

Cherry Creek Valley Farm

43.04 Acres

La Plata County, CO

\$1,995,000



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Activities & Amenities

ATV/Off Road
Borders Public Lands
Equestrian/Horse Property
Hiking/Climbing
House/Cabin
Irrigation
Outbuilding/Barn/Shed/Shop
Propane
Stream/River
Water Rights
Water View
Waterfront

Land Details

Address: 206 Shasta Trail, Hesperus,
Colorado 81326, USA
Closest Town: Durango
Total Acres: 43.04
Deeded Acres: 43.04
Zoning: Agriculture
Elevation: 7010
Topography: Valley Bottom and Ridges
Irrigated Acres: 4
Water Rights: Yes
Water Rights owned by the subdivision
and allocated to lot owners.
Estimated Taxes: \$4,011 - 2024
Source of lot size: Assessor/Tax Data
HOA Dues: \$500

Building Details

Homes: 2
Style of Home(s): Stick Blt
Ranch and Modular
Finished Sq. Ft.: 3864
Bedrooms: 5
Full Bathrooms: 4
Half Bathrooms: 1
Parking Types: Attached Garage & Driveway
Outbuildings: 3
Types of Outbuildings: Horse Barn/
Shop, Horse Barn/Equip & Workshop
Heating Systems: Boiler-HWBB,
Fireplace, Radiant & Wood Stove
Foundations: Slab On Grade
Waterfront Features: Cherry Creek/Seasonal



About This Property

Cherry Creek Valley Farm is truly a special property that you have to visit to truly appreciate the peace and serenity that it offers. The 43 ac parcel has a 2,808 SF SW style home with 3BR, 3 BA and a 2-car garage, a cute plus a well maintained 2BR, 2 BA modular home with 1 car garage. The ranch has a horse barn with stalls and artist studio workshop, 2 paddocks and a horse barn with equipment storage. Cherry Creek flows through the property.





Land

The property is 43 acres and consists of river valley bottom with a mix of lush grassy meadows surrounded by tall cottonwood trees and the property extends up on the Pi non, Cedar and Gambel Oak covered ridges on each side of the valley. The property borders 201 acres of BLM land expanding opportunities for hiking and horse riding. There is a total of approximately 4 acres of irrigable land that is primarily watered with with a pump and irrigation sprinkler pods.

Improvements

The main residence is a well maintained 2,808 SF Southwestern Style home with very nice finishes throughout. The home has 3 bedrooms, 2 full bathrooms and 1 half bath and has a 2-car attached garage. The home features 9' ceilings with a beautiful Saguaro Rib ceiling detail in between open log beams. The home has radiant infloor hot water heat and the double pass through wood burning fireplace will keep you warm and cozy on the cold winter nights. The spacious kitchen features custom Alder cabinets and granite countertops and tile flooring. The home has a covered front patio and a large patio in back for outdoor entertaining on those warm summer evenings or just enjoying the peace and serenity of Cherry Creek Valley.

The 2nd home is a 2017 modular home on a permanent found which is currently used as a mother-in-law residence but would also make a great guest home. The home is a well maintained 1,056 SF modular with 2 bedrooms and 2 full bathrooms with a 1-car attached garage with additional storage space. The home is nicely finished and has a wood burning fireplace in the living room to cozy up to.

The property also has 2 nice sized barns for all your critters. One is a 2,160 SF barn with 3 stalls, a nice artist studio workshop and hay storage loft areas. The stalls open to a nice grassy paddock area. The 2nd barn has horse stalls that open to a corral and additional room for indoor equipment storage.





Recreation

Durango, Colorado, is a picturesque and vibrant town nestled in the heart of the San Juan Mountains. Known for its stunning natural beauty and rich cultural heritage, Durango offers a wide array of fun activities for visitors and locals alike. Downtown Durango is a hub of entertainment and culture. Explore the quaint historic district, which boasts charming shops, diverse dining options, and art galleries. The Durango Arts Center hosts exhibitions and performances throughout the year.

Outdoor enthusiasts will find themselves in paradise with endless opportunities for adventure. The Durango & Silverton Narrow Gauge Railroad takes you on a breathtaking journey through the San Juan National Forest, a perfect option for history and nature lovers. In the summer, you can explore the Animas River by kayaking, rafting, or fly-fishing. For hikers and mountain bikers, the extensive trail system in the surrounding public lands offers endless exploration.

Mesa Verde National Park is just a short drive away and is a great day trip to explore some of the most notable and best-preserved Ancestral Pueblo dwellings in the United States. Mesa Verde has over 4,700 archaeological sites including 600 cliff dwellings, pithouses and pueblos plus miles of hiking trails to explore.





Recreation (continued)

If you're into winter sports, Purgatory Resort is just a short drive away, offering skiing, snowboarding, and snowshoeing in the winter months. The Durango Resort & Hot Springs is another must do while in the Durango area.

With its combination of natural beauty, outdoor activities, and cultural experiences, Durango has something for everyone. Whether you're an adventurer, a history buff, or just looking for a relaxing getaway, Durango has fun in store for you.

Location

Accessibility is a breeze, with the property located just 25 minutes from the charming town of Durango, Colorado. The property has good, year around access via a County maintained gravel road. What's more, multiple airports are within an hour's drive, making the property very accessible to all parts of the country. Durango/La Plata County Municipal Airport offers direct flights to Dallas, Houston, Phoenix and Denver.

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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.

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"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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 Boundary

BOUNDARY LINES

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



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