



RANCHO ROSADO

MOFFAT, COLORADO | 1272+/- ACRES | \$6,100,000

Nestled against the Western slope of the Sangre de Cristo Mountain Range, with almost two miles of Boundary on the Rio Grande National Forest is this incredible Western backdrop known as Rancho Rosado. Consisting of 1,272+/- deeded acres m/l with 175+/- of those acres irrigated from San Isabel Creek with a combined allotment of 6.0 cfs. The ranch is private and rich in wildlife, along with custom improvements that include a Southwest style adobe main house of 6,695 square feet, a one-bedroom casita, historic cabin that was the original Crestone Post Office, barns, tack room, workshop, dog kennel and complete set of corrals. Either for a small livestock operation, hunting or recreation retreat, Rancho Rosado is one of those rare finds, that cannot be duplicated.

Located at the northern end of the San Luis Valley, the ranch is three and a half hours from Denver and two hours and 40 minutes from Colorado Springs. The ranch is dominated by the communities of Moffat, Villa Grove, Saguache, Crestone, Monta Vista and near the larger communities of Salida 35 miles and Alamosa 40 miles. Access is from US highway 285, then on County Road 66-T.



AREA

The San Luis Valley is one of the largest high desert valleys in the world and is 120 miles north to south and 60 miles wide with the Sangre de Cristo Mountain range on the East and the San Juan Mountain Range on the West. The predominate land use is farming and ranching and south of the ranch is the Great Sand Dunes National Park, a 36,000-acre natural wonder.

ACREAGE

Rancho Rosado consists of a total of 1,272+/- deeded acres, and of that 175+/- acres are irrigated from the San Isabel Creek. The property has little change in elevation with higher elevations at the north end where it borders the Rio Grande National Forest. The improvements are centered in the property, with the creek flowing through, a pond nearby and thick stands of trees around the improvements.



CLIMATE AND WEATHER

At an average elevation of 7,500, feet precipitation ranges from under 8 inches at lower elevations to over 50 inches in some of the alpine areas. It's a temperate climate with mild winters and warm summers. The average temperature in the summer is 75 degrees and wintertime is around 35 degrees. Overall, the area enjoys a pleasant climate that allows outdoor activities to take place year-around.

IMPROVEMENTS

The Primary Residence is a 1.5 story, southwest adobe style house, custom built with a host of custom finishes, materials and floor plan totaling 6,695 square feet. There is a detached 660 square foot Casita with living room, $\frac{3}{4}$ bath. Kitchenette and bedroom area.

Barn/Tack Room is 82' X 30'. L shaped building with a 64' covered porch. There are four stalls and two separate washrooms, fully plumbed with electric.

Storage/Workshop is another L shaped building 102' on one side and 50' X 9' wide, with a 8.6' covered porch the entire length.

Across from the primary residence is an Historic Cabin that served as the original Post Office for Crestone, 24' X 16', built of hand-hewn logs with a living area and upper bedroom and covered deck. There is a wood fired fireplace for heat and a wood cook stove.

The Dog Kennel is an enclosed building with an attached fenced area, nearby for livestock there is a full set of corrals with attached old railroad cars for shelter.















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WATER RESOURCES

Rancho Rosado has two registered wells; both are permitted for domestic/stock use at a depth of 120 feet and are the primary water source for all the improvements.

Surface Water for irrigation throughout the property is from San Isabel Creek which runs East to West through the central portion of the property. Given the placement of the improvements, the creek provides a water frontage ambiance to the living quarters. The main source/priority to the property is the San Isabel Ditch right having 2.7 cfs of the most superior #12 priority and 2.3 cfs of priority #22. There is also 1.0 cfs of the Frazee Ditch, a priority #124 water right.

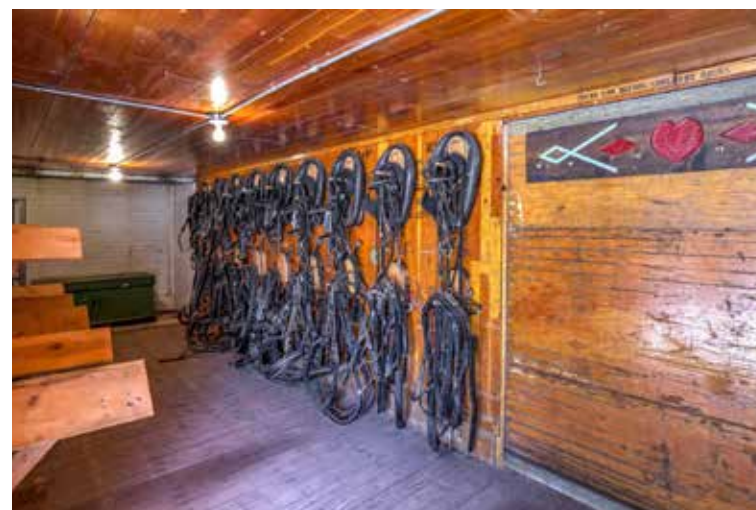
WILDLIFE

There is a variety of wildlife that reside throughout the property on either a seasonal or permanent basis. Big game includes mule deer, elk, antelope along with migratory birds as well as bald eagles and other types of falconry. There are brook trout in San Isabel Creek, and due to the fact, the present ownership has not conducted any hunting, the ranch acts as a sanctuary for wildlife.

