



CULEBRA CREEK RANCH

SAN ACACIO, COLORADO | 282 ACRES | \$1,975,000

Located in the historic agricultural community of San Acacio in Costilla County, Colorado, Culebra Creek Ranch spans approximately 282 acres along the productive and scenic Culebra Creek drainage. Conveniently situated just east of San Acacio, six miles west of San Luis, and within easy reach of Alamosa and Taos, New Mexico, the property offers both accessibility and the privacy of the southern San Luis Valley's expansive landscapes. Featuring productive agricultural ground, established livestock infrastructure, valuable water resources, and a substantial custom residence, this ranch presents a versatile opportunity as a working ranch, equestrian property, livestock operation, or rural lifestyle retreat.

The ranch consists of approximately 282 acres situated within the fertile Culebra Creek bottom. Cottonwood and willow-lined creek bottoms create an attractive landscape while supporting productive sub-irrigated hay meadows and grazing pastures.

Approximately 42 acres are irrigated from a large irrigation pond through a system of irrigation cells and combination of metal headgates and earthen dam structures. There is an NRCS contract to put in additional metal headgates if one wishes to do so. Water is delivered through water rights from the San Acacio Stock Ditch No. 1, including a reported 50-acre allocation. According to the seller, in typical years the irrigation reservoir fills within approximately 24 hours, after which water is released and diverted through the property's ditches and headgates into the cells to flood irrigate the mixed grass and alfalfa production.



ACREAGE DETAILS

The ranch consists of approximately 282 acres situated within the fertile Culebra Creek bottom. Cottonwood and willow-lined creek bottoms create an attractive landscape while supporting productive sub-irrigated hay meadows and grazing pastures.

Approximately 42 acres are irrigated from a large irrigation pond through a system of irrigation cells and combination of metal headgates and earthen dam structures. There is an NRCS contract to put in additional metal headgates if one wishes to do so. Water is delivered through water rights from the San Acacio Stock Ditch No. 1, including a reported 50-acre allocation. According to the seller, in typical years the irrigation reservoir fills within approximately 24 hours, after which water is released and diverted through the property's ditches and headgates into the cells to flood irrigate the mixed grass and alfalfa production.

Approximately 70 percent of the ranch is described as irrigated or sub-irrigated, contributing to its productivity for livestock and equestrian uses. Land classifications include approximately 129 acres of meadow hay and approximately 109 acres of grazing land. The combination of irrigated forage production, native pasture, and existing livestock infrastructure supports a variety of agricultural operations.







IMPROVEMENTS

Constructed in 2000, the custom residence contains approximately 3,850 square feet and was designed to accommodate both everyday family living and entertaining. The wood-framed home features stucco siding beneath a hip roof and incorporates numerous custom architectural details throughout.

The home includes four bedrooms, including two ensuite bedrooms, and four bathrooms. The master bedroom is on the West end of the home while the other ensuite and bedrooms are on the east end of the home. The custom kitchen offers hickory cabinetry, tile countertops, high-end appliances, and a large walk-in pantry. Living spaces include a formal dining room, television and sitting room, office, combination laundry, mud and storage room and an expansive great room highlighted by a cathedral tongue-and-groove ceiling and a floor-to-ceiling river rock fireplace with built-in wood storage boxes that open to the outside for loading and a built-in bar.

Arched walkways and custom finishes add character throughout the residence. Multiple decks provide outdoor living space and take advantage of the property's exceptional views. From the ranch, 11 of Colorado's fourteen-thousand-foot peaks can reportedly be seen, with Mount Blanca and Culebra Peak serving as prominent landmarks on the horizon along with a 360-degree view of snow-covered mountains.

Supporting improvements include a large attached three-car garage with storage shelves built in, large greenhouse and garden area, gazebo, and two 250-gallon propane storage tanks. Agricultural and equestrian infrastructure includes a Cleary shop building with a walk-through tack room with entrance and exit doors for the horses, arena and round pen, three-stall metal horse barn, chicken coop, reinforced livestock fencing, corrals, and working facilities originally designed for bison production and well suited for cattle operations.











WATER RESOURCES

Water availability is a significant component of the ranch's utility and productivity. Improvements are served by two wells, including a domestic well serving the residence (Permit No. 198666) and an eastern livestock well (Permit No. 300941).

In addition to the well infrastructure, irrigation water is delivered through the San Acacio Stock Ditch No. 1 system and stored in a substantial irrigation pond that serves as the distribution source for the irrigated acreage. Buyers should independently verify all water rights, allocations, historical use, and transferability during due diligence.

WILDLIFE

The Culebra River valley is home to and provides habitat for a variety of wildlife including deer, elk, geese, ducks and sandhill cranes which reside on the property from time to time. Other wildlife that may frequent the area include bears, bobcats, antelope, owls and raptors among others.

The property is eligible for Landowner preference tags in Game Unit #83. Hunting regulations and permits should be investigated during due diligence through the Division of Parks and Wildlife.

RECREATION

The Culebra River drainage is widely recognized as one of the most visually appealing agricultural corridors within Colorado's San Luis Valley. Tree-lined creek bottoms, productive meadows, abundant wildlife habitat, and panoramic mountain views create a setting that combines agricultural functionality with exceptional scenic quality.

The ranch's blend of productive hay ground, grazing land, water resources, equestrian and livestock improvements, and a well-appointed custom residence provides flexibility for a range of ownership objectives. Whether utilized as a livestock operation, horse property, family ranch, or rural retreat, the property offers both operational utility and an attractive western lifestyle.

The combination of productive land resources and expansive views of the Sangre de Cristo Mountains, including Mount Blanca and Culebra Peak, contributes significantly to the property's appeal. Few properties offer the opportunity to enjoy both a productive agricultural asset and a comfortable family residence within one of southern Colorado's most scenic ranching regions.





SUMMARY

Culebra Creek Ranch is a highly improved 282-acre property in Colorado's scenic Culebra Creek valley, combining productive agricultural land with exceptional residential and recreational amenities. At its center is a custom 3,850-square-foot home featuring four bedrooms, four bathrooms, expansive living spaces, custom finishes, and panoramic views of the Sangre de Cristo Mountains, including Mount Blanca and Culebra Peak. The ranch is well-equipped for livestock and equestrian operations with a Cleary shop, tack room, horse barn, arena, round pen, corrals, and reinforced fencing. Approximately 70% of the property is irrigated or sub-irrigated, supported by water rights through the San Acacio Stock Ditch No. 1 system, a large irrigation reservoir, and two wells. Productive hay meadows, grazing pastures, abundant wildlife, and eligibility for landowner hunting tags further enhance the ranch's appeal. Offering a rare combination of agricultural productivity, quality improvements, water resources, wildlife habitat, and stunning mountain views, Spotted Fever Ranch is ideally suited as a working ranch, horse property, family retreat, or western lifestyle investment.



JOHN STRATMAN

303-912-8807

john@ranchland.com

www.ranchland.com

JOHN BRALY

303-330-3858

jlbraly@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.