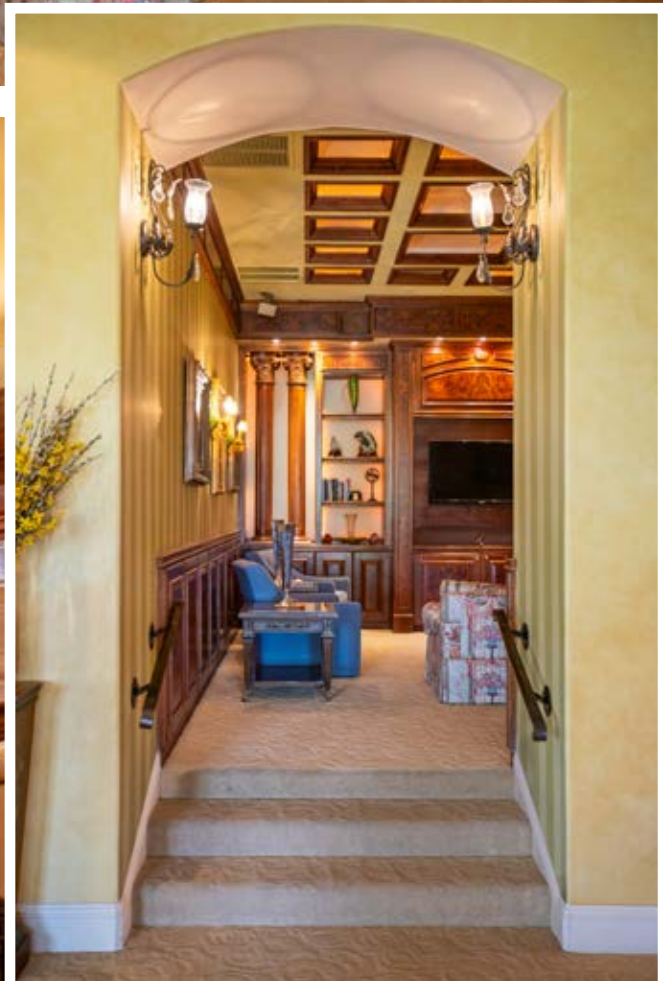
- 9 Bedrooms
- 10 full and 2 half baths
- 2 Dining Rooms
- 2 Laundry Rooms
- Kitchen with walk-in-cooler
- Industrial Ice Maker
- Bar Room
- Walk in Wine Cellar Room
- Meeting Room
- Office
- Sauna
- Workout Room
- Game Room
- Grand Living Room
- Multiple Fireplaces
- Heated Pool
- Utility Shop

