

GG Acres Ranch

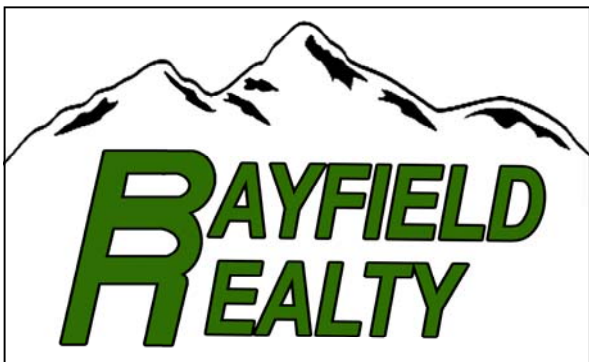
Property Highlights

- Offered at \$595,000
- 73.08 Acres
- Ample Irrigation Rights w/ 4 shares of King Ditch Water and 67 PRID Acres
- 50x70 Morton Building w/ 2 bedroom apartment, 3 overhead doors, & 2 horse paddocks.
- New 70x100 hay barn
- Great View of La Plata's
- **ONLY 15 MINUTES** to downtown Durango!



529 CR 512

Ignacio, Colorado



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Property Overview

Hard to find large acreage parcel with outstanding water rights. This working ranch has 78.084 acres with 4 shares of King Ditch Water and 67 acres of PRID Water. Enormous views of the La Plata and Needle mountain ranges while being located only 15 minutes to Durango. The top portion of the property has Juniper and Pinion Trees with several great building sites for a future home. The existing improvements consist of a 50 x 70 Morton Building that includes a 2 bedroom, 1 bath apartment, 3 overhead garage doors, and 2 horse stalls with paddock areas. Additionally the owner just completed a lighted 70 x 100 metal hay barn with 30+ ft clear height with metal siding. The lower portion of the property is irrigated via gated pipe off of the Ridge Ditch and has several ponds to advantage of the abundant irrigation water. This is a must see if you are looking for a large acreage parcel to raise horses or cattle and still be close to



