

BACHMAN & ASSOCIATES

INCORPORATED



The Historic Wagner Ranch

The headquarters for the historic Wagner Ranch is located at the gateway to the Wahatoya Valley with approximately 350 acres of some of the most interesting topography imaginable - large pasture, a dramatic ridge and Wildcat Canyon, one of the region's elk hide-a-ways. Pinon, cedar, narrow leafed cottonwoods and the occasional ponderosa pine are scattered around the ranch among historical barns, the original home, a rental trailer and a modular home.

County Road 362.1

\$1,000,000

For more information or for a tour call:
Eric Bachman 719-742-5558 Home Office or 719-742-5551 Bachman Office
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LOCATION:

- Near the town of La Veta
- 3 hours south of Denver, 3.5 hours from Santa Fe, NM
- 2 hours from Colorado Springs and the nationally served airport
- 30 minutes from Lathrop State Park and Spanish Peaks Regional Medical Center
- Close to the San Isabel National Forest for year round outdoor activities for the entire family

THE HOUSE:

- Collection of old buildings
 - Historic adobe home
 - 3 bedroom modular
 - Trailer
 - Beautiful old barn
 - Granary
 - Abatoir

SPECIAL FEATURES:

- Approximately 350 acres
- Wildcat Canyon
- Large pasture
- Diverse topography

SALES INFORMATION:

- **Legal description:** Lengthy, contact listing agent
- **Address:** County Road 362.1, La Veta, CO 81055
- **Price:** - \$1,000,000
- **Terms:** cash or terms acceptable to seller
- **Taxes:** for year 2013 – TBD

Prospective Purchasers: Bachman and Associates, Inc., its agents and brokers, are working with buyers and seller as transaction broker. All information is based on sources deemed reliable. Offerings and all information is subject to errors, omission, change, prior sale, or withdrawal without notice.