



## MILLER CREEK RANCH

VILLA GROVE, COLORADO | 360 ACRES | \$750,000

Miller Creek Ranch encompasses 360 deeded acres in Villa Grove, Saguache County, Colorado, nestled in the San Luis Valley between the San Juan and Sangre de Cristo Mountains. This high-altitude cattle operation is exceptionally well-watered, with surface water rights from the Driscoll and McNulty ditches providing up to 5 cfs when available, along with a 600 gpm irrigation well permitted to cover 60 acres and pump up to 460 acre-feet annually. At nearly 8,000 feet in elevation, the property offers a rugged mountain environment and sweeping views. Located just 30 minutes south of Salida via Poncha Pass, the ranch combines convenient access with a sense of seclusion. The surrounding area provides year-round recreation including gold-medal fishing, big-game hunting for elk and mule deer, waterfowl, skiing at Wolf Creek Pass, hiking, horseback riding, and ATV trails. Miller Creek Ranch blends operational viability with Colorado's iconic mountain lifestyle.



## LOCATION

Miller Creek Ranch is in Villa Grove, Colorado, a tiny village located on Highway 285 in the northern tip of the San Luis Valley. The property lies in the north end of the San Luis Valley and Northeast of the town of Villa Grove. Villa Grove is an unincorporated community situated at 7,986 feet, about 30 minutes south of Salida via Poncha Pass.

## WATER RIGHTS

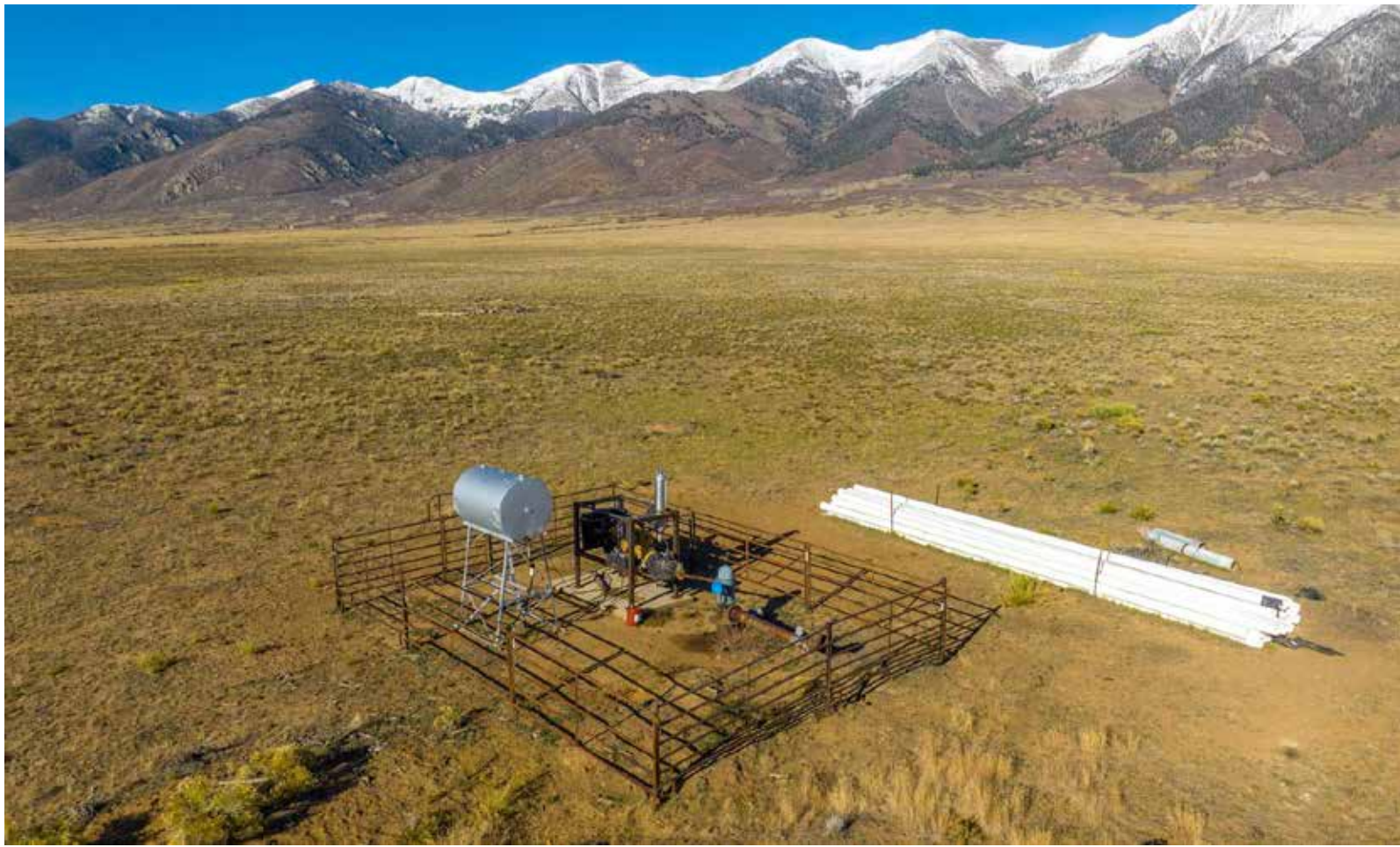
The ranch has surface water rights from Driscoll and McNulty ditches totaling five cfs when available. In addition, the property has a 600 gpm well (Permit # 88991-F) approved for a pivot to irrigate 60 acres with 460-acre feet of pumping approved yearly.

