

# UPPER BLANCO PARADISE

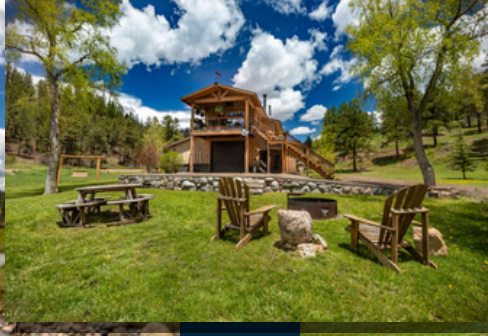


2973 COUNTY ROAD 326, PAGOSA SPRINGS, CO  
60 ACRES - 3 SIDES NAT'L FOREST - CREEK



OFFERED BY MARCIE LEWIS  
MLS 791415





## *Upper Blanco* A RECREATIONAL OASIS

Feel as if you're on vacation every time you come home to this breathtaking property nestled on 60 acres in the sought-after Upper Blanco Basin. Sheep Cabin Creek runs through this beautiful oasis set in the trees. Imagine walking out your back door and saddling your horse or jumping on your ATV to hunt mule deer or giant elk. This property is in unit #78 and bordered on 3 sides by millions of acres of San Juan National Forest. At the heart of the property lies a wonderful 3 Bedroom, 2 Bath "Barndominium" appointed with wonderful details. At night enjoy the sunset views from your deck high in the sky, and by day fish in your private pond from your custom-built bridge. Go for a run, hike, horseback or snowmobile ride—here year-round activities are limited only by the imagination. Below the living area, the 2,800 SF Barn boasts 3 horse stalls, a man cave, ¼ bath, and storage galore, as well as a Private Office and

finished workout room. Abundant with mature Ponderosa Pines, Aspens, Blue Spruce, Gamble Oak and Douglas firs, the land is partially fenced for livestock with 100 custom concrete posts constructed to emulate real wood. This sanctuary is a dog lover's dream with concrete kennels and plenty of space to roam and play fetch. Meticulously landscaped, the property offers multiple building sites for a residential dream home or other construction, as well as full RV hookup and several outbuildings, including a 32x24 hay-barn, an equipment shed and zircon (built-in) for added storage. Approximately two miles of roughed-in trails and roads wind through the property to access the Forest. The attention to detail of this property and the TLC it has received is priceless. If you are looking for your own slice of heaven, look no further. An absolutely stunning property that must be explored to fully appreciate.



# PROPERTY SNAPSHOT



## TOPOGRAPHY & INFRASTRUCTURE

- ~ 60 Acres
- ~ Borders 3 Sides Nat'l Forest
- ~ Located In Unit #78
- ~ Private Pond
- ~ Custom Bridge
- ~ Abundant Wildlife, Foliage
- ~ Sheep Cabin Creek
- ~ RV Hook-up
- ~ Partial Fencing
- ~ Extensive Landscaping
- ~ Multiple Building Sites
- ~ Internet Service



## BARNDOMINIUM | LIVINGQUARTERS

- ~ 1,400 SF Living Quarters
- ~ 3 Bedrooms, 3 Baths
- ~ Cozy & Efficient



## HORSE FACILITIES | OUTBUILDINGS

- ~ 2,800 Sq. Ft. Barn
- ~ 3 Horse Stalls
- ~ 1/4 Bath
- ~ Private Office
- ~ Finished Home Gym
- ~ Concrete Dog Kennels
- ~ Hay Barn, Equipment Shed