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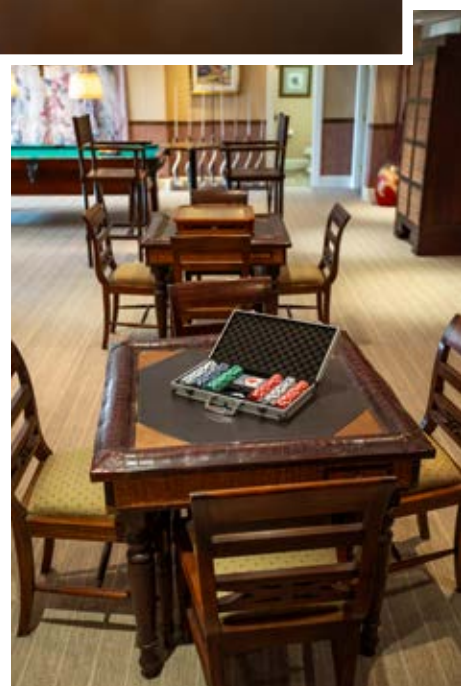
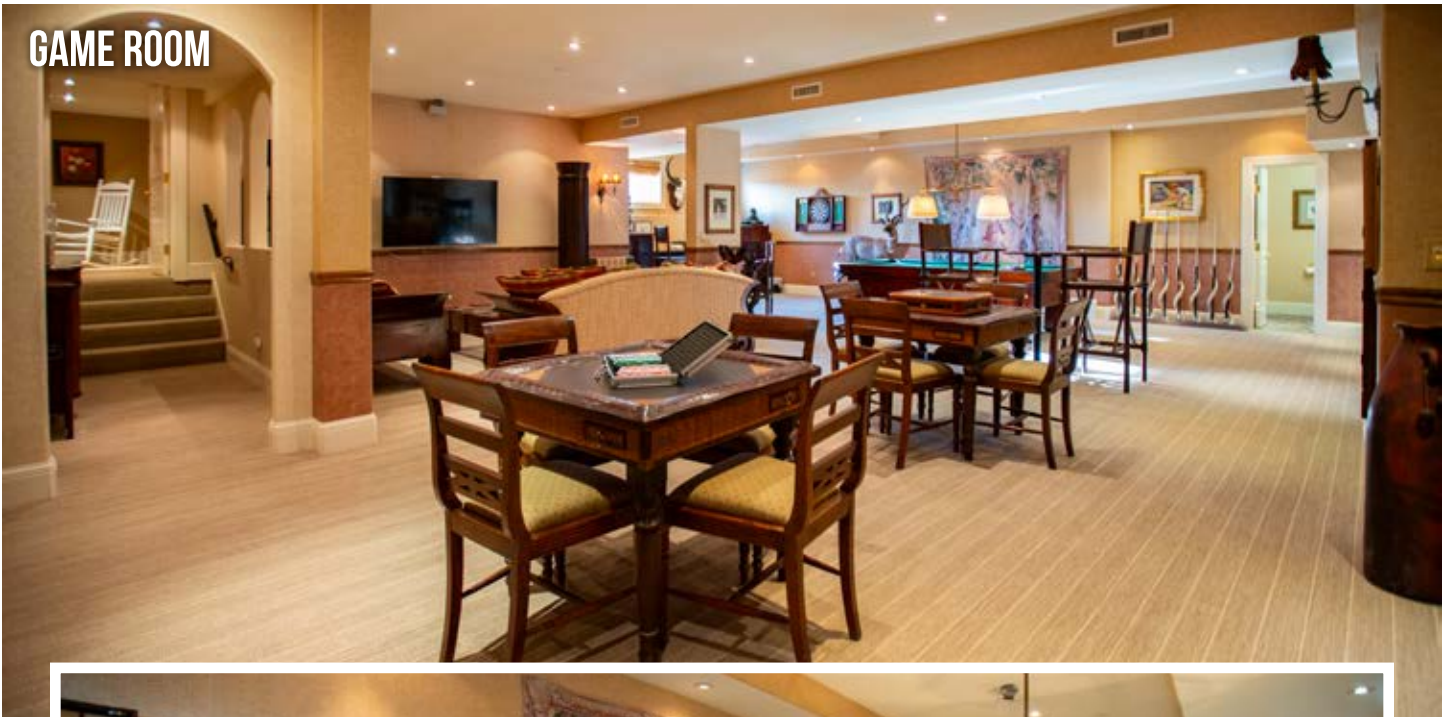