NOTE: THE INFORMATION CONTAINED HEREIN IS DEEMED RELIABLE BUT NOT GUARANTEED

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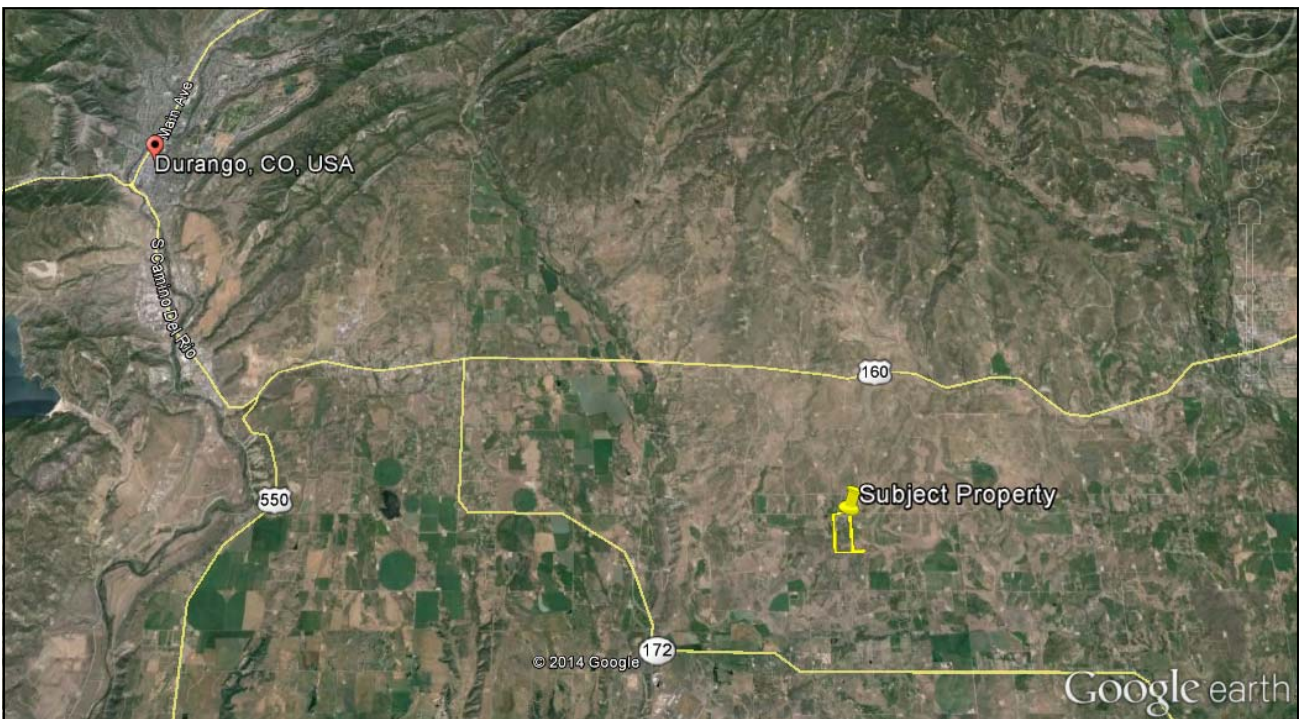
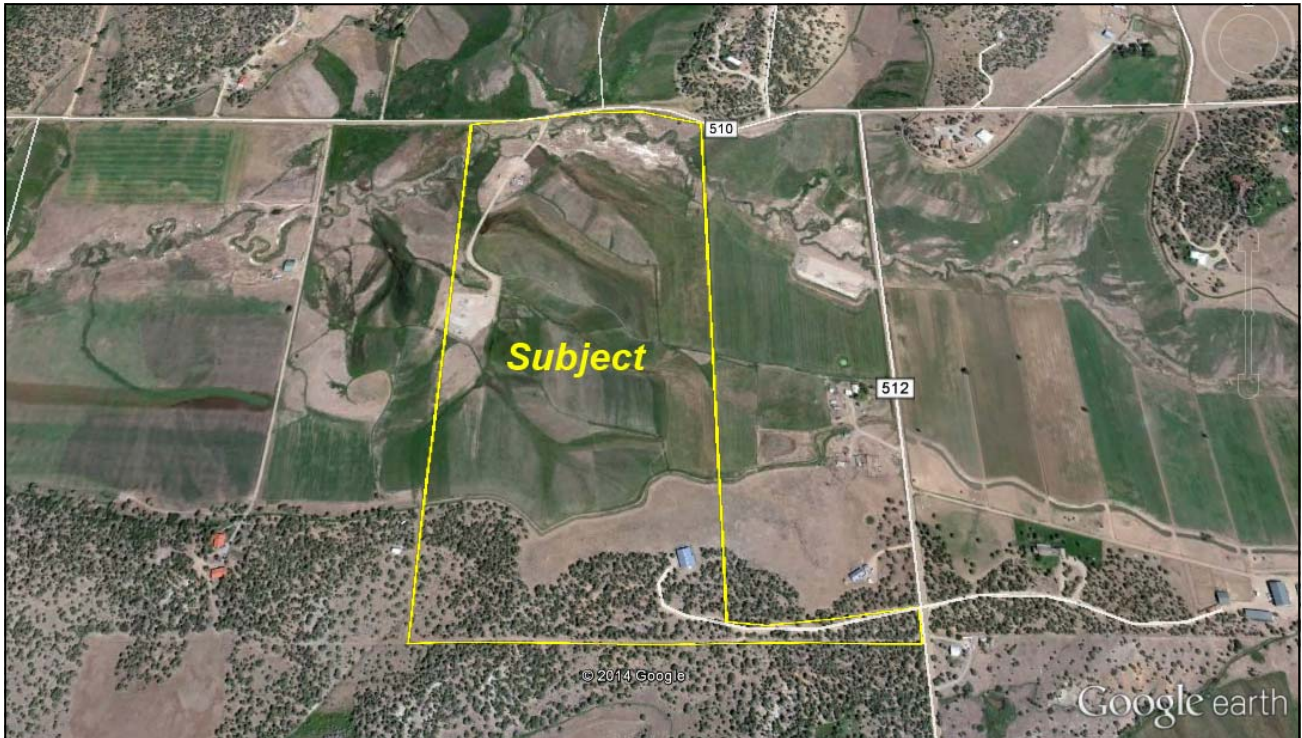
Property Photos



