



# Rockin N River Ranch

80.00 Acres | La Plata County, CO | \$4,800,000

HAYDEN  OUTDOORS.





## Activities & Amenities

ATV/Off Road  
Boat Slip  
Borders Public Lands  
Cattle/Ranch  
Development Potential  
Fishing  
Hotel/B&B/Resort  
Hunting - Big Game, Predator/Varmint, Small Game, Turkey, Upland Birds & Waterfowl  
Irrigation  
Mineral Rights  
Pond/Lake  
Recreational Business  
Skiing/Snowmobiling/Snow Sports  
Stream/River  
Water Access/Water View/Waterfront  
Wooded  
Water Rights  
State Hunting Unit: 741

## Land Details

Address: 7149/7498 CR 213,  
Durango, Colorado 81301, USA

Closest Town: Durango, CO

Total Acres: 80.00

Zoning: AG

Elevation: 6522

Topography: flat/rolling

Irrigated Acres: 35.5

Water Rights: Yes

Mineral Rights: Yes

All mineral rights with the exception  
of hydrocarbon. Gravel, Moss Rock.

## Building Details

Electricity Provider: City

Parking Types: Driveway

View: Mountain, Pond, Private, River,  
Scenic, Sound, Stream & Water





### About This Property

Welcome to the Rockin N River Ranch, this absolutely one of a kind river front property that boost incredible fishing, with it's 7 engineered ponds and 4000 ft + of the famous Gold Medal Animas River thats has been restored by the Army Core of Engineers to create multiple deep fishing holes. This ranch also offers fantastic water flow hunting (1000's of ducks and geese) and backs to Ute land for complete privacy and also Big Game Hunting.







## Land

One of the most unique features of the Rockin N River Ranch is the location, location, location, being just literally 10 min from the town of Durango with easy year round access. This 80 +/- acre ranch consists of both sides of CR 213. One side is ready to build your dream home or fishing and hunting lodge all over looking the amazing Gold Medal Animas River. Two building pads and driveways are already in. Seven meticulously engineered and permitted ponds that range from 8 to 20 feet deep and lined with big beautiful Cottonwood trees and all their spectacular fall colors. The ranch also features 4000+ ft of the Gold Medal Animas River that has been fully restored by the Army Corps of Engineers and they have create the best fishing habitat possible with big boulders and deep holes where the huge trout sit and wait for a fly to come floating by. Rainbow's, Brown's and German trout reaching up to a staggering 28 inches are documented! Life time memories for you and your family, friends that they will never forget catching fish like that. Now, for the water foul hunter the 7 large ponds and the river attracts thousands of Ducks and Geese every year and to have that kind of hunting just 10 min from town is simply unheard of. Also for the Elk and Deer hunters the ranch backs to Ute land where those animals come down the draw to get a drink and with Colorado offering OTC Elk tags that are available for 2nd and 3rd rifle (always check regs.) The Ute Indians are known for their great game management and their land holds Boone and Crockett animals. Imagine you all get up early have a cup of hot coffee and shoot your limit on Ducks and Geese in the morning, then go catch a monster trout in one of your own 7 private ponds. Or you can fish your restored Gold Medal River and then your end day with an early evening Elk hunt. I honestly don't know where that can all be done in one day on your own private property just 10 min from town. Truly one of a kind!! It's been said that water is the new gold and I will 100% agree. This ranch holds very rare water rights of 3 CFS for all your irrigation, piscatorial or recreation needs, also an even more rare adjudicated water rights directly from the Animas River. We just don't see that from the Animas River. As time pasts the water rights have and will become a huge value and we believe even more value in the future (there's so much water).







At the end of the day the hard work has been done and the ranch is now ready to create your own wildlife sanctuary, your dream homes with big views or build your Gold Medal fishing and hunting lodge, with the ideal location from town. A few other ideas is the ranch can be used for weddings (which they have done) family gatherings, or having the best kids birthdays with everyone catching fish. VRBO's, RV camping on the river, fishing and water fowl hunting lodge, or white water rafting are some of the other ideas, but you can pick your own direction or simply keep it all to yourself for a unmatched family legacy.

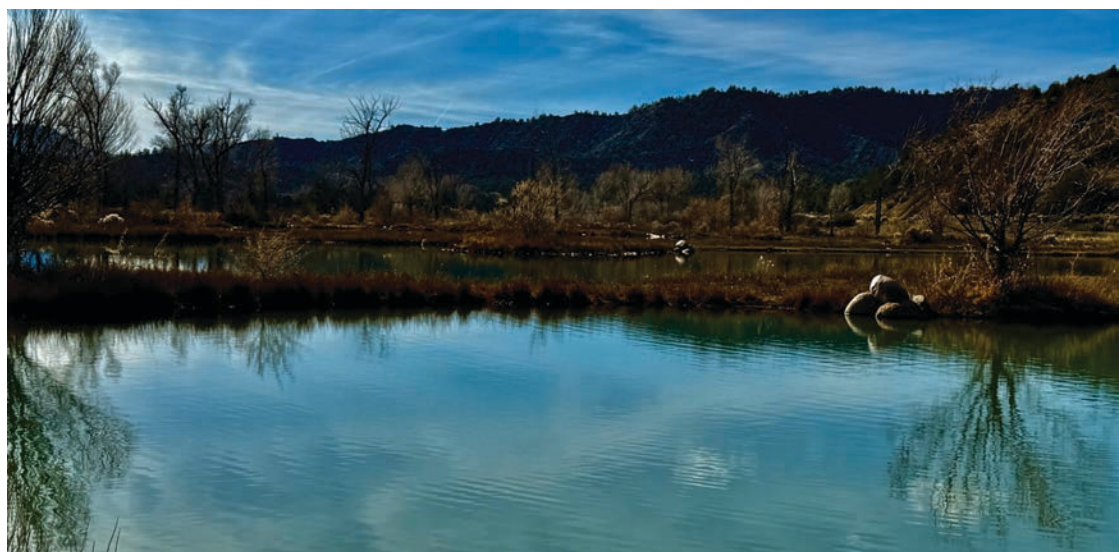
### **Recreation**

- Fishing
- Water fowl hunting
- Elk and Deer hunting
- Hiking
- Canoeing
- Rafting
- Swimming
- Floating the river



### **Water/Mineral Rights & Natural Resources**

Water and Surface rights .....Unlimited gravel, moss rock.







## Region & Climate

Durango sits at 6522 ft and makes for mild winters and cooler summers. Really an ideal elevation.

## Location

Just a short 10 min away from Durango and all its great restaurants, pubs and any type of recreation you can imagine from a college mountain town.

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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.

**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*

Scan to see more  
testimonials







 Boundary



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