GRAND LIVING ROOM





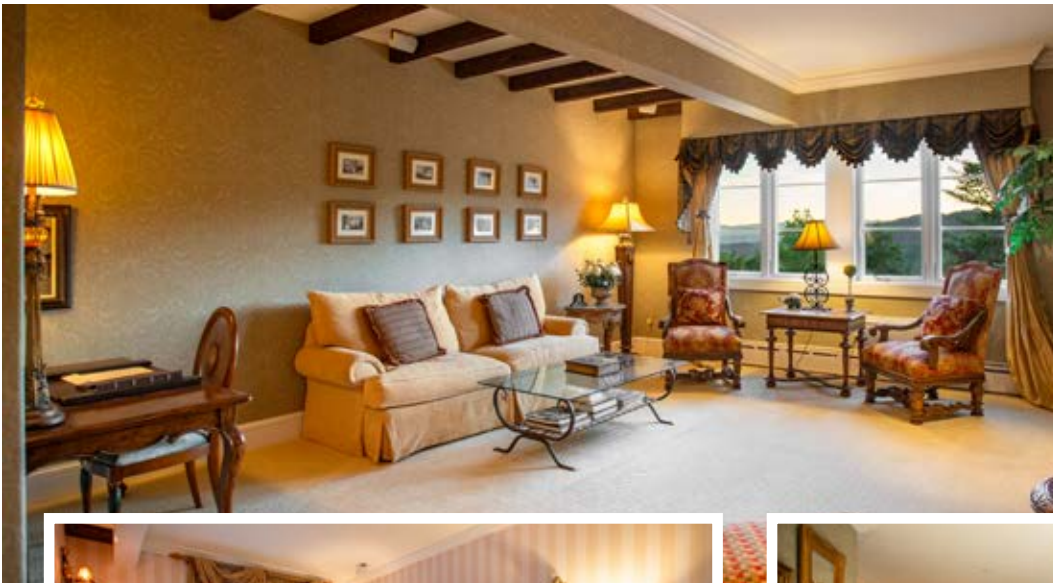
GAME ROOM

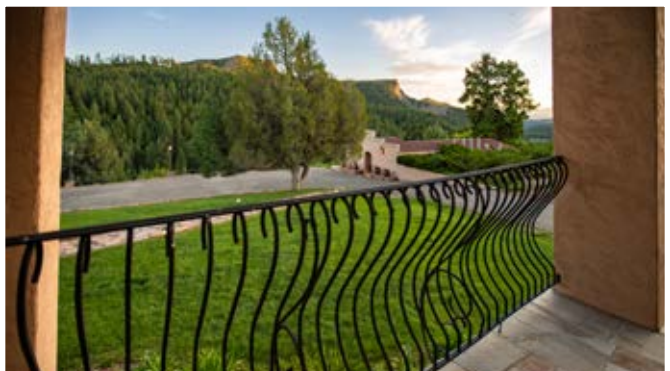


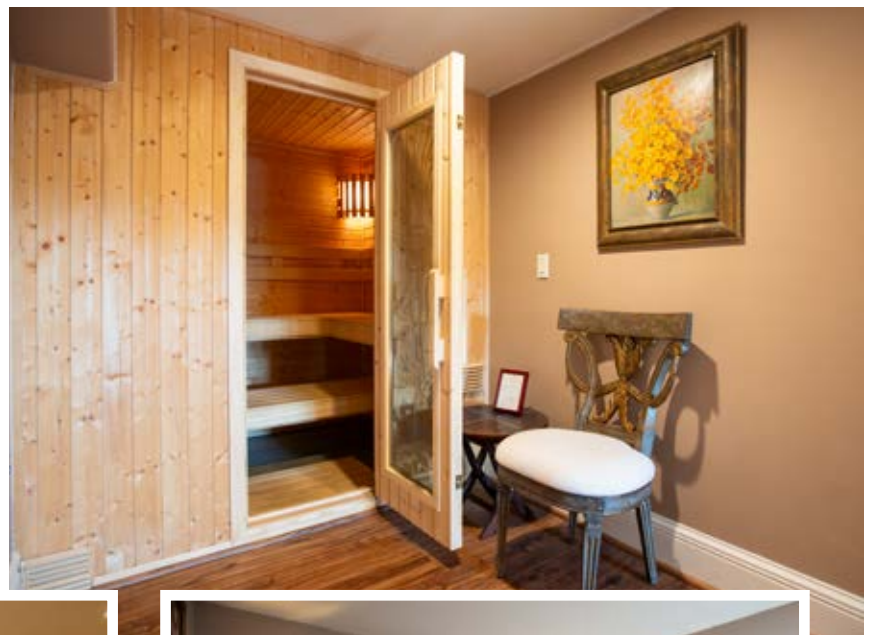
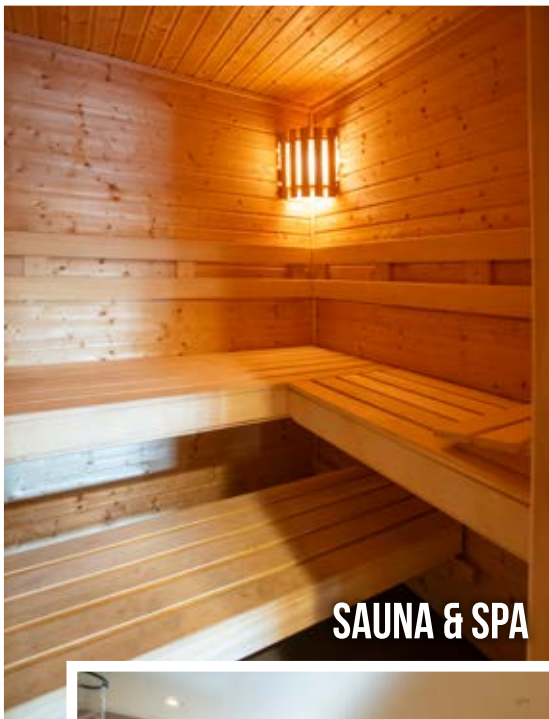




