

Florida River Ranch

63 Acres | La Plata, CO | \$11,900,000



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Activities & Amenities

ATV/Off Road
Borders Public Lands
Cattle/Ranch
Development Potential
Equestrian/Horse Property
Hiking/Climbing
House/Cabin
Hunting - Big Game, Small Game,
Turkey & Waterfowl
Income Producing
Irrigation
Orchard/Vineyard
Outbuilding/Barn/Shed/Shop
Pond/Lake
Propane
Skiing/Snowmobiling/Snow Sports
Stream/River
Water Access
Water Rights
Water View
Waterfront
Wooded

Land Details

Address: 2777 County Road 225,
Durango, Colorado 81301, USA

Total Acres: 63.00

Water Rights: Yes, F9 water rights from the
Harrison Patterson Ditch. Adjudicated water
rights from the Florida River on property. 3 wells

Estimated Taxes: \$6,746.42 - 2023

Building Details

Homes: 2

Bedrooms: 6

Full Bathrooms: 5

Half Bathrooms: 2

Parking Types: Detached Garage

Outbuildings: 10

Types of Outbuildings: Three Heated Barns,
Two Insulated Loafing Sheds, Three Storage
Sheds, Detached, Heated Shop & Arena

Fence Type: 440 Pipe Fencing

Heating Systems: Fireplace & Radiant



Property Summary

Welcome to The Florida River Ranch. Every so often as a ranch broker you are privileged to come across a very special, one of a kind, unique legacy ranch property that takes your breath away. This is the ranch that checks all the boxes with no expense spared. The Florida River Ranch sits on 63 +/- acres with direct access to 550 +/- acres of BLM land. The Florida River flows through the ranch running along the length of the property.





Land

The Florida River Ranch sits on 63 acre +/- with direct access to over 550 acres of BLM land, and just 10 min from downtown Durango, CO, yet you feel miles away from town. The Florida River flows through the entire ranch, the river was completely restored, creating several waterfalls features. The river offers adjudicated water rights directly from the river, which in itself is a very rare and lucky find. I have only seen that ability two other time in my 17 year career. The ranch also features F9 water rights from the Harrison Patterson ditch with 1.94 CFS, which is ample water that keeps the 12 large pastures green and healthy. The water is absolute gold and worth millions. Each pasture has loafing sheds for all year shelter for turnouts. This property also is hay producing 3000+/- bales of hay with 2-3 cuts per year. The pastures were well planned and built with solid metal pipe fencing (440) to last with over 250K spent just on the fencing alone. The ranch also features a custom pond with a beautiful waterfall feature thats deep (10 feet) for endless recreation for the family to enjoy. There are 3 wells on the ranch which again is extremely rare for CO, so if you choose to build another home, its ready to build. All the pastures have automatic water wheels, cannons for simple watering and management.

Improvements

Ever thought you would own a true piece of the old west? Originally homesteaded in 1883, *The Florida River Ranch* has a long and rich history. It seems to me that the homesteaders always chose the locations to settle because they desired good soil, good water, and protection from the elements. For these reasons, I can understand why they selected this special spot. The ultimate custom log home, one of the best ever created by master craftsman Aaron Taylor. The home is 4948 sqft 6 bedrooms, 6.5 baths (all with AC) and is a master work of construction situated in a prime area. The bespoke home is surrounded by aspen trees , and the aromas of nature, and it is situated directly on the beautiful Florida River. Just off the master suit is a fenced in yard for the family dogs (convenient). Your friends will be amazed that you have both an indoor custom kitchen and an outdoor custom kitchen, which will provide some of the best entertaining experiences. With vaulted ceilings, granite countertops, top-of-the-line equipment, hand crafted cabinets with the majority of the wood coming off the ranch, there is also an unique bar to serve everyone's favorite beverage, the main kitchen opens to the living room area. Every piece of furniture that will be sold with the property has been specially built to match the home, to the best of its ability. With big glass doors in the main area all over looking the river with plantation screens and automatic push of a button draw down shades. Everything in the house is voice or phone controlled, this makes the home a smart home, with every feature of the home can be controlled from anywhere in the world., with a push of a button.





Improvements

The home boasts 2 sizable gas and wood burning river rock fire places. One rock at a time Montana Grizzly Stone was used to create the floors. The home offers heated shower floors as well as radiant heated flooring to keep your feet toasty. The cathedral ceiling features a massive, exquisitely crafted elk antler chandelier. The home features a second story with a bedroom and bathroom of its own, cherry wood stairs with meticulous attention to detail, and handcrafted iron handrails. In the main living room there is a large fully equipped granite bar perfect for entertaining.

