

Hartong Ranch Chromo, CO Fact Sheet

Location: Located in the heart of the South San Juan Wilderness, 20 minutes South of Pagosa Springs, CO via Hwy. 84. 1 hour 20 minutes SE of Durango, CO. 2 hours North of Santa Fe, NM and 30 minutes North of Chama, NM.

Acreage: 3,066 acres +/-, 2 farm houses, 3 hunting cabins, equipment storage and outbuildings.

Water Rights: Yes, deeded water rights from Elmer Ditch #1 & #2 (1 CFS). Approximately 42 acres of bottom land flood irrigated and 10 acres of high country pasture irrigated.

Live Water: Approximately 4.5 miles of Little Navajo River (both sides). Gardner Lake (approximately 3 acres). Several stock tanks, springs and seasonal streams.

Elevation: Farm houses at 7500', highest point of ranch approximately 9300'.

Fencing: Entire perimeter and several interior cross fences. Approximately 20 miles of fencing throughout the entire ranch.

Minerals: None/TBD

Fishing: Yes, Gardner Lake stocked with Rainbow Trout. Little Navajo River has Brooke Trout and Native Rio Grande Cutthroat Trout.

Hunting: Yes, current owner guides 25 elk hunts per year with 85% success. Also, Mule Deer, Bear and Turkey are abundant on the ranch.

Survey: Yes, Survey on file

Conservation Easement: Placed in Conservation Easement with Cattleman's Association in 2004. Easement on file.

Interior Road: Yes, there is an interior ATV/UTV road throughout the entire ranch.

Description: Owned by the Hartong family since 1936, this rare 1st time offering is one of the largest ranches for sale in SW Colorado. This ranch has everything from river bottom land to alpine timberland. Wildlife abounds throughout the ranch and the ranch is also in a prime migration corridor for large elk herds coming out of the South San Juan Wilderness. The ranch borders national forest on the NW, North and NE. Nearby mountains include the Chalk Mountains, Banded Peaks, V-Rock and Navajo Peak. It's a stunning setting.

Price: Asking price \$7.9 million.