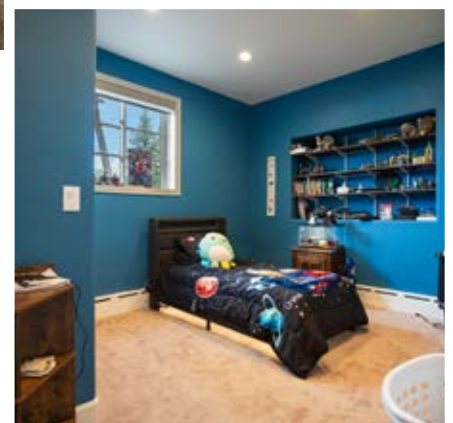














HUNTING

- GMU: 77
- Big Game Species: Elk, Mule Deer, Bear, Mountain Lion
- Small Game Species: Turkey and Grouse
- Over-the Counter Tags: Elk, Bear, Mountain Lion & Turkey
- Landowner Preference Program (LPP) Eligible: Mule Deer
- Borders National Forest

THE LAND

- Aspen, Ponderosa and Pinion Pines
- Meadows (could be used for horse pasture)
- Bordering National Forest with rock outcroppings
- Access to fishing and additional hunting opportunities (ask broker for specific details)

AREA RECREATION HIGHLIGHTS

- All seasons: Fishing, Hot Springs, Hot air balloon
- Spring: Whitewater Rafting, & Hiking
- Summer: Biking, Kayaking, Golf, 4-Wheeling, & Horseback Riding
- Fall: Hunting, Wildlife Viewing and Foliage Color change
- Winter: Skiing, Snowmobiling, Cross Country Skiing, Snowshoeing, Sledding, & Ice Skating

LOCATION

- Pagosa Springs CO. : 15 miles (dining and attractions)
- Durango CO. : 50 miles (airport, dining and attractions)
- Wolf Creek Ski Area : 40 Miles, Purgatory Resort : 75 miles
- Mesa Verde National Park : 80 miles
- Great Sand Dunes National Park : 125 Miles





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STEALTH CAM 11:23 AM 06/07/23 62F SISP 29

