



T-BONE RANCH

ANTONITO, COLORADO | 2950 ACRES | \$11,250,000

The historically significant T-Bone Ranch is situated in the southern portion of the San Luis Valley, located near Antonito approximately 25 miles south of Alamosa, Colorado, and nearly 68 miles north of Taos, New Mexico. The ranch provides a tremendous investment opportunity with the versatility to sustain a productive livestock operation in the heart of a scenic valley between the Sangre De Cristo and San Juan Mountain Ranges. Crossed by the Rio San Antonio River, the 2,950 +/- deeded acres has significant water rights for irrigation. Approximately 400 acres are under pivots with around 2,150 acres of flood irrigable hay meadows and pasture. Ranch improvements include barns, arena, loafing sheds, shop and three homes centrally located on the ranch.

The T-Bone Ranch is located five miles east of Antonito with good access via county-maintained roads. Antonito is 250 miles South of Denver, on Highway 285. Traveling north on Highway 285 from New Mexico (Santa Fe, Albuquerque) it is about six miles from the New Mexico border and one-hour from Taos. This location offers a four-season climate with mild summers and winters. The average high temperature in July is 81 degrees and the average high in January 32 degrees. Situated in the Conejos and Rio Grande River valley, the largely agricultural area is surrounded by high mountain views.



ACREAGE

The T-Bone Ranch consists of approximately 2,950 deeded acres. 2,550 acres are irrigated and sub-irrigated hay meadows and pasture, including 400 acres +/- under pivots. The remaining acreage includes dry-land pasture, corrals, and ranch improvements. Irrigated hay production along with adequate pasture rotation provides a tremendous resource for a profitable year around livestock operation. Under current operations, ownership has recently run around 400 mother cows, bulls, and 70 head of horses annually.

WATER

The ranch includes a significant amount surface water rights in addition to three groundwater irrigation wells primarily focused on the pivots. On an average year (from 2001-2022) a total of 1,442 acre-feet is available to the ranch at the head gates of the five main ditches:

- * Cincero Ditch
- * Lovato Irrigation Ditch
- * Hughes Overflow Ditches
- * Floyd Overflow Ditches
- * Braiden Overflow Ditches

The average total amount of groundwater pumped for irrigation use on the ranch is around 835 acre-feet. In addition, there are two catch ponds for re-use of irrigation water.

WILDLIFE AND RECREATION

The T-Bone Ranch includes approximately two miles of the Rio San Antonio River with ownership on both sides. The Rio San Antonio can support some fishing and has been stocked with Brown and Rainbow Trout in past. Wildlife on the ranch mostly includes deer, elk, and migratory waterfowl. The surrounding mountain ranges offer excellent fishing, hunting, snowmobiling, camping and proximity to several ski areas.



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IMPROVEMENTS

- Main ranch dwelling: 6 bedroom/ 3bath
- Manager's dwelling: 4 bedroom/2 bath
- Guest bungalow: 1 bedroom/1 bath
- Restored cabin (ready to be plumbed)
- Shop (45' x 30')
- Office building
- 10-stall barn with runs
- Outdoor arena and round-pens
- Several livestock and equipment sheds





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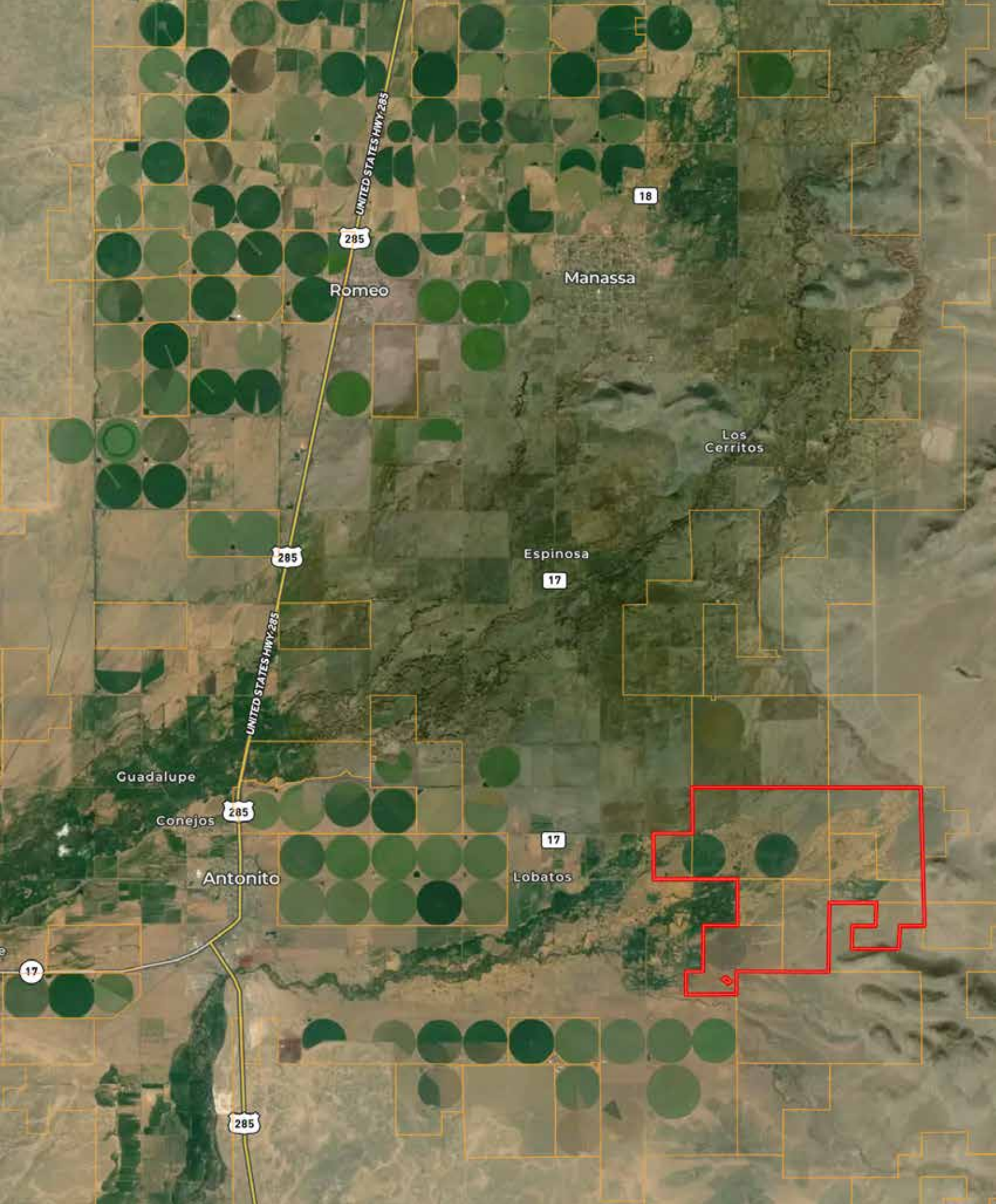




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