

UPPER BLANCO RARE JEWEL

13750A COUNTY ROAD 326, PAGOSA SPRINGS, COLORADO



14.5 Private Alpine Acres
Borders National Forest
2,300 SF Fully Furnished Home

The Property

Highly coveted and rare offering in the Upper Blanco Basin! This exquisite mountain retreat is an absolute paradise on 14 plus alpine acres at the end of the Upper Blanco Basin and bordering the San Juan National Forest. The property has the perfect balance of lush irrigated pastures for livestock as well as old growth, dense forests including douglas fir, spruce, pines and aspen groves. Surrounded by and sitting at the base of towering mountains, the 2,300 sq. ft. fully furnished and move-in ready cabin has 3 bedrooms, loft, 2.5 baths with floor to ceiling windows, spectacular two-story stone fireplace and vaulted wood ceilings. The property is set for horses or cattle with two irrigated pastures, corrals and trails right out your back door into the rugged San Juan Mountains and the Blanco River Trail. This is a turn-key, move-in ready property including all furniture, art including paintings from local artists, decor, toys, tools and equipment including Bobcat/ skidsteer loader and attachments, 3 ATV's, 2019 Kawasaki mule, grill and smoker, hot tub, outdoor shower and patio furniture. There are two garages with 5 bays for storage. Bring your clothes, toothbrush and food and start living your dream. This Legacy Property is ideal for outdoor adventures in nature's solitude inspired by the most dramatic mountain setting available.



Snapshot

PROPERTY SNAPSHOT



GENERAL INFORMATION

- ~ 14.5 Alpine Acres
- ~ Borders Nat'l Forest
- ~ 2,300 SF Home (3 BR/2.5BA)
- ~ Fully Furnished, Including Decor
- ~ Huge Mountain Views
- ~ 2-story Stone Fireplace
- ~ Vaulted Wood Ceilings
- ~ Original Art From Local Artists
- ~ Two Garages w/5 Total Bays
- ~ Two Irrigated Pastures
- ~ Toys, Tools & Equip. Included



INFRASTRUCTURE

- ~ Well Water
- ~ Electricity
- ~ Starlink Internet



TAXES/ZONING/SUBDIVISION

- ~ \$1,450.76 (2025)
- ~ Zoned Residential
- ~ Upper Blanco
- ~ Majestic Mtn. Homesites



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

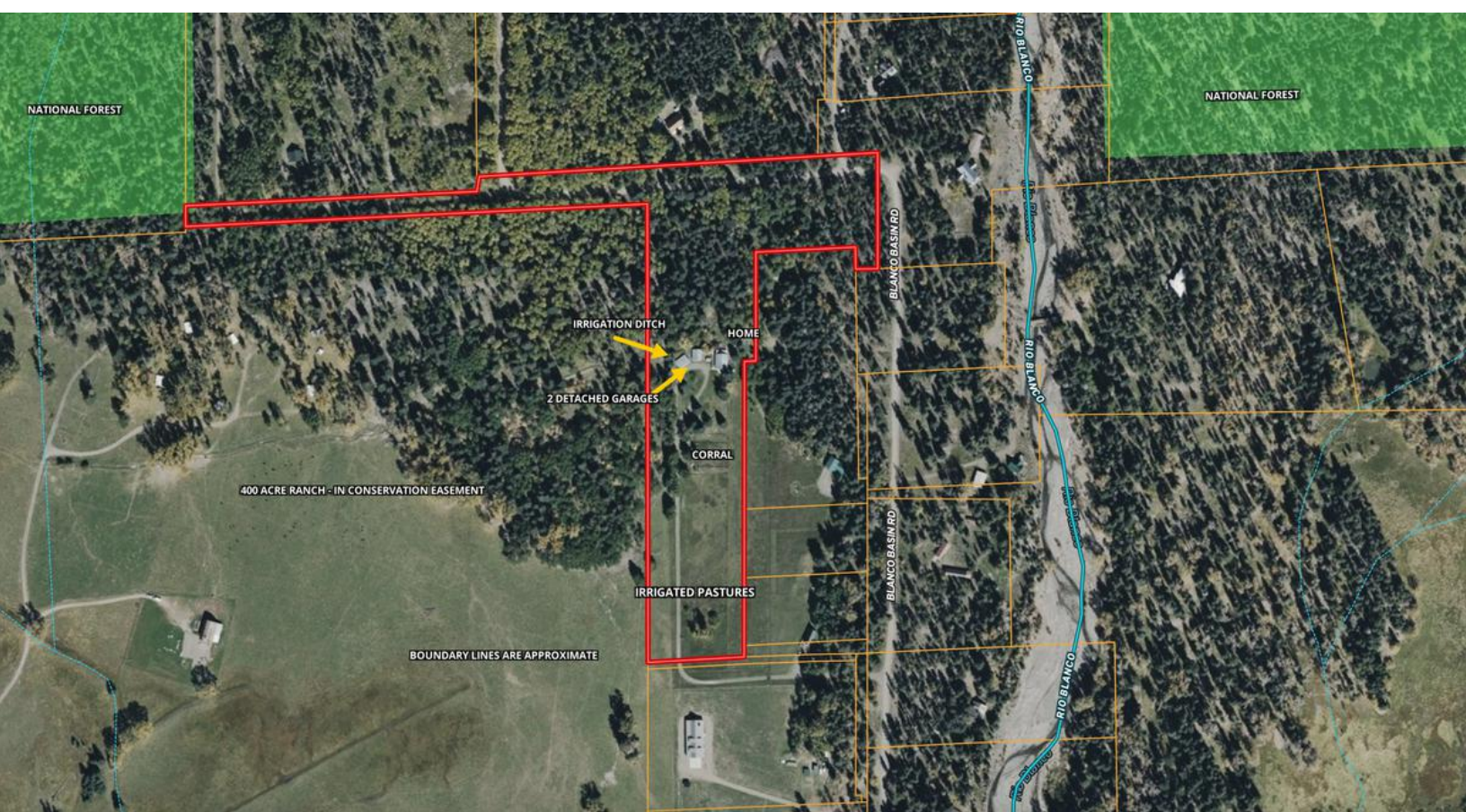
Majestic Colorado Mountain Beauty





*Property
Video*

Click above to view a
tour of this beautiful
mountain property.



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.



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.