

Alamosa River Ranch
38938 Forest Service Road 250
Del Norte, CO 81132

\$1,350,000
159± Acres
Conejos County



Alamosa River Ranch
Del Norte, CO / Conejos County

SUMMARY

Address

38938 Forest Service Road 250

City, State Zip

Del Norte, CO 81132

County

Conejos County

Type

Hunting Land, Ranches, Recreational Land, Undeveloped Land,
Lakefront, Riverfront, Horse Property

Latitude / Longitude

37.3949 / -106.4194

Acreage

159

Price

\$1,350,000

Property Website

www.mossyoakproperties.com



PROPERTY DESCRIPTION

Embrace the untamed spirit of the southern Colorado wilderness at Alamosa River Ranch, an expansive 159-acre sanctuary where rugged alpine landscapes meet pristine waters. Perfectly positioned for those drawn to sweeping open spaces and genuine seclusion, this vast holding offers a quintessential Rocky Mountain backdrop defined by fresh mountain air, towering timber, and uninterrupted natural beauty. Whether envisioning a private sporting retreat or a legacy wilderness estate, the setting delivers a rare balance of scenic grandeur and endless outdoor adventure.

Location

Nestled along Forest Service Road 250 in Conejos County, near the vibrant mountain community of Del Norte, the property enjoys an enviable setting immersed in southwest Colorado's majestic outdoors. This scenic region is celebrated for its dramatic high-country scenery, uncrowded terrain, and deep-rooted heritage of ranching and recreation. Positioned within reach of expansive public lands, the property allows owners to enjoy boundless backcountry exploration while remaining connected to the charming amenities, historic culture, and regional services found throughout the San Luis Valley.

Land and terrain

Spanning 159 diverse acres, the acreage captures the essence of classic Colorado high country. The terrain features a rich mosaic of wooded tracts and untouched open ground preserved in its natural state, establishing a timeless wilderness ambiance. With direct frontage on both a river and a lake, the parcel offers coveted water-oriented topography that creates a picturesque setting for outdoor living, quiet relaxation, and scenic appreciation across every corner of the boundary.

Improvements and infrastructure

Offered as a pristine canvas of undeveloped land, the ranch presents a blank slate for the next visionary owner. Unencumbered by existing structures, the property invites you to custom-design your dream compound, whether that entails an off-grid sporting cabin, custom equestrian facilities, or a refined western lodge positioned to capture panoramic mountain views. Every improvement choice remains entirely up to your personal aspirations and lifestyle needs.

Water and utilities

Highlighted by direct access to both river and lake waters, the property stands out as a haven for anglers and water enthusiasts. These natural waterways enrich the local environment while setting the stage for future off-grid, sustainable living systems or alternative utility planning. The untouched setting gives future owners the latitude to design custom water collection, storage, and independent energy solutions that harmonize with the land's natural contours and wild environment.

Wildlife and vegetation

Preserved in a flourishing natural state, the wooded acreage serves as a thriving haven for native wildlife. Big game populations frequent the corridor, with regular sightings of elk, mule deer, and bear moving through the timber, alongside abundant wild turkey and diverse bird species. The dense tree cover and thriving understory provide vital forage and shelter, creating world-class opportunities for private hunting, nature photography, and tranquil bird watching right out your back door.

Current and potential use

Presently utilized for world-class hunting and recreation, the ranch is primed for an array of rewarding ventures. The vast topography makes it a natural candidate for an equestrian estate or a private horse ranch, with ample room to carve out custom equestrian trails or navigate existing pathways on horseback. From thrilling days of fly fishing and ATV exploration to peaceful afternoons spent hiking along the riverbanks, the property easily adapts to seasonal sporting traditions or multi-generational legacy ranch living.

