

Raton Park Ranch
O
Monte Vista, CO 81144

\$795,000
510 +/- acres
Rio Grande County



Raton Park Ranch
Monte Vista, CO / Rio Grande County

SUMMARY

Address

O

City, State Zip

Monte Vista, CO 81144

County

Rio Grande County

Type

Hunting Land, Ranches, Recreational Land,
Undeveloped Land

Latitude / Longitude

37.5268881878 / -106.372135575

Taxes (Annually)

8666

Acreage

510

Price

\$795,000

Property Website

<https://stjamesssportingproperties.com/property/raton-park-ranch-rio-grande-colorado/10369/>



PROPERTY DESCRIPTION

Raton Park Ranch located south of Del Norte, just a short drive from Monte Vista, is a 510+/- acres, secluded property with varied terrain from rolling, grassy, meadows to pine and aspen covered mountains and live creek. Remarkable panoramic views of the San Luis Valley stretch as far as the eye can see. The land borders National Forest on three sides, which offer additional hunting, hiking, and camping opportunities.

PROPERTY ATTRIBUTES

- Borders over 200,000 acres of Rio Grande National Forest
 - Elevation 9,400-10,000 feet
 - 385 yards of Middle Fork Creek
 - 3.75 miles of a private road with shared access (behind three locked gates, and only three owners behind the last gate)
 - Zoned Vacant Land, Annual taxes \$8,665.94
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RECREATION

- GMU 80
 - Elk, Deer, Turkey, Bear, and Mountain Lion hunting
 - Over-The-Counter licenses for Elk for Archery and 2nd and 3rd Rifle seasons
 - Five Month, Private Land Only, Cow Elk List B License
 - The Rio Grande River is just as popular for fishing as it is rafting. The river has a designated Gold Medal Trout section with an abundance of native species among Colorado's "least-touched" waters.
 - The Rio Grande River is an easy day out on the water. In general, most trips consist of Class I, II, and III rapids. Adventurous rafters can find Class III and IV rapids in the Upper Box Section.
 - Rock Climbing at Penitente Canyon features more than 300 sport-climbing routes.
 - 34 miles (38 minutes) to Wolf Creek Ski Area
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LOCALE

- Monte Vista 16 minutes (13mi)
- South Fork 17 minutes (15mi)
- La Garita 20 minutes (14mi)

- Alamosa 36 minutes (31mi)
 - Pagosa Springs 1 hour and 7 minutes (58.3mi)
 - San Luis Valley Regional Airport (ALS) 39 minutes (33mi)
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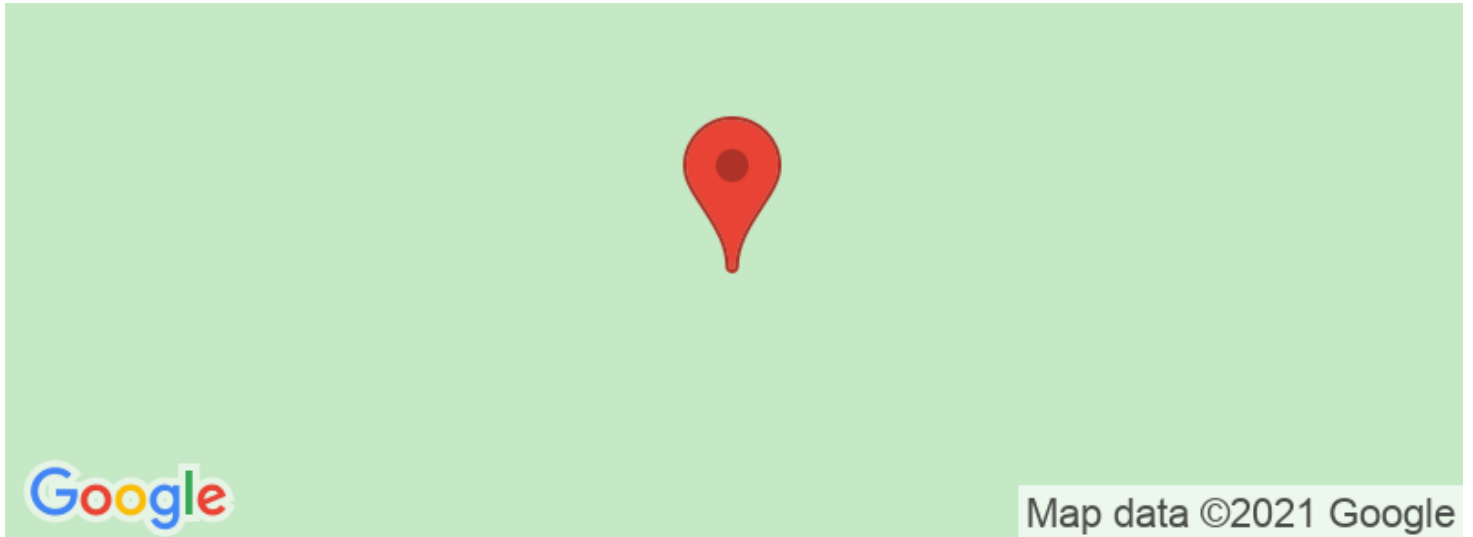
SUMMARY

With just a short drive to local repairs, restaurants, and fuel, this peaceful sanctuary is just far enough to enjoy a relaxing getaway but still close enough to find the amenities you need. Call Darrell Fisher 719-252-8244.

Raton Park Ranch
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Locator Maps



Aerial Maps



LISTING REPRESENTATIVE

For more information contact:



Representative

Darrell Fisher

Mobile

(719) 252-8244

Email

darrell@sjsportingproperties.com

Address

721 Main Street

City / State / Zip

Windsor, CO, 80550

NOTES

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DISCLAIMERS

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St. James Sporting Properties

721 Main Street

Windsor, CO 80550

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SJSportingProperties.com