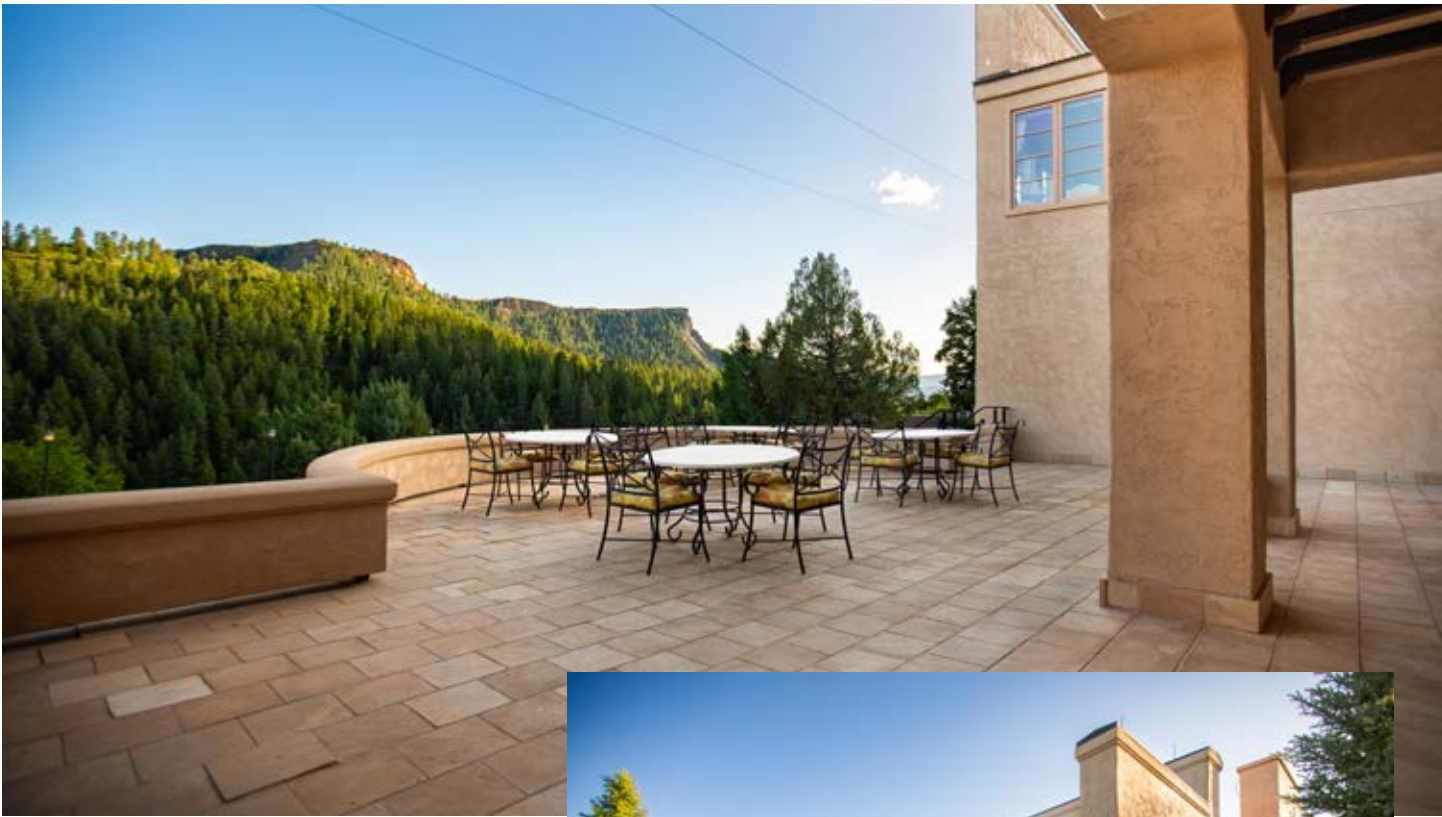


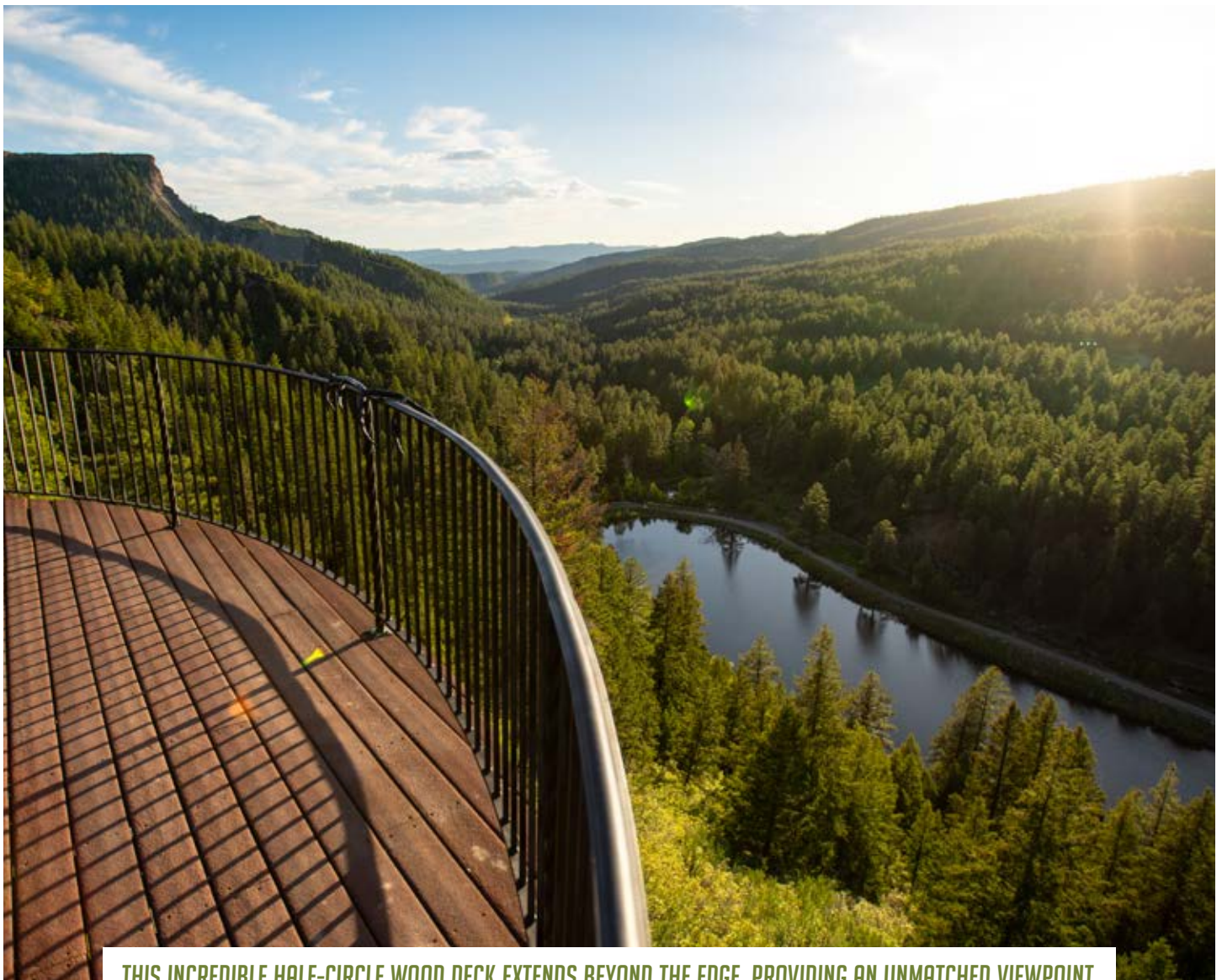