Access and easements

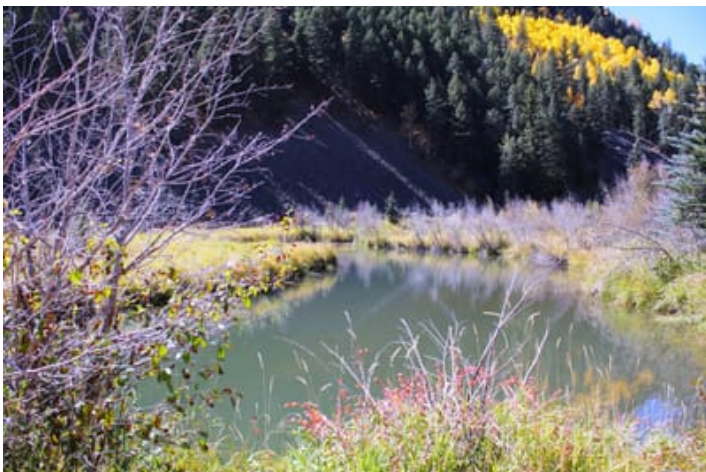
Year-round access is established via gravel road access along Forest Service Road 250, ensuring straightforward connectivity while maintaining a deeply private mountain atmosphere. The property's prime position directly complements neighboring public lands, creating effortless public land access for those who wish to venture deeper into the surrounding national forest for extended pack trips, hunting excursions, and trail adventures.

Showing instructions and contact

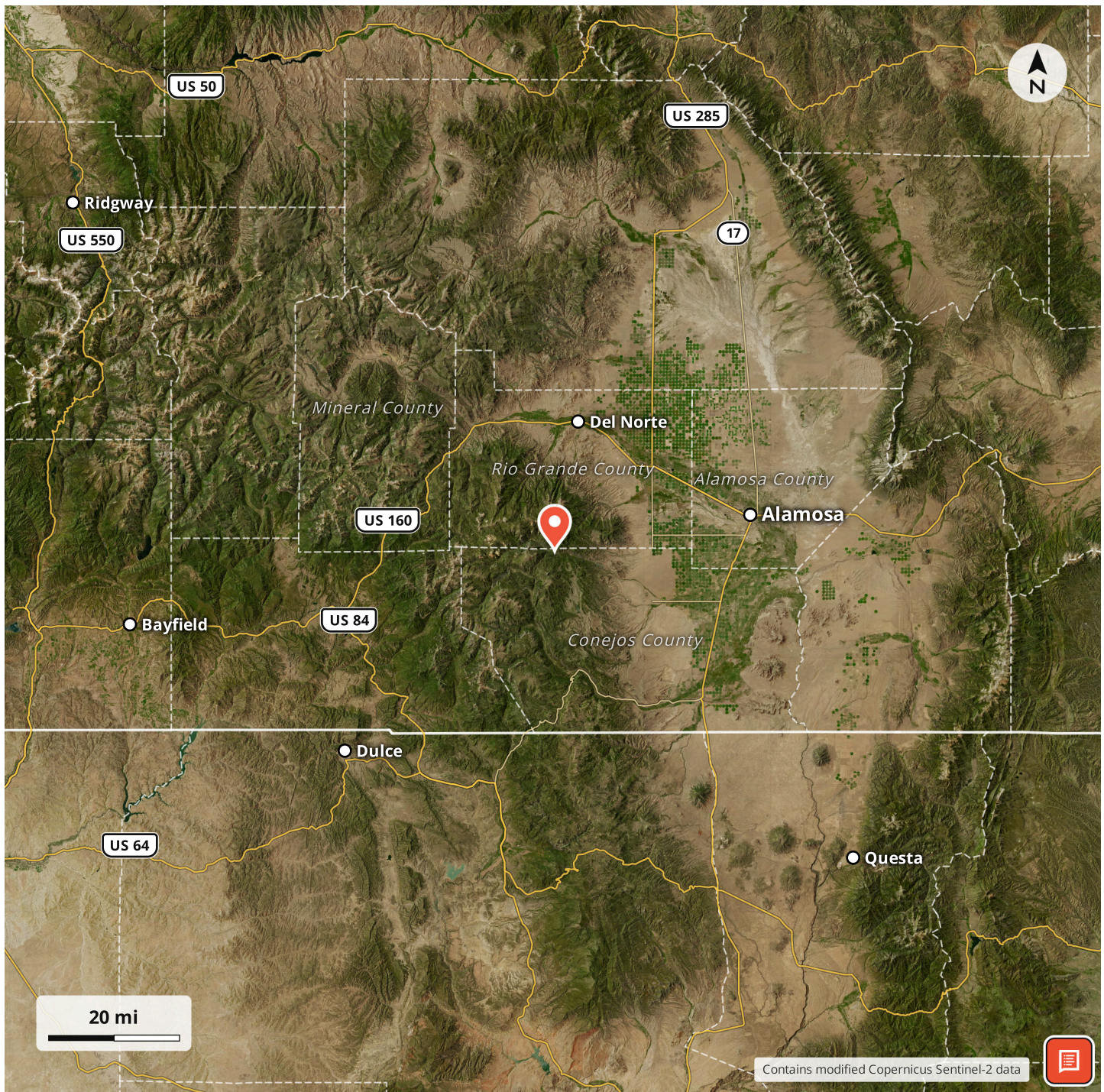
To experience the scenic acreage and pristine riverfront setting of Alamosa River Ranch firsthand, private showings can be arranged by appointment. Please contact Bob Regester directly at [719-684-6120](tel:719-684-6120) for more details or to schedule your personal tour of this remarkable Colorado property.