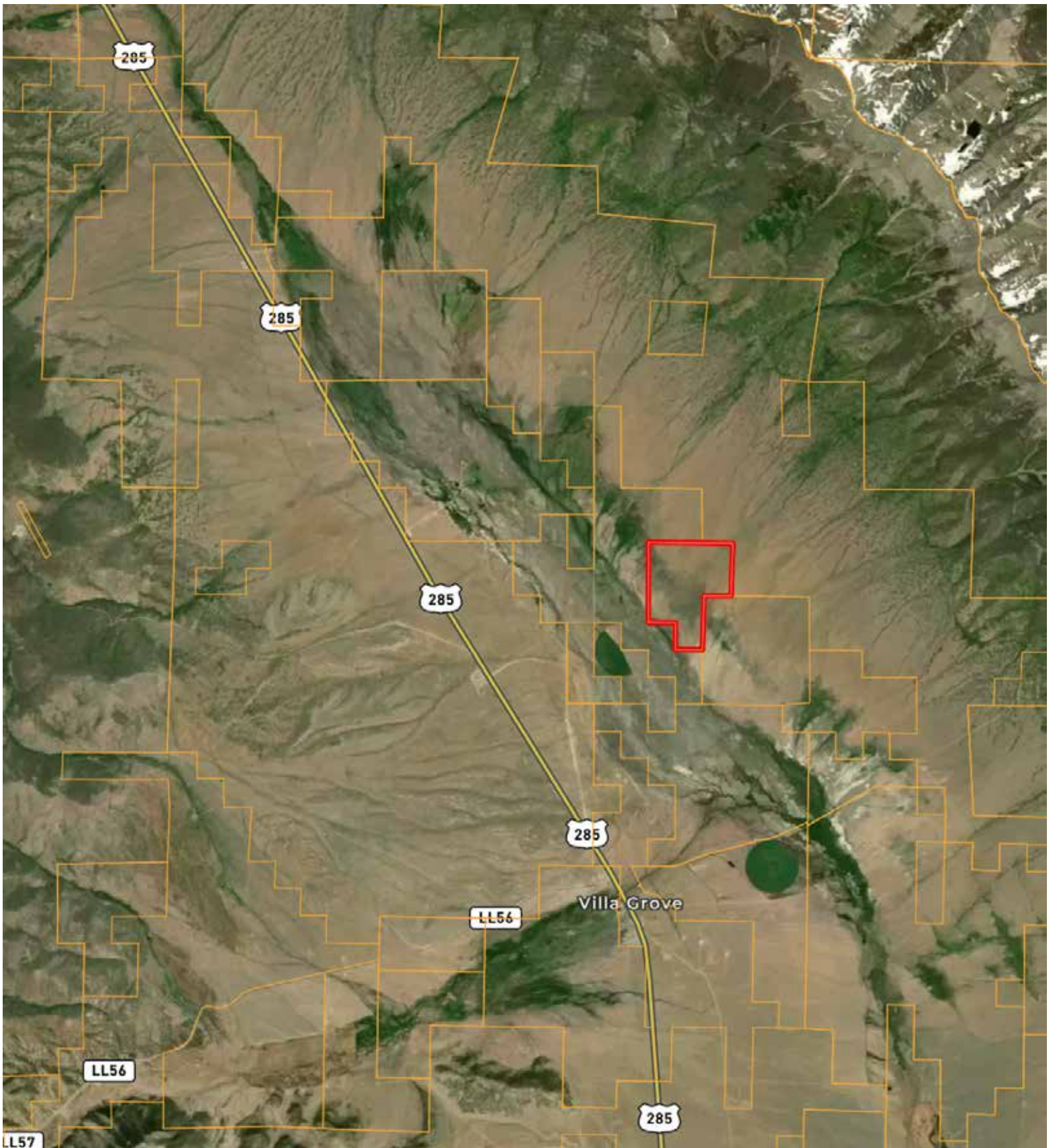
## HUNTING & RECREATION

The San Luis Valley is a sportsman's paradise with access to gold medal fishing, hunting for big game (elk, mule deer, etc.) and waterfowl. Other recreational options include skiing at Wolf Creek Pass, hiking, horseback riding and ATV trails abound.

## SUMMARY

This is a very well-watered, high-altitude ranch with majestic views of the San Juan and Sangre de Cristo mountains. Don't miss the opportunity to become the owner of this unique ranch.





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