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Aerial Maps



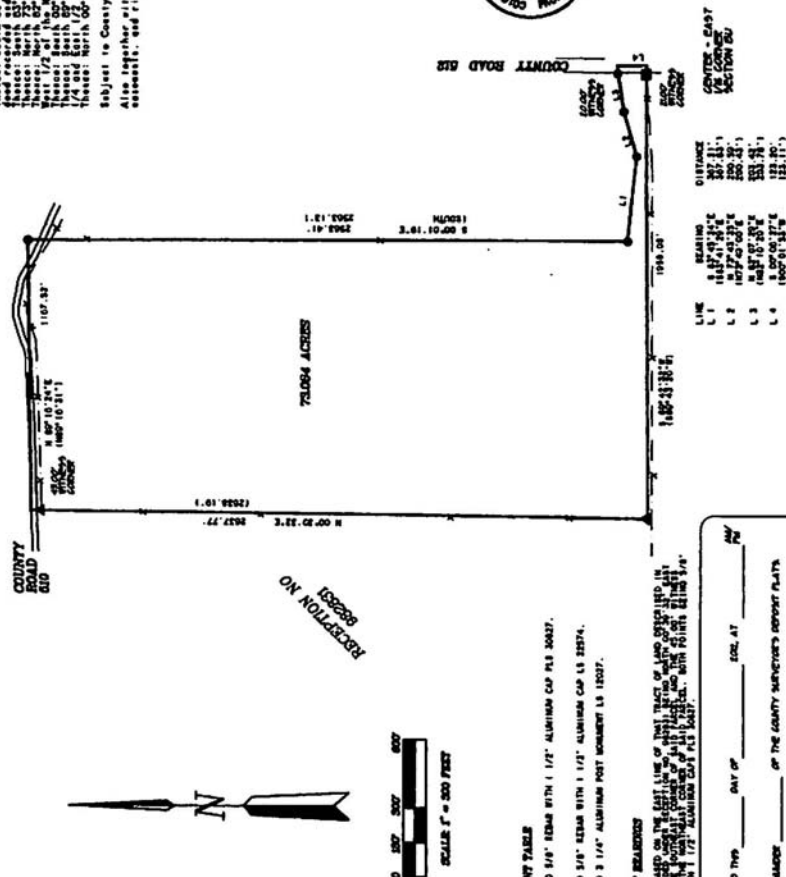
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RESULTS OF SURVEY

THE REMAINDER OF THE WILLIAMS PROPERTY

LOCATED WITHIN THE EAST 1/2 OF THE NORTHWEST 1/4 AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 15U, TOWNSHIP 34 NORTH, RANGE 8 WEST, N.M.P.M., LA PLATA COUNTY, COLORADO.

MONUMENTED LAND SURVEY



LOCAL DISSEMINATION

A tract of land lying between the East $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ and the Northwest $\frac{1}{4}$ of section 130 Township 6 North, Range 8 West, T₆N., R₈W., M₄P. Co., Minn., being a portion of that tract of land described in deed recorded under reception no. 27379, was designated as Section 130 on the North line of said Section 130. From which point the NE $\frac{1}{4}$ corner, corner to Section 150 and NW $\frac{1}{4}$ point being monumented by a 3" iron pipe with 2 $\frac{1}{2}$ " aluminum cap marked PLS 30037, bears S88°

[illegible]

Subject re County Roads 510 and 512 rights of way.

Also together with and subject to any and all rights and restrictions, licenses, agreements, conditions, and rights of any of record, if any.

Abstract

DATA SHOWN IN PARENTHESES () INDICATES RECORD DATA FROM
FORMS RECORDED UNDER EXCEPTION NO. (7379) AND / OR (1313)
NOTE: F.I.O. MARSHED DATA DIFFERS FROM OTHERS

ACCORDING TO COLORADO LAW YOU MUST COMMERCE ANY LEGAL ACTION
BASED UPON ANY CAUSE OF ACTION IN THIS JURY WITHIN 13 YEARS
AFTER YOU FIRST DISCOVERED THE CAUSE OF ACTION. IN NO EVENT MAY ANY
ACTION BASED UPON ANY CAUSE OF ACTION IN THIS JURY BE COMMENCED MORE
THAN 10 YEARS FROM THE DATE OF THE CAUSE OF ACTION.

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY DICK CLARK AND ASSOCIATES, INC. TO DETERMINE OWNERSHIP OR INTERESTS OF ANY KIND IN THE PROPERTY OF THE CLIENT. EVIDENCE OF EASEMENTS OR EASEMENTS OF CLOSED AIRWAYS PROVIDED AND ANY SUCH EIGHTS THAT MAY EXIST ARE NOT TO BE CONSIDERED.

ALL DIMENSIONS GIVEN HEREON ARE BASED ON THE U.S. QUARTY FOOT.

I HEREBY CERTIFY THAT THIS PLAN AND THE SURVEY IT REPRESENTS WAS PREPARED BY ME OR UNDER MY SUPERVISION AND AS AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE SAME IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF BASED ON THE EVIDENCES OF CASE OF THE COLORADO PROFESSIONAL LAND SURVEYORS.

DATE RECEIVED 9 1 8 AM 308127

THE REMAINDER OF THE WILLIAMS PROPERTY
LOCATED WITHIN THE EAST 1/4 OF THE NORTHWEST
CORNER OF SECTION 14, TOWNSHIP 36 NORTH, RANGE
6 WEST, N.M.P.M., LA PLATA COUNTY, COLORADO

... MAY. FOR