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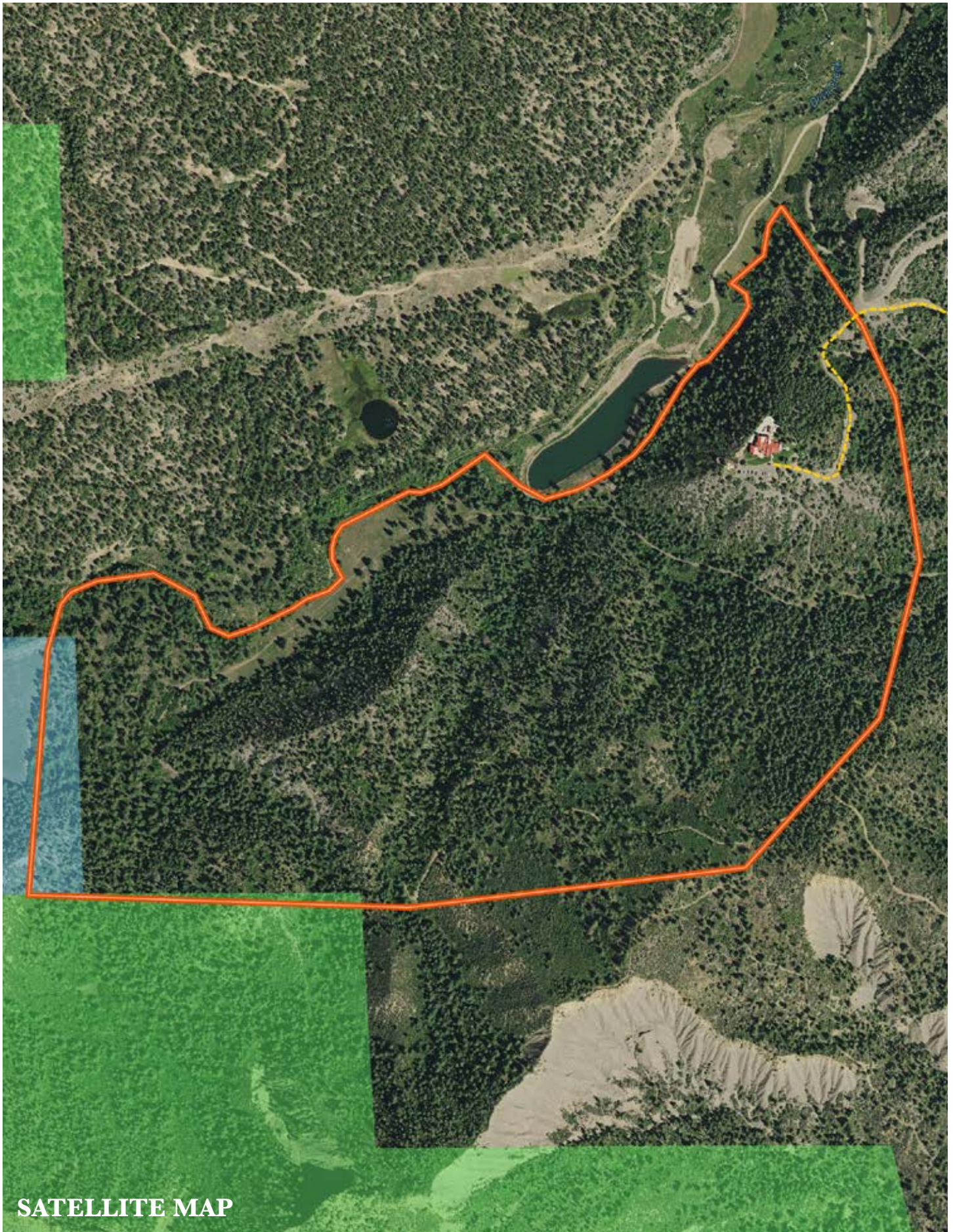