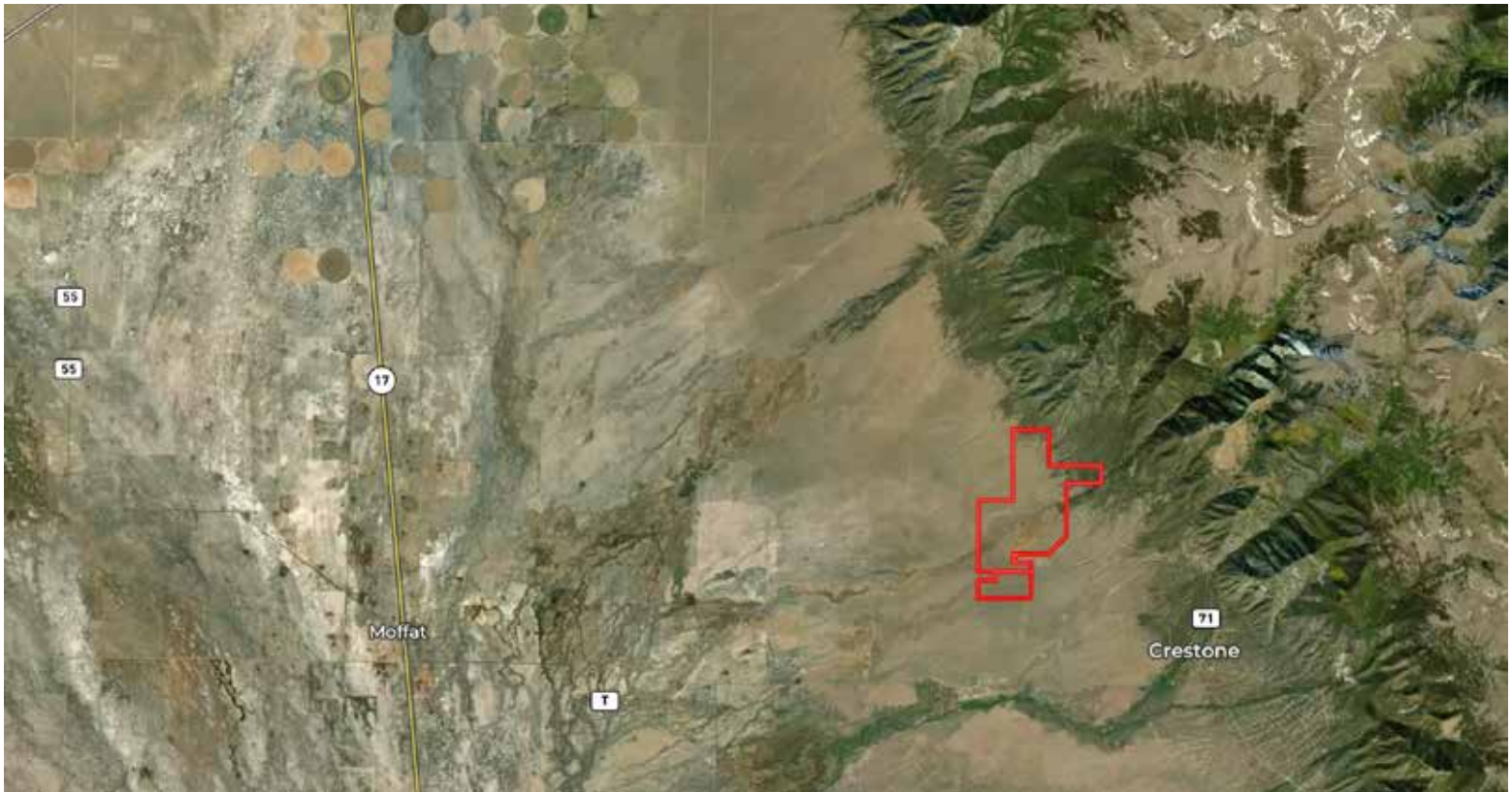
SUMMARY

Rancho Rosado is one of those rare ranches that affords privacy in a beautiful setting along a mountain range with water and wildlife. Custom crafted improvements to enjoy, a getaway, yet accessible to the Colorado Front Range. Agricultural production, natural resources in a unique historic valley.









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