



Davis Irrigated Farm, Las Animas County, Colorado, 250.00 Acres

\$1,095,000

- Agriculture, Big Game, Equestrian, Income producing, Upland Bird, Water Rights

The Davis Farm is a productive irrigated farm with valuable water rights in SE Colorado located 7 miles to downtown Trinidad, Colorado. The farm includes a spacious main home, detached shop/garage, outbuildings, working corrals, and water rights which include 625 shares of the Picketwire Ditch. In addition, there is second residential farmhouse which could serve nicely for a guest home, ranch manager or rental property. Many possibilities exist here for livestock or crop production, horses, hobby farm and much more!

Irrigated farms with strong water rights rarely come up for sale in this area. This property has been owned in the same family for almost 30 years. Approximately 167 acres are under irrigation through a gated pipe system. The remaining acreage is classified as grazing land. Dependent on yearly moisture, the farm normally produces 2 to 3 hay cuttings per season. With some pipe improvements and replanting the production of this farm could go up substantially. Other crops would also work well on this farm if desired.

The main home is spacious and has been well taken care of. There are dramatic views of Fishers Peak from the front porch and a nice deck out back to catch the afternoon breezes. There are 4 bedrooms that include a primary bedroom suite and a guest suite on the opposite side of the home. Enjoy a large eat in kitchen, huge pantry area, formal dining area, spacious living room, laundry room and fenced in front yard for a flower or herb garden. The home has a forced hot air furnace, fireplace and air conditioning for year round comfort. The older farmhouse has potential as a guest home, farm manager residence or rental. Farm outbuildings consist of a newer shop and garage building with a massive loft, Quonset building for equipment storage, working corral area, and other sheds and barns of various sizes and conditions.

The Davis Farm has some hidden recreational hunting opportunities particularly for deer and turkey. The northern end of the farm lies in a lush area with seeps, natural springs, ponds and cottonwood trees. This area provides bedding, forage and

water resources for deer and turkey which are often spotted on and around the farm.

Improvements and Land Attributes

2002 Magnolia Manufactured Home - 4 Bedroom - 3 Bath

Farmhouse - Originally built in 1920

Utility Building/Workshop/Garage - Built in 2017 - Concrete Floor

Water Taps: The property comes with two municipal water taps from El Moro Hoehne Pipeline which service each home.

Current Utilities: Electricity runs throughout the operational compound to homes and outbuildings

Land Attributes: Irrigated and grazing land

Topography: Flat to gently rolling

HOA: None

Nearest Town: Trinidad, Colorado

Access: Paved County Road 75.1

Although very private, the farm is located on a paved county maintained road and only 7 miles from downtown Trinidad and 3.5 miles to Interstate 25. The property is conveniently located only a short drive to a hospital, restaurants, Trinidad Lake State Park, and shopping including a Walmart Supercenter just south of town. Nestled at the foot of the Sangre de Cristo Mountains, Trinidad has an iconic western past and historic downtown area.

Main Info

- Street Address : 17115 County Road 75.1
- Lot Size Acres : 250.00 Acres
- Postal / Zip Code : 81082
- Dwelling : Yes
- State / Province : Colorado
- (Assessor) Parcel Number : 12867500
- County : Las Animas
- Closest City : Trinidad
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Home Info

- Year Built : 2002
- Baths : 3
- Square Feet Main House : 2370 square feet
- Bedrooms : 4

Taxes

Tax Year : 2024

Estimated Taxes per year are \$3,882.00

Broker Info



Jeff Switzer

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Jeff Switzer, Owner and Managing Broker, Accredited Land Consultant (ALC), founded Rocky Mountain Ranch & Land to realize his vision and passion for the land. He brings over 30 years of experience to the real estate business, and his love of the land and the outdoors extends through his business practices. He is a licensed employing level real estate broker in Colorado and Florida and is a member of the Pikes Peak Association of Realtors, National Association of Realtors, and Realtors Land Institute. Jeff has also earned the prestigious Accredited Land Consultant (ALC) designation through the Realtors Land Institute. He has worked in every facet of the land business including acquisitions, sales & marketing, land planning, entitlements, and development and has held senior executive positions for several nationally recognized real estate companies. Jeff currently serves on the Sports Afield Trophy Properties Planning Council. His experience has taken him to nearly every region of the United States and since 1995 he has acquired or managed the development and sale of numerous ranches throughout Central and Southern Colorado. Jeff has successfully navigated complex real estate transactions involving land use issues, conservation easements, mineral and water rights, livestock, ranch and farm management, grazing

and hunting leases, family trust and partnership issues, project financing, and negotiations with State and Federal agencies. Jeff has the knowledge and experience to implement the latest and most innovative marketing strategies for sellers and identify the best values in the real estate market for buyers.

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