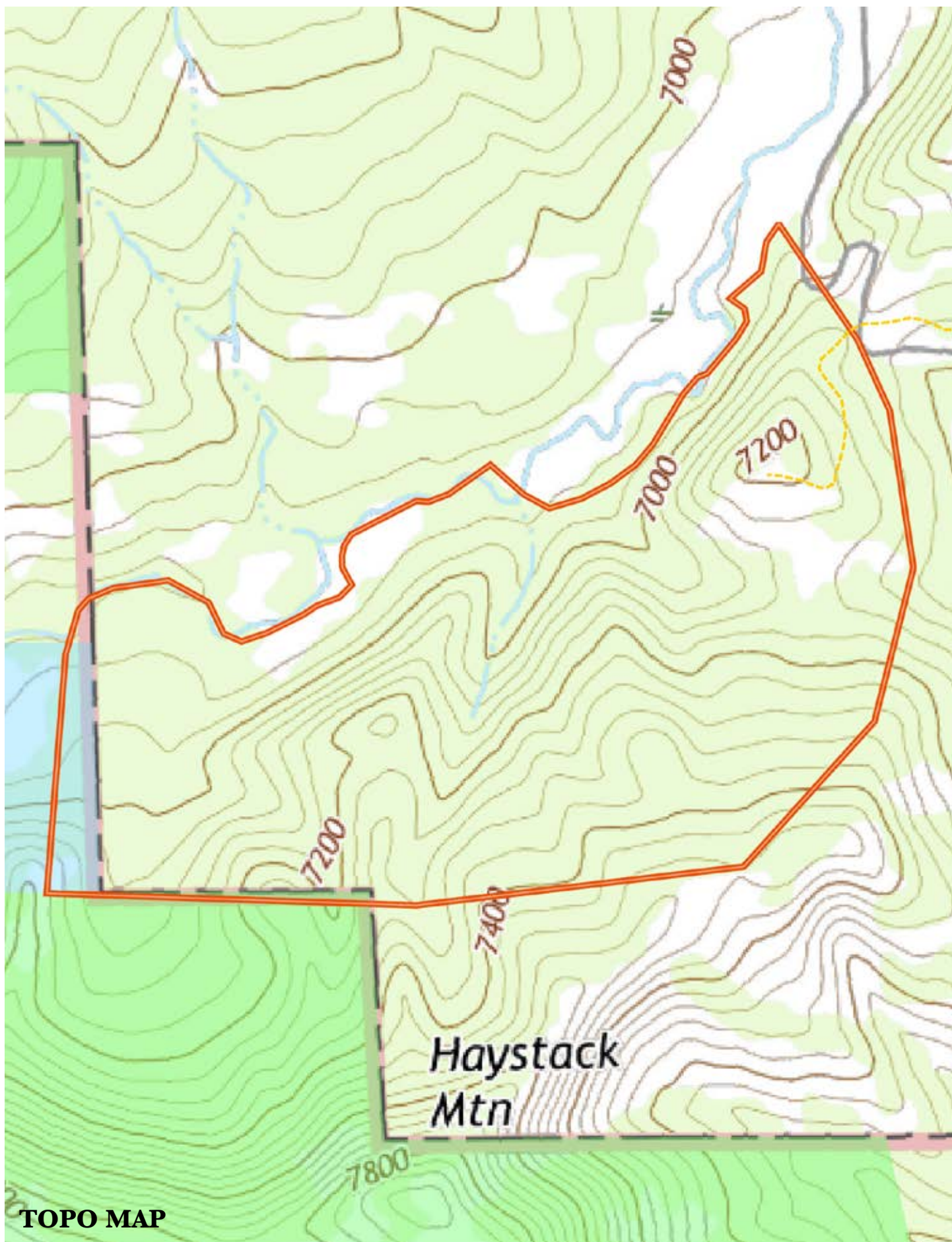


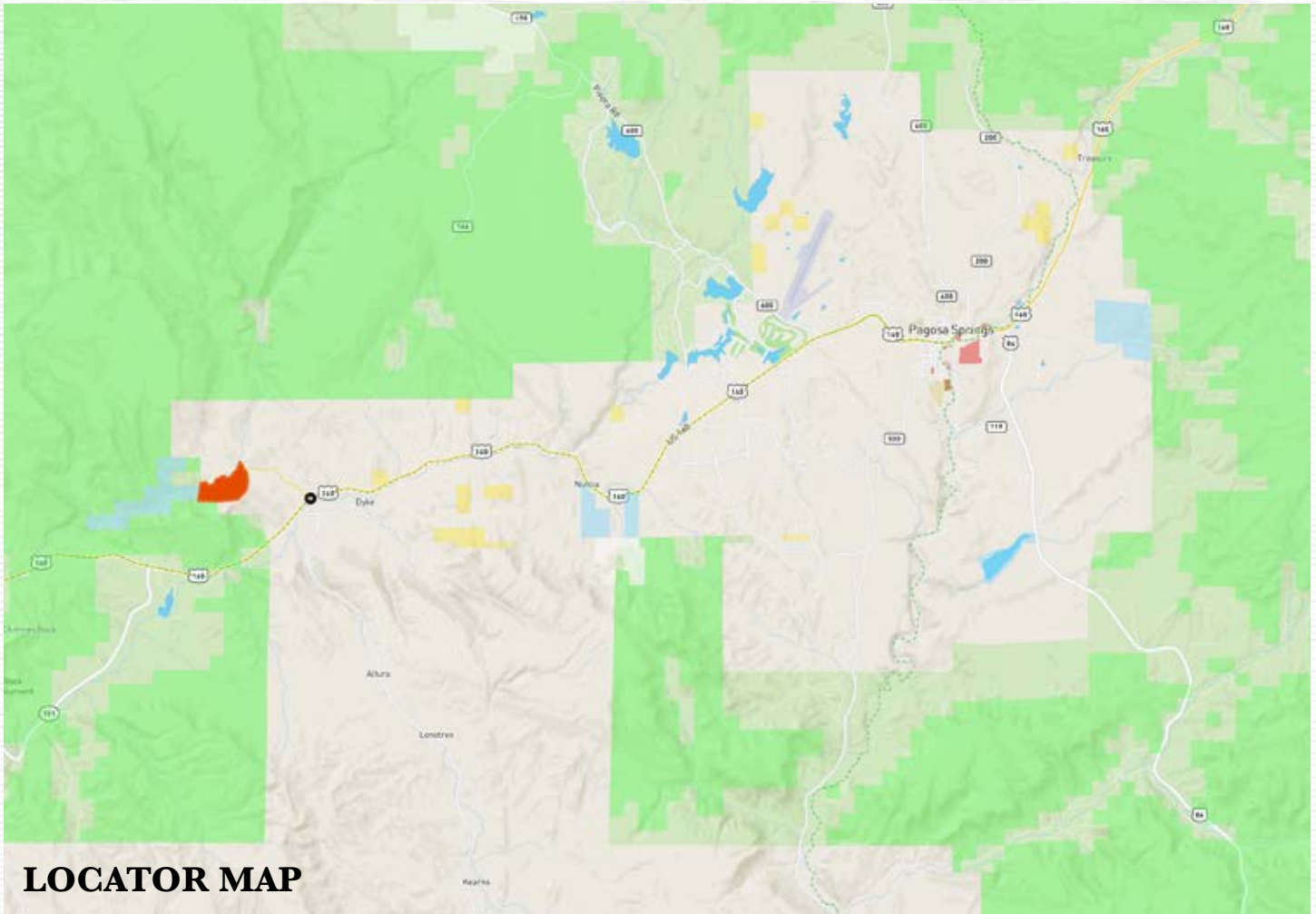


THIS INCREDIBLE HALF-CIRCLE WOOD DECK EXTENDS BEYOND THE EDGE, PROVIDING AN UNMATCHED VIEWPOINT. TAKE IN THE BREATHTAKING MOUNTAINS, SPOT WILDLIFE, AND APPRECIATE THE PEACEFUL VALLEY BELOW.









LOCATOR MAP

St. James

SPORTING PROPERTIES

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Colorado, Idaho, Kansas, Montana, New Mexico, Nebraska, Utah & Wyoming

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