

Saddlehorn Ranch

105.00 Acres

Archuleta County, CO

\$7,250,000



HAYDEN  OUTDOORS.

Saddlehorn Ranch

TOTAL ACRES:

105.00

PRICE:

\$7,250,000

COUNTY:

Archuleta County

CLOSEST TOWN:

Pagosa Springs, CO

Presented by

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Property Summary

The Saddlehorn Ranch's 105+/- manicured acres of managed wildlife habitat compliments the fully furnished, meticulous 8600 sq. ft. of total living (7,223+/- sq. ft. main house and 1385 guesthouse/ barn+/-). Wear out your fly rod by catching trout in the morning and fill your over-the-counter bull elk tag all on your own ranch. The Chromo Valley is 5 mi. to the NM border and 24 mi. south of Pagosa Springs.

Land

Saddlehorn Ranch, at 8,000+/- ft. elevation, is comprised of 40+/- acres of hay quality meadow, with 60+/- acres of ponderosas, oaks and gorgeous aspens, all turning a blend of rust and gold in the fall. The Tetons and Jackson Hole have nothing on the majestic views of the South San Juans that you'll wake up to every morning, with the mule deer, elk and Merriam turkeys joining you for coffee. Watch the mallards raise their brood in one of the 3 ponds, and the seasonal creek will irrigate your food plot to hold the elk and mule deer close.



Activities & Amenities

ATV/Off Road
Cattle/Ranch
Cycling/Mountain Biking
Equestrian/Horse Property
Fishing
Hiking/Climbing
House/Cabin
Hunting - Big Game, Small Game & Turkey
Irrigation
Outbuilding/Barn/Shed/Shop
Pond/Lake
Stream/River
State Hunting Unit: 78

Land Details

Address: 702 Jenni Ln , Chromo,
Colorado 81128, USA
Closest Town: Pagosa Springs
Total Acres: 105.00
Deeded Acres: 105.00
Zoning: Ag
Elevation: 8,000
Topography: Hills, mountains, meadows,
pine forests, ponds, seasonal creek
Vegetation: Ponderosa pines, White pines,
Aspen, Gamble Oak, Cottonwood trees
Irrigated Acres: 40
Estimated Taxes: \$7,706 - 2024
Source of lot size: Assessor/Tax Data
HOA Dues: \$3,500

Building Details

Homes: 2
Finished Sq. Ft.: 8,608
Unfinished Sq. Ft.: 5,373
Bedrooms: 6
Full Bathrooms: 5
Half Bathrooms: 1
Basement: Partial finished
Parking Types: Attached Garage & Carport
Outbuildings: 1
Types of Outbuildings: Barn/Apartment



Improvements

Saddlehorn Ranch Home

The timber frame and stone home was positioned to view the South San Juan Wilderness while also keeping an eye on the fenced and cross-fenced meadows for horses, cattle, elk, and deer, allowing for the most privacy imaginable. Master-level construction comes to mind with a huge great room featuring a 17' Montana moss-rock fireplace complimenting the cathedral ceiling to maximize the Continental Divide views. Relax at the wine bar w/refrigerator while operating the "smart-system" technology which allows for the operation of the automatic shades, security cameras, doors, thermostats and in-floor radiant-heat systems.

Any chef would envy the huge kitchen, island bar, Thermador appliances and a walk-in pantry. The incredibly mild four-season climate encourages outdoor dining and the outside kitchen compliments the split-level decks, waterfall and water garden and fire-pit, with additional levels for seating and entertaining family and guests. An automated underground irrigation system is in place for your landscaping.

The master suite enjoys its own private deck overlooking the pond. The upstairs private office includes a fireplace, workout area and home theatre. It's perfect for those that want to work from home and is ready for your personally designed equipment. Starlink is the current internet service. There's

a 2-bedroom guest suite with private entrance, fireplace, kitchenette, and its own private deck as well. Your guests will never want to leave!

The 1.8+/-million acre San Juan National Forest, located a few miles from the front gate, encourages lots of toys and the oversize, 3-car garage with storage and large basement access accommodates those needs quite well. You can harvest your bull elk off the porch or ride into 1.8 million acres of the San Juan National Forest.

Barn/Guest Home

Down in the meadow, the custom barn has 4-stalls, frost-free waterers, heated tack room, workshop, loft w/hoist and RV, ATV and snowmobile storage, with adjacent RV hookups. For the caretaker, a self-contained 2-bedroom guest home within the barn has a full kitchen with breakfast bar, in-floor heat, washer/dryer, fireplace and private deck. The barn also has the potential and space for 3 additional stalls to be added.

