



## CORZINE FARM

CENTER, COLORADO | 320 ACRES | \$2,150,000

This 320± acre farm is ideally situated in Colorado's productive San Luis Valley and offers a turnkey opportunity with valuable water rights, quality improvements, and income potential. Corzine Farm features two center pivot irrigation circles. One pivot is currently enrolled in the Conservation Reserve Enhancement Program (CREP) one pivot is in irrigated production. With a blend of water security, diversified income-producing potential, and ample infrastructure, this farm offers a rare opportunity in a region known for its agricultural productivity and scenic beauty.

The property is located near La Garita, Colorado. Living near La Garita means more than just beautiful views — it's about being part of a tight-knit agricultural community rooted in tradition and hard work. The San Luis Valley is known for its fertile soils, high elevation, and abundant sunshine, making it ideal for growing everything from potatoes and grains to alfalfa and specialty crops.

Water is king out here, and the area benefits from established irrigation infrastructure and senior water rights tied to the Rio Grande. With access to dependable water and wide-open land, it's a place where your operation can thrive — whether you're farming full-time or looking to scale back and enjoy the lifestyle.

La Garita offers the kind of rural peace that's getting harder to find. You'll find neighbors who know your name, a town that still supports local agriculture, and just enough services to make life easy — without the noise and traffic of bigger cities. Plus, when the work's done, the San Juans are right out your back door for hunting, fishing, and taking a break in the mountains.



## WATER RIGHTS

The farm has a total of 320 acres with 229 acres under two center pivots. The soils are quality silt loams ideally suited for hay and grain production. Currently, the Northwest quarter is being farmed, and the northeast quarter is enrolled in a CREP contracts expiring 9-30-2029 with an annual payment of \$19,968. The CREP program is a voluntary term program administered by the USDA Farm Service Agency designed to conserve water in the area in exchange for not farming the property or using the irrigation water. Upon the expiration of the contract, the Northeast quarter of the property can also be actively farmed with no repercussions. The benefit this farm holds is that the surface water allows the farm to be operated without the burdens imposed on those with underground well water due to augmentation requirements on wells.

## WATER RIGHTS

Water rights are a standout feature, including 12.5 shares of the capital stock of the Rio Grande Canal Water Users Association and 10 shares of the capital stock of the Santa Maria Reservoir Company, in addition to six adjudicated wells, providing flexibility for future use or development.

## IMPROVEMENTS

- Spacious 4,228 sq. ft. split-level home with 4 bedrooms and 2 bathrooms, originally built in 1970 and expanded in 2004–2005
- 40' x 100' Quonset building for equipment storage or workshop use
- 40' x 50' shop, ideal for maintenance or operations
- 16' x 24' casita/mother-in-law quarters for guests or additional living space
- Old corrals and pens that reflect the property's agricultural heritage
- 15' diameter grain bin for storage

## SUMMARY

This productive 320± acre farm is in the San Luis Valley just minutes from La Garita, Colorado. Featuring two center pivot irrigation circles, the property is currently enrolled in CREP for income and land conservation benefits. Enjoy stunning views of the San Juan Mountains, quiet rural living, and strong ag potential in a region known for its fertile soil, dependable water, and rich farming tradition.







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