



344-ACRE RIVERFRONT

1001 COUNTY ROAD 200, PAGOSA SPRINGS, COLORADO



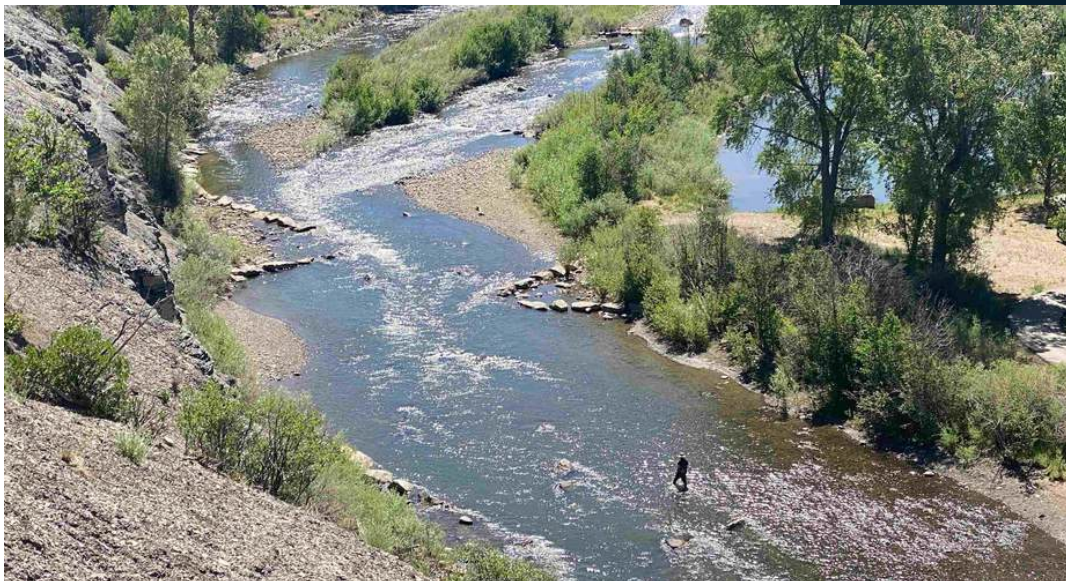
344.6 Downtown Acres

Mountain Views

4,800 ft San Juan River Frontage

The Property

Experience the unparalleled beauty and convenience of this exceptional 344-acre property in downtown Pagosa Springs, featuring approximately 4,800 feet of San Juan River frontage. The land offers unobstructed views of the majestic San Juan Mountains and is graced by the serene flow of Snowball Creek running through the land and two tranquil ponds adjacent to the river. Access to this extraordinary property is available from 1st Street in downtown Pagosa Springs or via Snowball Road, placing you within walking or biking distance of town amenities. The landscape boasts mature Ponderosa Pine, lush meadows, a picturesque creek, riverfront areas, and two older barns. Essential utilities, including city water, natural gas, and electricity, are at the property boundary, making this a truly rare opportunity to own a slice of Southwest Colorado's natural splendor.



Snapshot

PROPERTY SNAPSHOT



GENERAL INFORMATION

- ~ 344.6 Downtown Acres
- ~ 4,800 ft San Juan River Frontage
- ~ San Juan Mountain Views
- ~ Snowball Creek Runs Through Land
- ~ Two Tranquil Ponds
- ~ Walk/Bike Distance to Amenities
- ~ Mature Pondera Pines
- ~ 2 Older Barns on Land



