

# River Valley Estates Lots 29 & 30

19.88 Acres | La Plata County, CO | \$1,195,000



HAYDEN  OUTDOORS.

# River Valley Estates Lots 29 & 30

TOTAL ACRES:

19.88

PRICE:

\$1,195,000

COUNTY:

La Plata County

CLOSEST TOWN:

Durango, CO

## Activities & Amenities:

Cycling/Mountain Biking  
Development Potential  
Equestrian/Horse Property  
Irrigation  
Rental Property  
Skiing/Snowmobiling/Snow Sports  
Stream/River  
Water Access  
Waterfront

## Land Details:

**Address:** 769 & 784 Bareback Ln,  
Durango, Colorado 81301, USA  
**Closest Town:** Durango  
**Total Acres:** 19.88  
**Estimated Taxes:** \$1,527

## Building Details

**Parking Types:** Driveway

\*All information provided is deemed reliable but is not guaranteed and should be independently verified. Hayden Outdoors and its affiliates makes no representation or warranties as to the accuracy, reliability, or completeness of the information, text, property boundaries, graphics links or other items contained in any website, print, or otherwise linked to or from this website. The sale offering is made subject to errors, omissions, change of price, prior sale or withdrawal without notice.

## About This Property

Welcome to River Valley Estates river front Lots 29 & 30. A stunning 500-acre master-planned private and gated equestrian community with its picturesque Florida River, broad grasslands, breathtaking mountain views, wildlife corridors, and trophy trout fishing. True modern, minimalistic and functional mountain homes.

## Land

Lots 29 & 30 were held back for the developer and of course he saved the best of the riverfront lots for himself to build his dream home on the river. These 2 lots are extremely private and secluded on a dead end road so no through traffic and includes both sides of the Florida River that runs along the entire property. Everything is in such as water, (you may use the water for irrigation also) power, septic are also in and ready on day one to start your build. The lots themselves have huge old growth Cottonwood trees, Willows and Pines trees providing great shade and in the fall they have incredible vibrant colors. The land is already level for building and has 4 building envelopes, take your pick. The location is ideal just 15 min from historic downtown Durango with over 135 +/- restaurants and pubs and is the greatest little town that has just about everything you could want. The Durango airport is less than 10 min from River Valley Estate, 15 min to the Ute Casino for a fun night out. For the equestrian you may have up to 6 horses and there is a large common area for trial riding and then one of the very best things about Durango is you have over 1.8 million acres of public land with unlimited recreation possibilities. Also the skiing is fantastic at Purgatory ski mountain with over 100+ runs and is 40 min away. So if your boxes include horses, skiing, hunting, fishing, live water and big views, all with a great location these 2 lots are a great match. Lastly River Valley is year round access and the property owners association is minimal and leaves you with not having to worry about any maintenance or plowing etc...Simple easy year round living...

## Improvements

Water, power, septic are in.

## Recreation

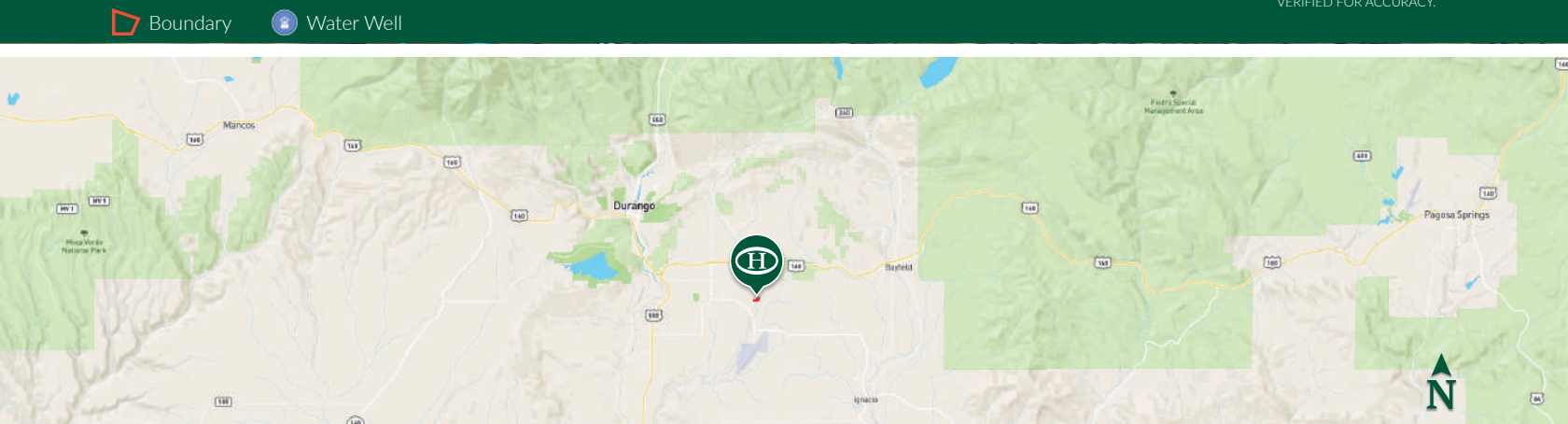
Large common area for riding horses, hiking, fishing or mountain biking...

## Agriculture

Riverfront!







# HAYDEN **H** OUTDOORS.

FARM, RANCH & RECREATIONAL REAL ESTATE



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