

Rockin N River Ranch

81.00 Acres | La Plata County, CO | \$3,900,000



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: 81.00

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 foul hunting (1000's of ducks and geese) and backs to Ute land for complete privacy and also Big Game Hunting.





Land

This riverfront property is an absolute ****SPORTSMAN'S PARADISE****. One of the most unique features of the Rockin N River Ranch is the ****location, location, location****—being literally 10 minutes from the town of Durango with easy year-round access. This 80 +/- acre ranch consists of both sides of CR 213, and both sides offer highly usable land. If you're a developer, contractor, or entrepreneur, you have the opportunity to build homes high on the mountain with roads already in place and enjoy endless views overlooking the river and ponds, or build closer to the river. The ranch could also potentially be subdivided, as it is zoned residential and AG with several building envelopes.

Two building pads and driveways are already established on top of the mountain, with several additional building sites available. The property features four permitted entrances and seven meticulously engineered and permitted ponds ranging from 20 to 8 feet deep. These ponds are lined with gravel and built correctly. Surface mineral rights and all water rights will transfer with the property.

The ranch is lined with beautiful mature Cottonwood trees that create incredible fall colors and natural beauty. It also features approximately 4,000 feet of frontage along the Gold Medal Animas River, which has been fully restored by the Army Corps of Engineers to create some of the best fishing habitat possible. Documented catches include Rainbow, Brown, and German trout reaching an impressive 26–30 inches.

For waterfowl hunters, the seven large ponds and the river attract hundreds of ducks and geese every year. When the day is done, you're only a short drive into town to enjoy one of Durango's 135+ restaurants—no need to spend hours driving to find your favorite hunting or fishing destination.





For elk and deer hunters, the ranch backs to Ute land, creating a natural travel corridor where wildlife comes down the draws to access water. With Colorado offering over-the-counter elk tags for 2nd and 3rd rifle seasons (always check current regulations), this property offers incredible hunting opportunities. The Ute are also known for their strong game management practices.

****No drought here.**** It has been said that water is the new gold, and this ranch truly proves that point. The property holds water rights of 3 CFS for irrigation, piscatorial, and recreational needs, along with adjudicated water rights directly from the Animas River. These valuable water rights add significant long-term potential, as demand for water continues to increase.

At the end of the day, the hard work has already been completed. This ranch was built, engineered, and permitted with the sportsman in mind and is ready to become your own private wildlife sanctuary and dream fishing destination. A property with this combination of location, power, water, and mineral rights would be extremely difficult to replace.

The owner has personally allowed me to hunt and fish the property, and we ****always catch fish and have shot our limit of ducks every time last season!****

****Owner financing is available up to 50% at 5% interest for 5 years — an incredible opportunity.****





Improvements

There is a BIG beautiful gazebo perched right on the river and a huge built in BBQ grill, and picnic tables. Great fun!!

Recreation

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

Water/Mineral Rights & Natural Resources

Water and Surface rightsUnlimited 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.



*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.



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



HAYDEN OUTDOORS

FARM, RANCH & RECREATIONAL REAL ESTATE

Mark Vansidener

📍 Broker Associate, Licensed in CO
 ✉ Mark808@HaydenOutdoors.com
 📞 808.217.5473

Christina Vansidener

📍 Broker Associate, Licensed in NM & CO
 ✉ Christina@HaydenOutdoors.com
 📞 808.747.1444