INFRASTRUCTURE

- ~ Electricity
- ~ Natural Gas
- ~ Internet
- ~ Public Tap Water



TAXES/ZONING

- ~ Taxes: \$584.36
- ~ Agricultural Tax Status



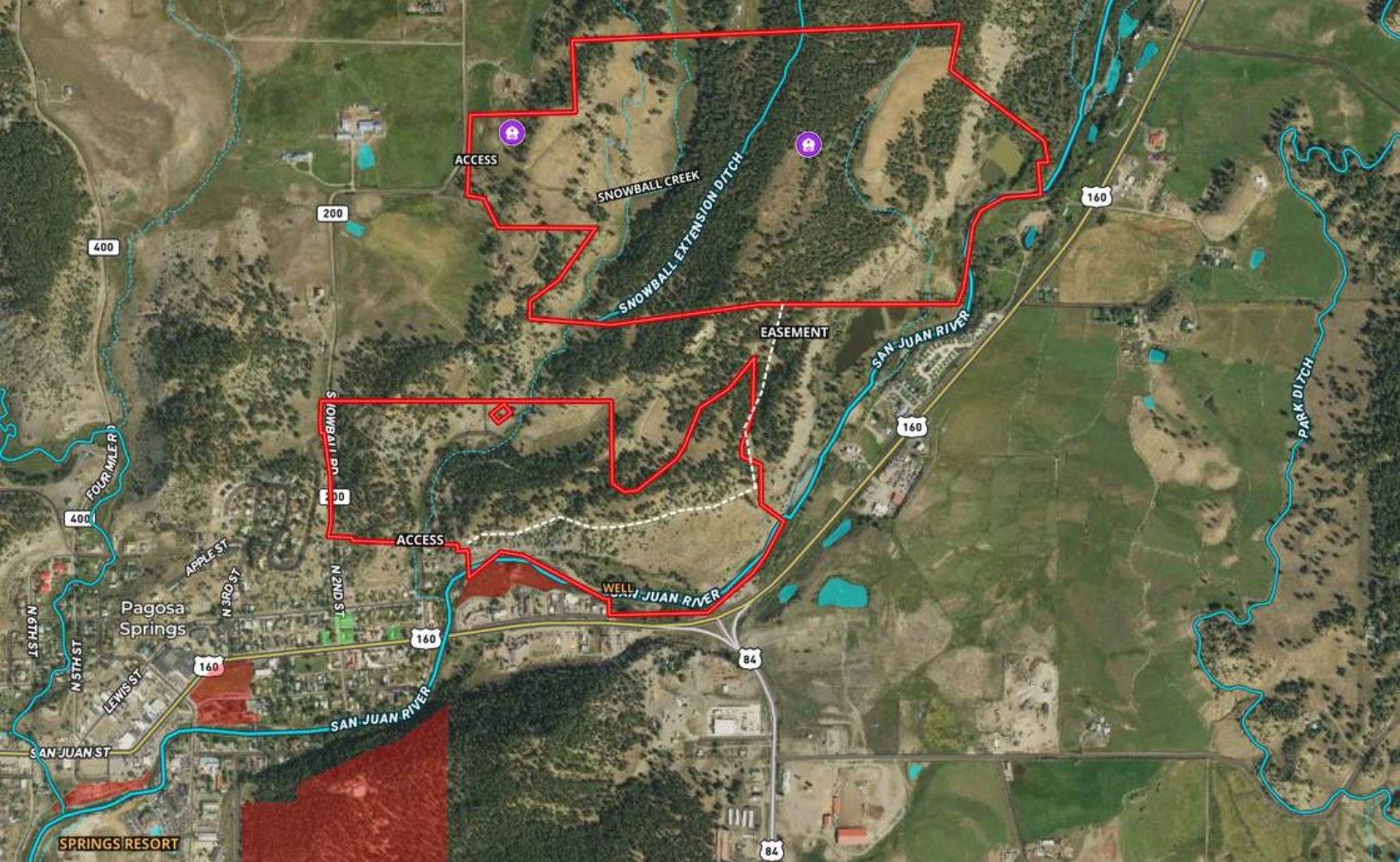
PLEASE NOTE THAT CURRENT YEAR TAXES MAY DIFFER FROM PRIOR YEAR. BUYERS ARE ADVISED TO REFER TO COUNTY RECORDS FOR ADDITIONAL INFORMATION.



Aerial Tour

Click Image Above To View Video

Take an Aerial Tour of this
magnificent 344.6 acre riverfront
property In Pagosa Springs, Colorado.



The Location



[Click To View
Interactive Map](#)

WHERE IS PAGOSA SPRINGS, CO?

FLYING TO PAGOSA SPRINGS

Commercial air service is available at La Plata County Airport in Durango with direct flights to Denver, Phoenix and seasonally to Dallas. Private air service is available in Pagosa Springs at Stevens Field.

DRIVING TO PAGOSA SPRINGS

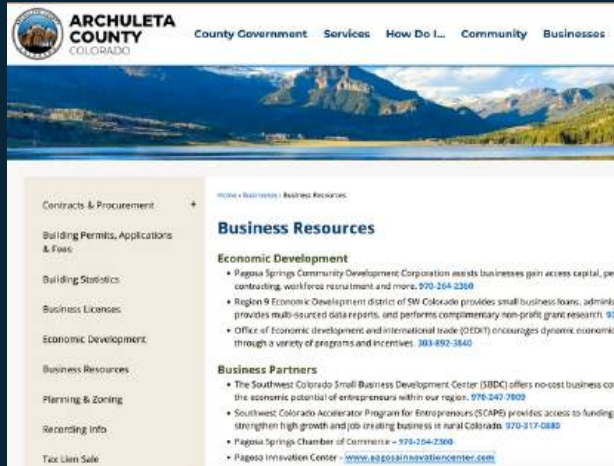
Albuquerque	214 Miles
Santa Fe	152 Miles
Denver	277 Miles
Durango	60 Miles



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



ARCHULETA COUNTY BUSINESS RESOURCES



Below are some links to Business Resources for Archuleta County:

- [Archuleta County Business Resources](#)
- [Pagosa Springs Chamber Of Commerce](#)
- [Pagosa Springs Community Development Corporation](#)
- [Opportunity Zone Business Tax Credits](#)
- [Enterprise Zone Business Tax Credits](#)

For more information and resources, please do not hesitate to contact us.

*Business
Resources*

Archuleta County offers Enterprise Zone areas as well as significant Economic Development and Small Business resources.

The Lifestyle

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.



Discover Pagosa Springs



OFFERED BY

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Information presented here is intended to be accurate but is not guaranteed and should be verified with an independent party prior to purchase.