

## FLYING N RANCH

ANTONITO, COLORADO | 2950 ACRES | \$9,950,000

Flying N Ranch is a 2,950± acre, contiguous and highly functional livestock operation in Colorado's San Luis Valley, offering a rare combination of scale, water resources, and long-term agricultural viability. With approximately 2,550 acres of irrigable hay meadows and pasture—supported by both surface water rights and groundwater—the ranch sustains a robust cow-calf program of around 400 head alongside an established horse breeding operation. Its nearly two miles of the Rio San Antonio, diversified irrigation system, and practical infrastructure—including multiple residences, barns, and working facilities—create an efficient, turnkey setup. Located near Antonito yet privately positioned, the ranch benefits from a productive four-season climate in a region that remains grounded in agriculture rather than speculative land pricing, preserving its identity as a working asset with added recreational appeal and deep historical continuity.

Set quietly in the southern reaches of Colorado's San Luis Valley, the Fling N Ranch is positioned just north of the New Mexico line, located five miles east of Antonito with year-round access via county-maintained roads. The ranch remains connected without sacrificing privacy.

The broader region, defined by the Sangre de Cristo and San Juan mountain ranges, offers a four-season working climate with moderate summers and manageable winters. The valley itself remains one of the few large agricultural basins in the West that has not been overtaken by recreational or lifestyle-driven pricing pressures. It preserves the ranch's position as a working asset first, rather than a displaced one.



## ACREAGE

The 2,950± deeded acres are contiguous, highly usable, and designed for efficient livestock production. Approximately 2,550 acres of irrigable hay meadows and pasture, including around 400 acres under center pivot irrigation. The balance of the property includes native pasture and improvements.

The ranch has historically supported a cow-calf program of meaningful scale, running approximately 400 mother cows alongside a breeding program of 70 horses, with sufficient forage base and layout to sustain a full-season operation. The ranch lends itself equally well to intensive grazing rotations, or as a reliable wintering base.

## WATER

The ranch controls a combination of surface water rights and groundwater resources, creating a diversified and resilient irrigation profile. Based on a recent water engineering report completed for the ranch, on an average year (from 2001-2022) a total of 1,442 acre-feet is available to the ranch at the head gates of the five main ditches. The average total amount of groundwater pumped for irrigation use on the ranch is around 835 acre-feet. In addition, there are two catch ponds for some re-use of irrigation water.

The Rio San Antonio flows northeasterly across the ranch for nearly two miles, with ownership on both sides. The Rio San Antonio can support some fishing and has reportedly been stocked with some Brown and Rainbow Trout in the past.

## WILDLIFE AND RECREATION

While predominantly an agricultural property, the ranch carries understated recreational attributes which reinforce the lands completeness.

- Nearly two miles of the Rio San Antonio
- Habitat for deer, elk, and migratory waterfowl
- Proximity to well-regarded hunting, fishing, and mountain recreation





## IMPROVEMENTS

Improvements are practical, centralized, and aligned with working ranch uses. They reflect a continuity of use, updated where necessary, but grounded in the operational logic that has sustained the ranch over time.

- Main residence: 6 bed / 3 bath
- Manager's home: 4 bed / 2 bath
- Guest residence and historic cabin
- 10-stall barn with runs
- Shop, office, and multiple livestock support structures
- Outdoor arena, round-pens, and working facilities



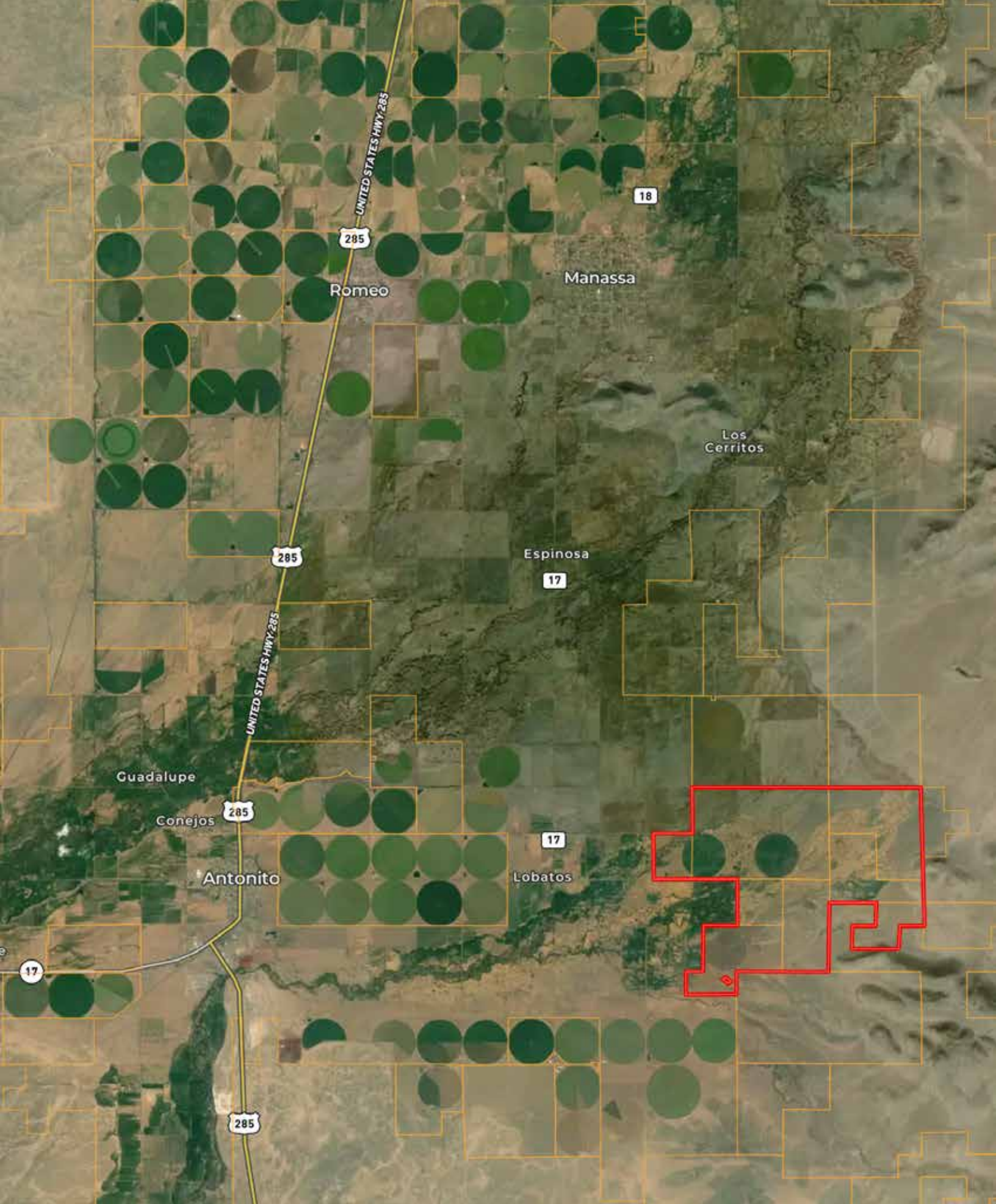




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