The main home and guest house are being conveyed fully furnished with an additional +/--\$90,000 in furnishings in 2024. One of the most outstanding features is the incredible number of options that Saddlehorn Ranch provides for today's discriminating landowner. While most HOA's limit building, the ranch allows for additional guest homes & facilities to be added.







 Boundary

BOUNDARY LINES
MAP BOUNDARIES ARE ONLY
APPROXIMATE AND MUST BE
VERIFIED FOR ACCURACY.





Largest Bull taken in the Pagosa Basin resided on Saddlehorn ranch and harvested next door.



Recreation

For the Sportsman

The 60+/- acres of wooded timber game sanctuary on Saddlehorn Ranch has a hidden waterhole for your game camera and/or tree stand to fill that bow tag. Merriam's turkeys, mule deer, blue grouse, elk and an occasional bear will drink from this hidden oasis daily....

With regard to hunting options, the ranch carries large resident elk, deer and turkey populations, as well as being in the major migration route of the San Juan Mountains. As the season progresses, more and more big game move into the Saddlehorn property. The largest bull elk taken in the Pagosa Springs Basin in several years called the Saddlehorn Ranch home for 2021.

June is the month that the elk calve in the timbered sanctuary, complete with hidden meadows and game trails. Sneak your Polaris Ranger back to your very own year-round mountain waterhole to check the game cams. Most mornings and evenings in the fall season the bull elk will serenade you off the porch, so enjoy the over-the-counter elk tags with family and friends. Hunting & shooting are allowed within this incredible ranch with this unit enjoying over-the-counter elk tags.

Fly fisherman will enjoy the PRIVATE section of the Navajo River trout rock weir pools that the ranch shares common ownership with, as well as miles and miles of adjacent public access river.

General Operations

Saddlehorn Ranch location was chosen because of its incredible privacy. The ranch is nestled on a bench, allowing for the most property usage and access, while allowing views of the entire South San Juan Range. For added security, the ranch is accessed via two electronic gates and is 2+ miles from public access.

History

With architects quoting up to 4 years build-to-finish and todays building prices for timber frame homes between \$600-\$1000 per sq. ft., the turn-key, move-in-value of Saddlehorn Ranch is incomparable in todays market.

With privacy beyond belief, views rivaling Jackson Hole and the Tetons, and one of the Rockies' best values between Mexico & Canada, maybe it's time for you to be working where you wish to live?

For more info and your qualified showing, call or email today! Co brokers welcome!

Location

The ranch enjoys the convenience of a central water system, underground utilities and year-round maintained roads, all while 35 minutes from a G5 airport, new hospital, Walmart, restaurants and minutes from Wolf Creek Pass ski resort. Durango's commercial airport is 90 minutes away and Santa Fe a beautiful 2.5 hour drive.





Hayden Outdoors

Buyer Process

BUYER QUALIFICATION: Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

PROPERTY SHOWINGS: With regard to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

REPRESENTATION OF OFFERS: Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

BROKER PARTICIPATION: Hayden Outdoors welcomes outside brokers to bring buyers to purchase our properties. We offer cooperating commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

EQUAL HOUSING: Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."



"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

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THE BRAND THAT SELLS THE *Land*®

Hayden Outdoors is a family-owned real estate company and brokerage with a background in the cattle and ranching business. In 1976, Leo Hayden founded the company as the Property Exchange, working with farms and ranches for sale near Hays, Kansas. The brokerage moved to Goodland, Kansas in 1981 and became Hayden Inc. In the late 1990's, Leo was joined by his two sons, Dax and Seth, to help grow the business in multiple states. In 2003, Hayden Outdoors was formed to represent sellers and buyers on farm, ranch, and recreational properties in the Great Plains and Rocky Mountains.

The team at Hayden Outdoors has grown and prospered to include over 200 brokers, agents, and an excellent full-time staff supporting the sale of rural land. Hayden Outdoors represents the finest farms, legacy properties, working ranches, hunting lands and recreational properties from coast to coast.

Over time, we have built our team to be composed of brokers and agents with experience and knowledge in their markets and an affinity to "Do what they say they will". Hayden Outdoors is about honesty and integrity with customers and a rich sense of land stewardship. We understand land, water, habitat, livestock, wildlife, minerals and what is necessary to maximize value for our clients. **We truly love the great outdoors!**

We are blessed to work with the owners and buyers of the farms, ranches and other fine recreational properties we represent, because it is still the diversity of owners over the years that make these places so special.

At Hayden Outdoors, we're proud to say that we only work with the **best** brokers and agents who are experienced farmers, ranchers & outdoor enthusiasts.

Hayden Outdoors Real Estate

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