



CORZINE FARM

CENTER, COLORADO | 320 ACRES | \$2,350,000

This 320± acre farm is ideally situated in Colorado's productive San Luis Valley and offers a turnkey opportunity with valuable water rights, quality improvements, and income potential. Corzine Farm features two center pivot irrigation circles and is currently enrolled in the Conservation Reserve Enhancement Program (CREP), offering stability and stewardship benefits. (One CREP contract terminates 9/30/2029 and the other terminates 9/30/2037.) With a blend of water security, income-producing potential, and ample infrastructure, this farm offers a rare opportunity in a region known for its agricultural productivity and scenic beauty.

The property is located near La Garita, Colorado. Living near La Garita means more than just beautiful views — it's about being part of a tight-knit agricultural community rooted in tradition and hard work. The San Luis Valley is known for its fertile soils, high elevation, and abundant sunshine, making it ideal for growing everything from potatoes and grains to alfalfa and specialty crops.

Water is king out here, and the area benefits from established irrigation infrastructure and senior water rights tied to the Rio Grande. With access to dependable water and wide-open land, it's a place where your operation can thrive — whether you're farming full-time or looking to scale back and enjoy the lifestyle. La Garita offers the kind of rural peace that's getting harder to find. You'll find neighbors who know your name, a town that still supports local ag, and just enough services to make life easy — without the noise and traffic of bigger cities. Plus, when the work's done, the San Juans are right out your back door for hunting, fishing, and taking a break in the mountains.



WATER RIGHTS

Water rights are a standout feature, including 12.5 shares of the capital stock of the Rio Grande Canal Water Users Association and 10 shares of the capital stock of the Santa Maria Reservoir Company, in addition to six adjudicated wells, providing flexibility for future use or development.

IMPROVEMENTS

- Spacious 4,228 sq. ft. split-level home with 4 bedrooms and 2 bathrooms, originally built in 1970 and expanded in 2004–2005.
- 40' x 100' Quonset building for equipment storage or workshop use.
- 40' x 50' shop, ideal for maintenance or operations.
- 16' x 24' casita/mother-in-law quarters for guests or additional living space.
- Old corrals and pens that reflect the property's agricultural heritage.
- A 15' diameter grain bin for storage.

SUMMARY

This productive 320± acre farm is in the San Luis Valley just minutes from La Garita, Colorado. Featuring two center pivot irrigation circles, the property is currently enrolled in CREP for income and land conservation benefits. Enjoy stunning views of the San Juan Mountains, quiet rural living, and strong ag potential in a region known for its fertile soil, dependable water, and rich farming tradition.







JOHN STRATMAN

303-912-8807

john@ranchland.com

www.ranchland.com

JOHN BRALY

303-330-3858

jlbaly@ranchland.com

www.ranchland.com

RANCH@COMPANY
REAL ESTATE BROKERAGE & AUCTION SERVICES

* The information contained in this brochure has been obtained from sources believed to be reliable and is believed to be correct, but the owners and brokers do not guarantee its accuracy. Offering is subject to errors, withdrawal without notice. All distances, sizes, capacities, and similar measurements and figures are approximate. All information about properties should be independently verified by interested purchasers. All rights reserved. ©

** A division of Mason & Morse Ranch Co., LLC.