



## **Premier Farms - Irrigated 150, Alamosa County, Colorado, 150.00 Acres**

**\$1,190,000**

- Agriculture, Equestrian, Income producing, Pond, Upland Bird, Water Rights, Waterfowl, Wildlife Viewing

Unique chance to own an irrigated farmland parcel with Centennial Ditch water shares. Situated half a mile off Hwy 160 with close proximity to the city of Alamosa, Colorado. 360 degree views from here with views of the San Juans and Blanca Peak. This fully fenced land boasts exceptional grass growth due to its natural ditch irrigation system. There is a well with a solar pump that has been historically used for watering livestock. The current owners are utilizing a portion of the property for hay cultivation, while the remaining areas are utilized for year-round cattle grazing. With the water shares, this property has the potential to generate income through either a small-scale farming operation or a larger-scale commercial enterprise. Current use and zoning is Agricultural which results in very low annual taxes. Located just 1.5 miles from mixed-use and commercially zoned businesses including Walmart, major chain restaurants and hotels. The property is situated in the path of future expansion and is close to recent residential development. This location presents an opportunity for either a development project or a long-term investment. Ideal for 1031 exchange funds. Alamosa is a growing city within the San Luis Valley with moderate year-round weather and is home to Adams State College. Wolf Creek Ski Area is just over an hour's drive and receives the highest snowfall in Colorado.

### **Main Info**

- Street Address : S County Road 106
- Lot Size Acres : 150.00 Acres
- Postal / Zip Code : 81101
- Dwelling : No
- State / Province : Colorado
- (Assessor) Parcel Number : 528531200132
- County : Alamosa
- Closest City : Alamosa

## Taxes

Tax Year : 2023

Estimated Taxes per year are \$177.00

## Broker Info



### Cody Switzer

**Rocky Mountain Ranch & Land**

**(P:) 719-900-8012**

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**[cswitzer@rmranchland.com](mailto:cswitzer@rmranchland.com)**

**[rmranchland.com](http://rmranchland.com)**

Having grown up around the land business here in the beautiful state of Colorado, I'm very familiar with mountain, recreational, and ranch land. I'm an avid outdoorsman; Fly fishing, backpacking, snowboarding/skiing are some of my favorite activities. It would be a pleasure to work with you to help find that perfect property that can be used for many years to come. He is a member of the Pikes Peak Association of Realtors.

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