Walking out your living room onto the back deck opens up your outdoor living area which features an outdoor cowboy kitchen, complete with a refrigerator, custom built in Kalamazoo BBQ grill, and a full oven, truly amazing. At the far end of the room is a massive wood burning river rock fire place, and a hidden TV buried above it. With ample outdoor seating for all those family gatherings, watching games and grilling great food. The outdoor kitchen features draw down canvas curtains for easy year round use. Additionally, there's an incredible custom built pig roaster in the back with a grill big enough to hold 100 burgers. There is a vast wooden dance floor in the rear beside the river which is great for parties or weddings. The entire ranch is equipped with a military grade generator that can run on its own subsurface propane tank in the case of a power outage, as well as independently controlled flood lights, (power stays on!) The ranch has two enormous custom barns, with the main barn having a custom 2 bedroom, 2 bath apartment over it, and is now rented out for \$295 per night and is constantly full. Guests that do bring their horses can ride the ranch and the 550 plus acres while enjoying the river. The barn features 4 foaling stalls that are well padded for the protection of your babies, and both barns are heated in the winter and 4 large fans to cool them in the mild summers, also an automatic fly spray system. There is 14 stalls (18 total) all with their own sand turn outs, rubber floors, heated outdoor water troughs, full cameras in each stall, all controlled by central 4 software from your phone, so nice to be able to check on the horses anytime of the day or night. All the concrete around the barns is heated as well as heated walkways so you and your horses don't slip and fall, very smart. Plus a heated insulated loafing shed barn. The floors in both barns are rubber. You have a full on demand hot water washing station (indoors), great big laundry room and bath, full tack room plus a barn managers office.

Recreation

If horses are your world then "Florida River Ranch" is exactly what you are looking for and is truly one of a kind. Full horse arena with CowTrac, viewing deck, deep soft sand round pen, Priefert hot walker, 11 pastures, plus a river pasture that the horses love with automatic water troughs and loafing sheds. Endless riding on your horses on the 550 plus acres of BLM land that you have direct legal access to. I just don't even see that feature at all.





Recreation

If you like the water there is the beautiful Florida River flowing through Ranch. You have great big pond that the kids would have endless fun swimming in and jumping off the waterfall. You even have your own shooting range with multiple moving targets. A frisbee golf area (kids would love it). All of this is just minutes from town but you would never know it while on the ranch, you feel miles away from town. This literally is your own park.

Agriculture

The ranch will produce 3000 +/- squares bales of great grass hay, with 2/3 cuts per year. All the haying equipment you need will transfer with the sale. Mostly all John Deers, and the owner has done meticulous maintenance on all the equipment and has been logged.

Water/Mineral Rights & Natural Resources

F9 water rights, 1.94 CFS. Also adjudicate water rights out of the Florida River (very rare). With 50 acre – foot from the Lemon project water. This is ABSOLUTE gold in Colorado today and worth millions.

General Operations

Weddings could be a HUGE income producer as the ranch is as beautiful as ever and especially if you are all about horses, the river and having a large enough area for hundred plus people. Plenty of room for dancing on the outdoor dance floor, and laughing and just good fun, and creates those lasting memories. Horse breeding, training, boarding anything to do with horses is ready on day one.

The 2 bedroom, 2 bath custom guest apartment over the main barn on VRBO receives \$295 dollars per night and is constantly booked as guest can bring their horses, which is such a big need here, or it could be use for long term rental, or Ranch Manager. Graduation parties. Paint ball, Shooting range. Retreat center, Recovery, Rehab center

The ranch has a great ranch manager and he is a heck of a good horseman, and would consider staying on or consulting. He knows his horses and livestock, and crops, and can do anything the ranch requires. Horse shows, Breeding, Training, anything you can think of with horses the ranch is ready on day one to accommodate everyones wish.

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- RICK STEINER, SELLER/BUYER

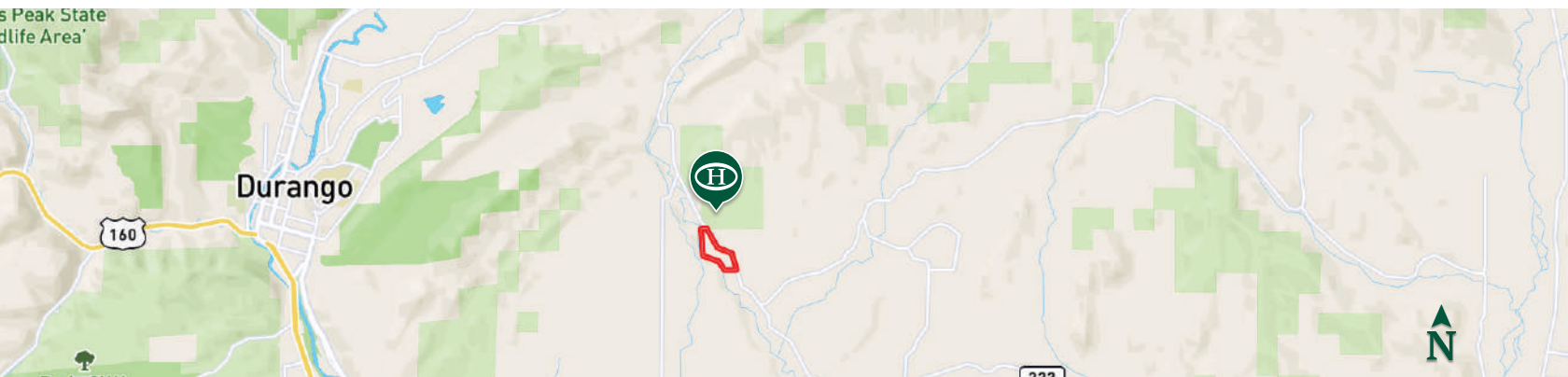
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 Boundary

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