

Deer Run Ranch

960.00 Acres | La Plata County, CO | \$2,895,000



HAYDEN  OUTDOORS.

Deer Run Ranch

TOTAL ACRES:

960.00

PRICE:

\$2,895,000

COUNTY:

La Plata County

CLOSEST TOWN:

Hesperus, CO

Activities & Amenities:

Cattle/Ranch
Development Potential
Equestrian/Horse Property
Farm/Crops/Ag
Food Plots
Hunting - Big Game, Predator/Varmint & Turkey
Pond/Lake
Recreational Business
Skiing/Snowmobiling/Snow Sports
Wind/Energy
State Hunting Unit: 741

Land Details:

Address: 000 TBD CR 116,
Hesperus, Colorado 81326, USA
Closest Town: Hesperus
Total Acres: 960.00

About This Property

This 960 acre incredible hunting ranch is now available. Located in Hesperus, CO just a short 30 min from Downtown Durango, CO. The secret to the hunting on this ranch is that the ranch borders Ute Indian Land (4 miles) where the general public is not allowed to hunt, thus the animals are large and many. Several ponds and wells are in place. Boone and Crocket animals can be seen.

Land

The ranch encompasses +/- 960 acres. There are no unwanted improvements (like someone else's dream mansion) to pay for. Several ideal secluded building locations have been identified that would allow you to enjoy the incredible San Juan Mountain views but would not impact your incredible hunting. There is currently no conservation easement but the property could be an ideal candidate for the tax minded, conservation legacy ranch investor. The ranch also borders Ute land making the hunting incredible, as there is NO hunting from the public on the bordering Ute Land, thus no pressure on all the game.

Improvements

Several ponds and solar wells in place.

Recreation

With over a decade of trophy game management in place, the documentation speaks for itself. With +/- 4 miles bordering the Southern Ute Indian Reservation's thousands of acres of protected ground, and extremely well managed game, Deer Run Ranch game management has not even come close to its potential.

With the dawning of a new day in America, today's hunting land investment demand is at an all time high and the Deer Run Ranch checks that box well. With landowner buck tags available, over-the-counter bull elk rifle tags, well disbursed water sources and an existing caretaker/property manager in place, not sure what one compares this incredible holding to.





General Operations

The seller represents 3 water wells, 3 wildlife stock ponds and acres of food plots. One of the best features is the existing caretaker, who would be interested in staying on at the ranch if an agreeable arrangement can be negotiated.

Region & Climate

At a mild 6000-7000 ft. elevation, the four season climate is absolutely perfect for managing the resident herd, supplemented by the San Juan Mountain migration. One is hard pressed to find a more consistent trophy mule deer property.

Location

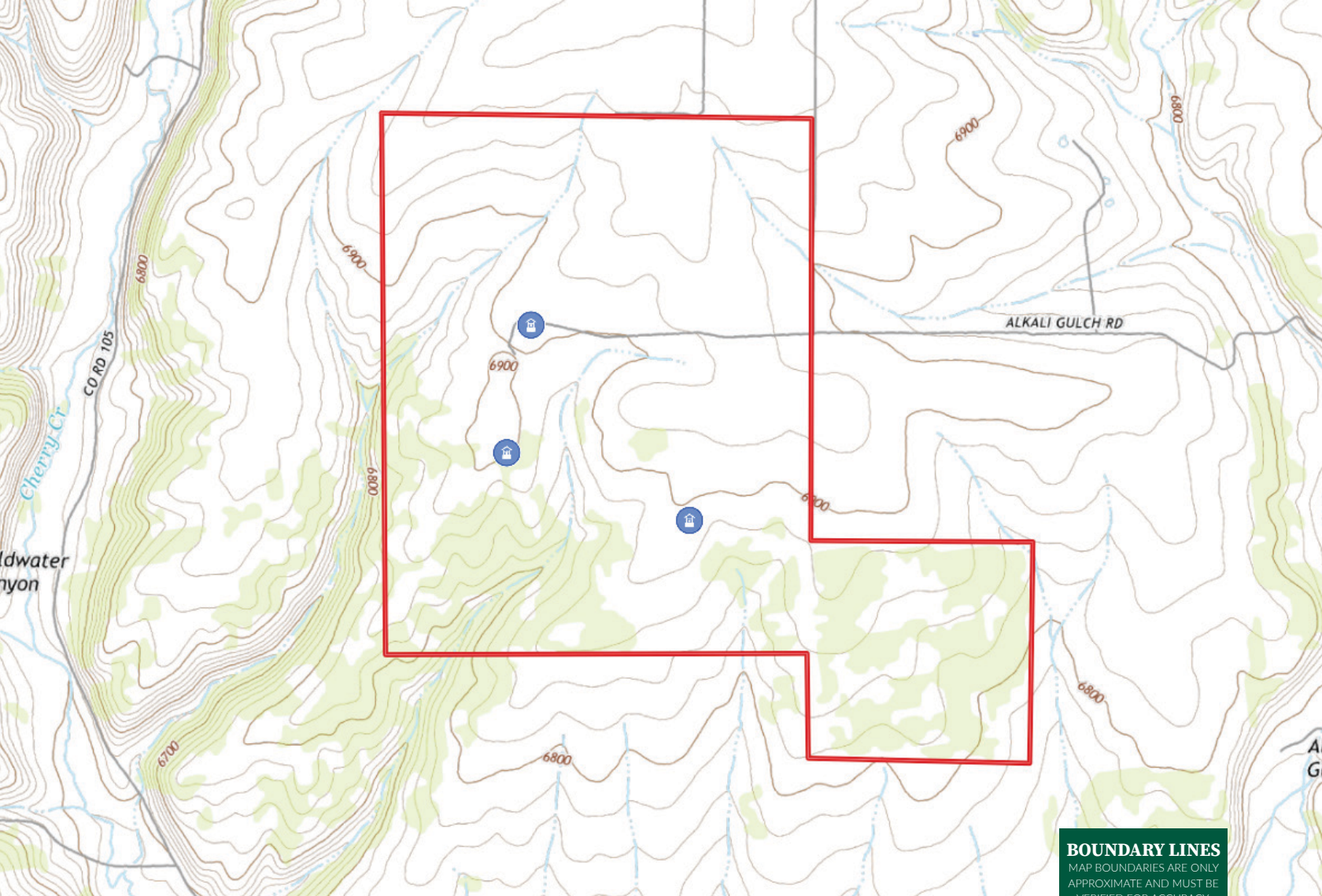
The ranch is located less than 30 minutes to Durango's +/-130 restaurants, New hospital, Wal-mart, Home Depot, Fort Lewis College, San Juan Mountain snow skiing, and the commercial and private jet airport with daily commercial flights to Denver, Phoenix and Dallas/Ft. Worth. There is power to the property and county maintained all-weather road access.

Located far enough south to not have your game affected by winter kill, totally out of the wolf reintroduction corridor, and no grizzly bears, the Deer Run Ranch just might be the one you've been waiting for.

Call or email today for more information and a qualified showing. Co brokers welcome.

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FARM, RANCH & RECREATIONAL REAL ESTATE



Mark Vansidener

📍 Broker Associate, Licensed in CO
 ✉ Mark@HaydenOutdoors.com
 📞 808.217.5473

J. Gregory Liddle

📍 Broker Partner, Licensed in CO & NM
 ✉ Greg@HaydenOutdoors.com
 📞 970.946.0374