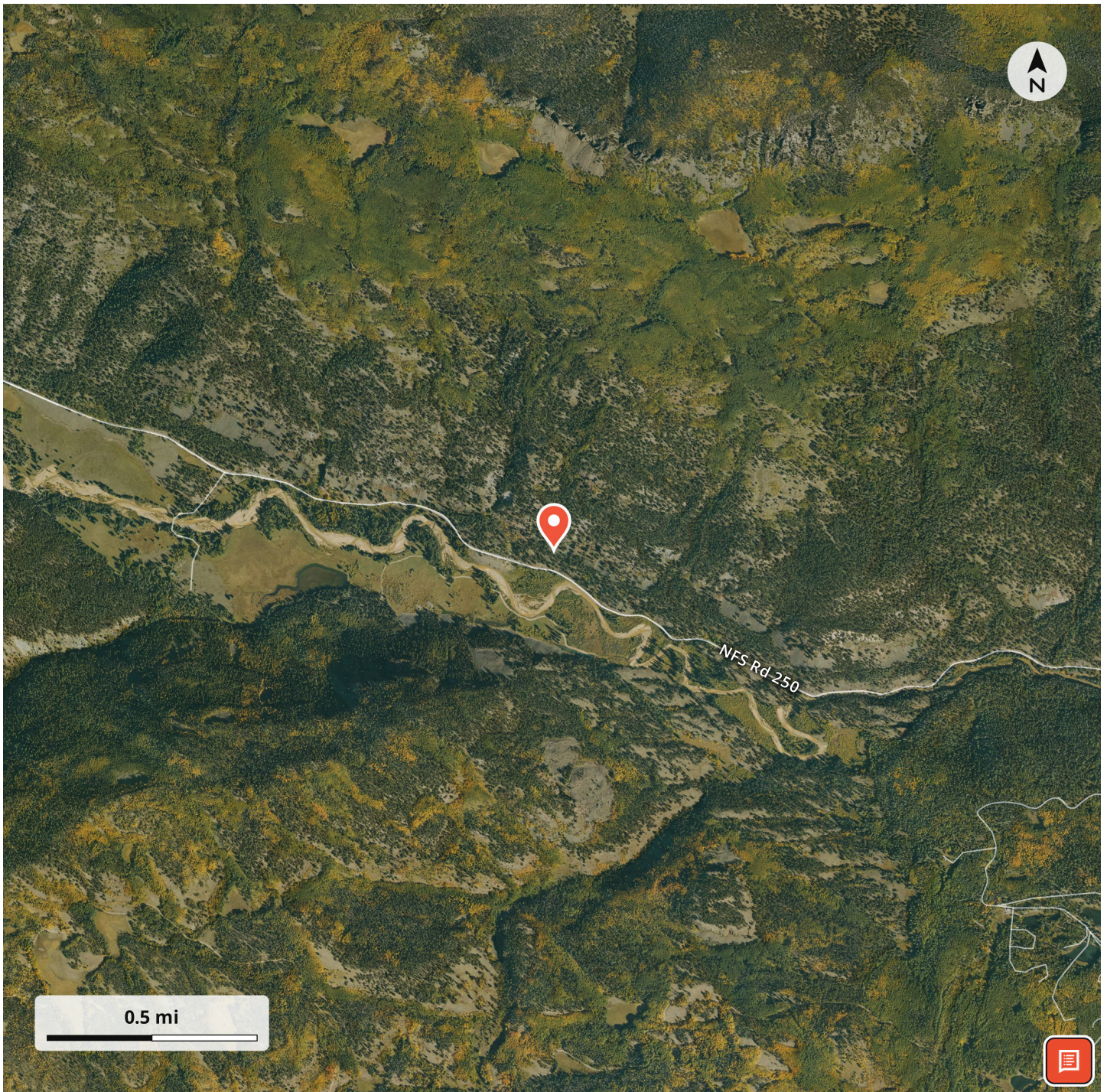
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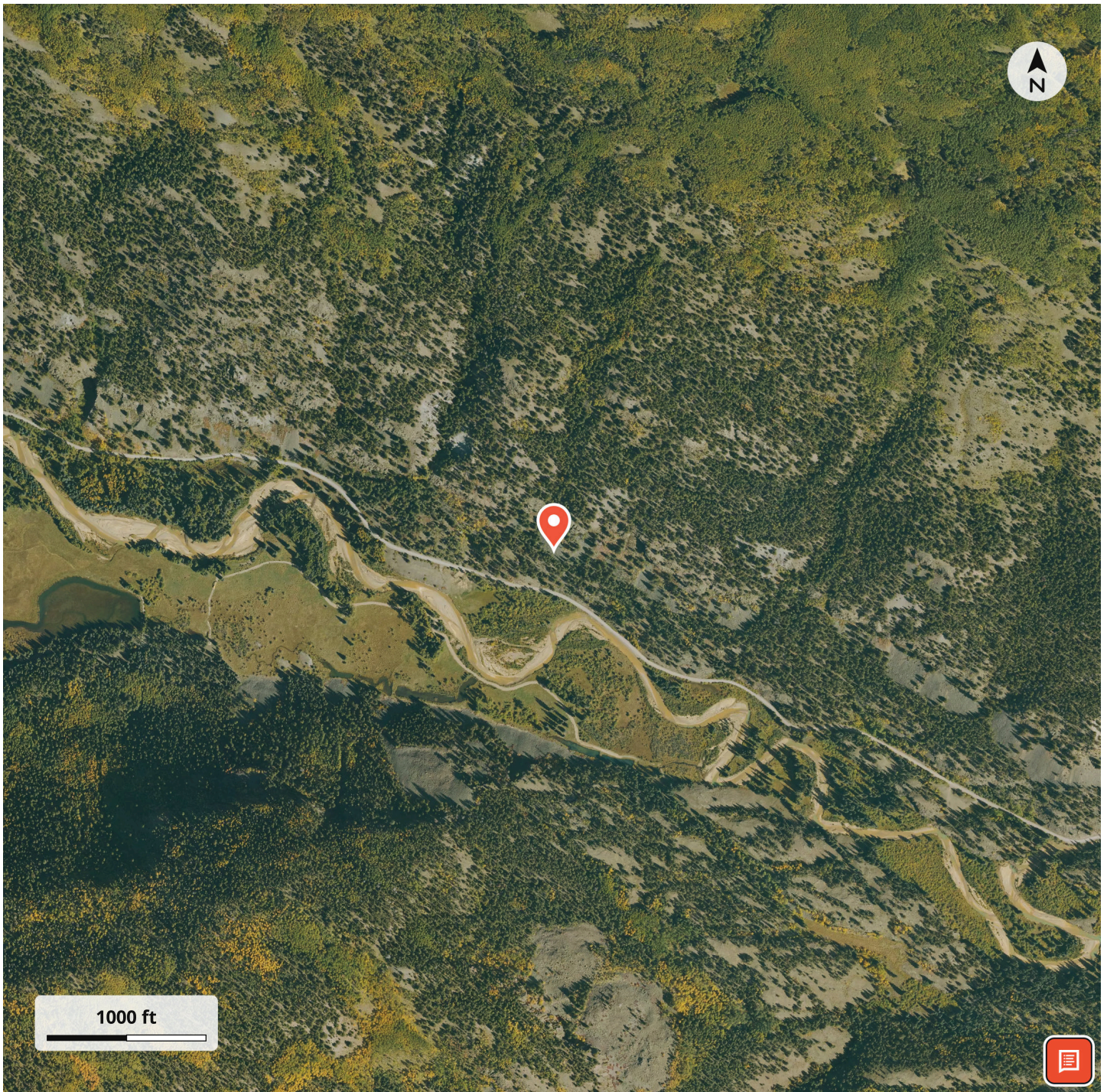
Regional Map



Locator Map



Aerial Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Bob Regester

Mobile

(719) 686-8744

Email

bregester@mossyoakproperties.com

Address

844 Beaver Pond Drive

City / State / Zip

Divide, CO 80814

NOTES

[illegible]

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



<https://mossyoakproperties.com/>

DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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