

March 16, 2023

To: Sky Tallman  
Director, Huerfano County Land Use  
[stallman@huerfano.us](mailto:stallman@huerfano.us)

From: Abel Manzanares

Subject: 8431 County Road, Walsenburg, Co. 81089

Mr. Tallman,

My father, John Manzanares and his uncle, Mucio Manzanares were gifted 24.50 acres by their aunt, Florita Naranjo. The date of this transaction was July 28, 1962.

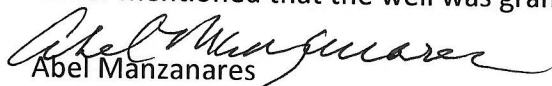
On November 03, 1976, the two parties equally divided the 24.50 acres. On the same date, Mucio Manzanares deeded his 12.25 acres to John Manzanares. My father, John, sold 4 acres to Arthur Eloy and his wife Mary Elizabeth Martinez in 1976. On January 1988, the property was deeded to me, Abel Manzanares.

Brief history of the remaining 8.25 acres land use. My father and mother lived in a trailer while the cabin was being built. The property was the gathering place for family and friends. The cabin was completed in the 1970's, date unknown. My parents were active in 4-H and their grandchildren raised their 4-H animals on the property. My father also had horses, sheep and cows. He leased some of the state land for his cattle. I remember all the farmers and ranchers as being neighborly and would help each other.

I started the process for the well permit in December of 2021. The well was reconstructed in November 2022 by Andreatta Well Service. In February of 2022, I was ill for some time which delayed the process for the well permit.

In closing, my sister and I sold the property in January 2022. It was a difficult decision to let go of the property, a lot of memories. Our family is so spread out and the cabin not being used by family and due to my 82 years of age, I found it difficult to keep the property in good order. I would make it known that my parents are buried on the property in question. The cemetery is registered in Huerfano County.

The well, I think, was started in the 1970's about the same time the cabin was completed. My father mentioned that the well was grandfathered as part of the property.

  
Abel Manzanares

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