



## L REVERSE E RANCH

MOFFAT, COLORADO | 695 ACRES | \$868,750

The L Reverse E Ranch is located just west of Moffat in Saguache County at the northern end of Colorado's San Luis Valley, set against the backdrop of the Sangre de Cristo Mountains. The ranch consists of 695.27± acres of productive grazing land with a mix of native grasses and shrubland known locally as Chico Land. Approximately 200 acres of pasture can be irrigated by artesian wells, supporting summer grazing for around 50 head of cattle. The property offers excellent year-round access, abundant wildlife habitat, and is protected by a conservation easement with the Colorado Cattlemen's Agricultural Land Trust, preserving its agricultural use while allowing continued ranch operations and improvements within a designated building envelope.

The property is conveniently located just one mile west of Moffat, with County Road T bordering the southern boundary and Secondary Highway U60 along the northern edge, providing excellent year-round access.

Moffat is a small agricultural community in Saguache County in the San Luis Valley of south-central Colorado. Known for its wide-open landscapes and strong ranching heritage, the area offers a quiet rural lifestyle with expansive mountain views and abundant wildlife. Moffat sits between several well-known destinations including Great Sand Dunes National Park and Preserve, the Sangre de Cristo Mountains, and the San Juan Mountains, making it attractive not only for ranching and farming but also for outdoor recreation such as hunting, hiking, and exploring the Valley's natural hot springs. The town maintains a close-knit community atmosphere while still providing access to nearby services in Alamosa, located about 30 miles to the south.



## ACREAGE

The property consists of 695.27± acres in two parcels totaling 655.27 acres and 40 acres. The land features a mix of shrub and native grasses, locally known as "Chico Land," which provides quality grazing as well as excellent wildlife habitat. Approximately 200 acres of pasture can be irrigated through artesian wells, with five wells registered in San Luis Valley Water Subdistricts 4 and 5. These naturally flowing wells currently provide water that supports and enhances pasture growth. The ranch is cross-fenced and presently supports approximately 50 cows during the summer months, utilizing both the dryland pasture and the irrigated acreage.

## WATER

The ranch holds the following water rights in five registered wells.

## IMPROVEMENTS & CONSERVATION EASEMENT

The ranch is protected from future development by a conservation easement held by the Colorado Cattlemen's Agricultural Land Trust. The easement preserves the property's agricultural heritage while allowing traditional uses such as livestock operations and hunting. A designated 7-acre building envelope includes two older residences, corrals, a barn, and several outbuildings. Under the terms of the easement, these existing structures may be maintained, repaired, or replaced, allowing continued functional use of the ranch improvements while preserving the surrounding land.







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