

Plaza del Rio

Rio Grande Sanctuary



Photography by Gary Tyson

River Valley Group, LLC and Team Murphy Realty, LLC offer for sale:
Exclusive Home Sites in the San Luis Valley, Colorado

Plaza del Rio

Exclusive Home Sites



Each homesite includes:



- 2 to 7 acres
- Well
- Electric
- Phone
- Natural Gas
- Exclusive recreational access to The Rio Grande Sanctuary
 - 1500 riparian acres
 - 5 miles of private Rio Grande River Fishing, Floating, & Canoeing



- 3 trophy lakes
- 60+ acres of waterfowl ponds, sloughs and oxbows
- Restored 1930's cabin for day or overnight use
- Horse barn and stables for day or overnight use

Fishing • Hunting • Equestrian • Conservation



The Rio Grande Sanctuary consists of 4 premium ranches, with 5 miles of Rio Grande River frontage. The Rio Grande Sanctuary is prime waterfowl habitat, productive agricultural ranchland, and premium recreational property. ♦

Working with the Rio Grande Headwaters Land Trust in conjunction with the Rio Grande Initiative, we have conserved more than 1200 acres. Our conservation partners include Ducks Unlimited, The Nature Conservancy, Colorado Division of Wildlife, and Great Outdoors Colorado. ♦

Working with local, multi-generational ranching families and Natural Resources Conservation Service (NRCS), our agricultural operation uses best management practices, with particular emphasis on protection and enhancement of plant life, cottonwood canopy, wildlife and waterfowl. We provide unrestricted wildlife access along the river corridor. The Rio Grande Sanctuary produces all natural, grass-fed beef and is home to 25+ registered American Quarter Horses. ♦

Conservation and responsible ranching magnify the recreational opportunities at Rio Grande Sanctuary. We have created a sustainable environment for many forms of recreation, including hiking, camping, hunting, fishing, bird watching, biking, kayaking, canoeing, horseback riding, snow shoeing, cross country skiing, and photography. ♦



Accessibility

Easily reached by car and airplane



- Year round access via US Highway 160 and Highway 285
- 23 miles to San Luis Valley Regional Airport (ALS) (scheduled air service)
- 13 miles to Monte Vista Municipal Airport (private air service)

Nature

Surrounded by National Forests



- Altitude 8000 feet
- Views of Sangre de Cristo and San Juan Mountain Ranges
- Easy access to San Juan National Forest and Rio Grande National Forest

Community

Unique shops, galleries, outdoor supplies



- 7 miles to Monte Vista monte-vista.org
- 5 miles to Del Norte delnortechamber.org
- 23 miles to Alamosa alamosa.org
- 23 miles to South Fork southforkcolorado.org
- 44 miles to Creede creede.com

Recreation

Winter and Summer Activities



- 30 miles to Penitente Canyon
- 44 miles to Great Sand Dunes National Park nps.gov
- 46 miles to Wolf Creek Ski Area wolfcreekski.com

Conservation

Protecting the Ranches for Future Generations

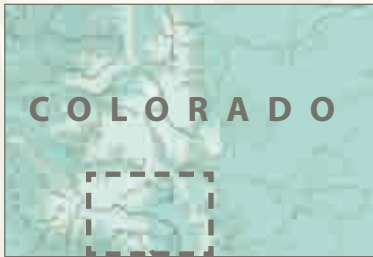


- Rio Grande Headwaters Land Trust riograndelandtrust.org
- The Nature Conservancy nature.org
- Ducks Unlimited ducks.org
- Colorado Division of Wildlife wildlife.state.co.us
- Great Outdoors Colorado goco.org



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San Luis Valley and The Ranches



Nestled in the historic San Luis Valley, the Rio Grande Sanctuary is a truly unique and secluded community. In an area steadfast to its classic Western origins, there is an atmosphere that ignites both passion and motivation to experience the natural beauties that surround this area. Explore the abundant recreational, wildlife and agricultural opportunities by inquiring about one of the homesites available today.

★ The Ranches





schnitzerphoto.com

For more information or to schedule a visit, please contact:

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