## TAXES/ZONING

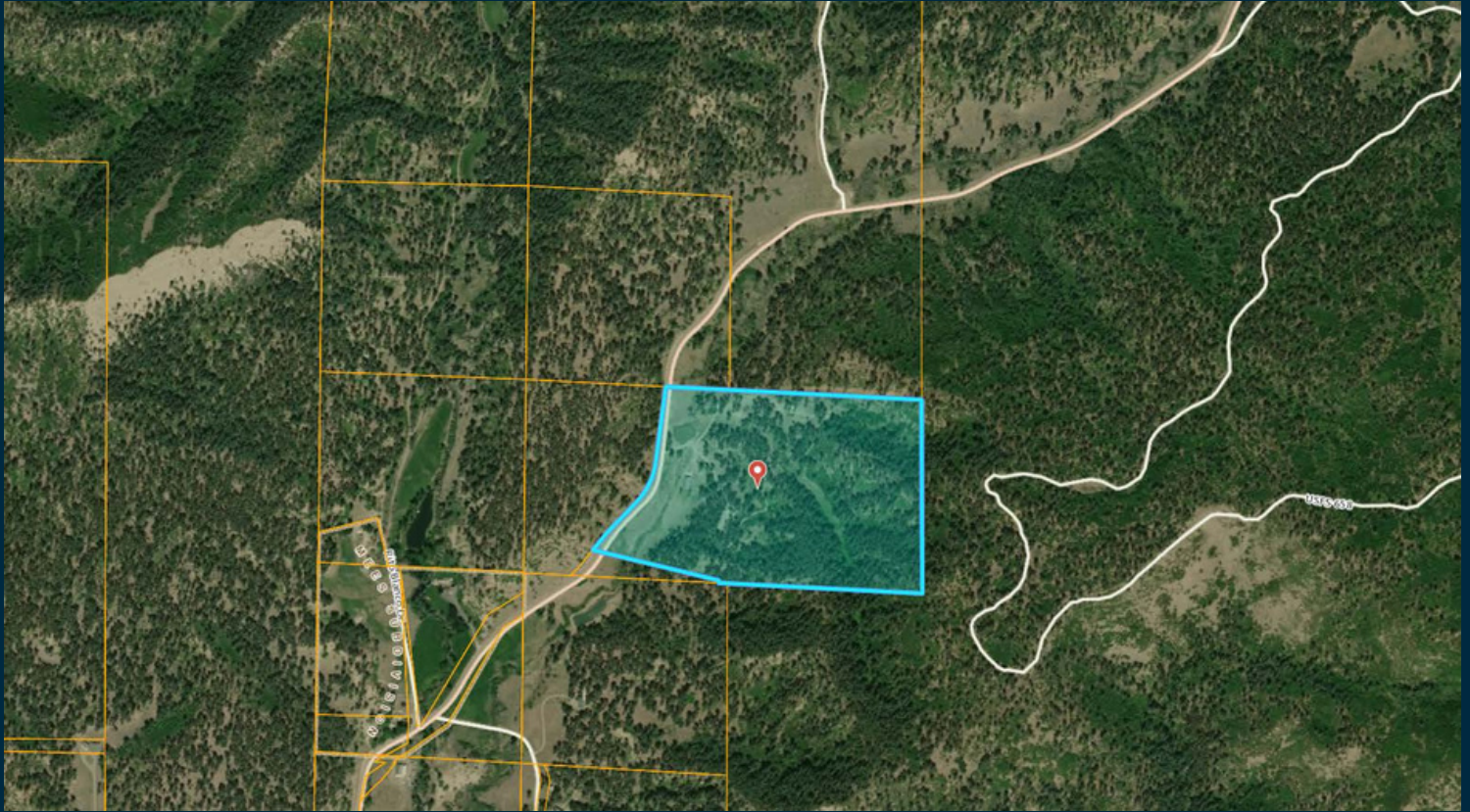
- ~ \$2923.26 (2021)
- ~ Zoned Residential

Please note that current year taxes may differ from prior year.



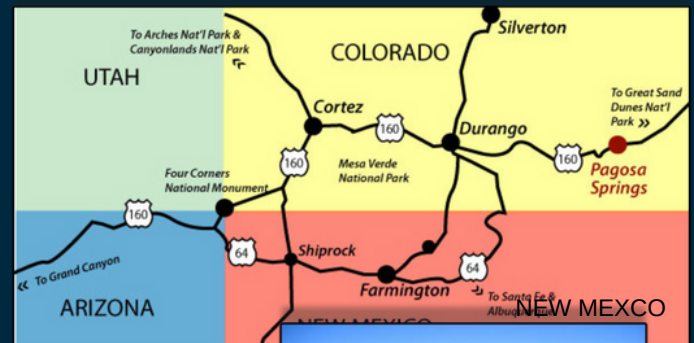
WEDDING VENUE, HUNTING LODGE, PRIVATE FAMILY RETREAT...  
THE POSSIBILITIES ARE LIMITED ONLY BY THE IMAGINATION.





## The Location

With millions of acres of National Forest and wilderness land surrounding this beautiful area, year-round recreational opportunities abound in and around Pagosa Springs. From soaking in the world famous Hot Springs and mountain biking, hiking and fishing in the many lakes and rivers, to skiing at Wolf Creek Ski Area, snowmobiling and hunting, this beautiful corner of the world will take your breath away.



Stevens Field in Pagosa Springs offers an 8,100 foot runway for private aircraft, while Durango offers commercial air service an hour away.



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*Information is deemed reliable but not guaranteed and should be verified prior to purchase.*

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