

Ripple Valley Ranch

409.70 Acres | Archuleta County, CO | \$11,900,000



HAYDEN  OUTDOORS.

Ripple Valley Ranch

TOTAL ACRES:

409.70

PRICE:

\$11,900,000

COUNTY:

Archuleta County

CLOSEST TOWN:

Pagosa Springs, CO

Presented by



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REAL ESTATE





Property Summary

Ripple Valley Ranch is 410± acre and is an absolutely premier, world-class sporting property. It features 1.4 miles of both sides of the San Juan River that has been meticulously enhanced throughout. This incredibly rare property holds trophy-class trout along with incredible mule deer and excellent elk makes it a top-tier holding.

Land

Ripple Valley Ranch spans 410± acres with diverse terrain. The river bottom covers 90 acres, including 48 acres of irrigated hay meadows and deciduous tree row, all watered by an underground sprinkler system for efficient operation. The rest of the ranch provides prime habitat for mule deer and elk, featuring mountainous land with Ponderosa Pine, Pinyon Pine, Rocky Mountain Juniper, Cottonwood, Aspen and Gambel Oak. These areas are incredible staging areas for the big game to make their way to the irrigated meadows.

The mountains rise quickly from the river and valley floor to create an almost dizzying beauty. In addition to the classic Southern Colorado awe-inspiring views, the dense tree covered peaks on the south side of the river provide cover for varied large game animals. The northern side of the river is overseen by more rocky ledges and less dense vegetation on the mountainside. The Fall color contrast of the various trees throughout the valley and along the river is incredible.



Land Details

Address: 18880 County Road 500,
Pagosa Springs, Colorado 81147, USA

Closest Town: Pagosa Springs, Colorado

Total Acres: 409.70

Zoning: Agricultural

Tillable/Crop/Orchard Acres: 24.29

Water Rights: Yes, All Seller owned
water rights appurtenant to the
land will transfer to the Buyer.

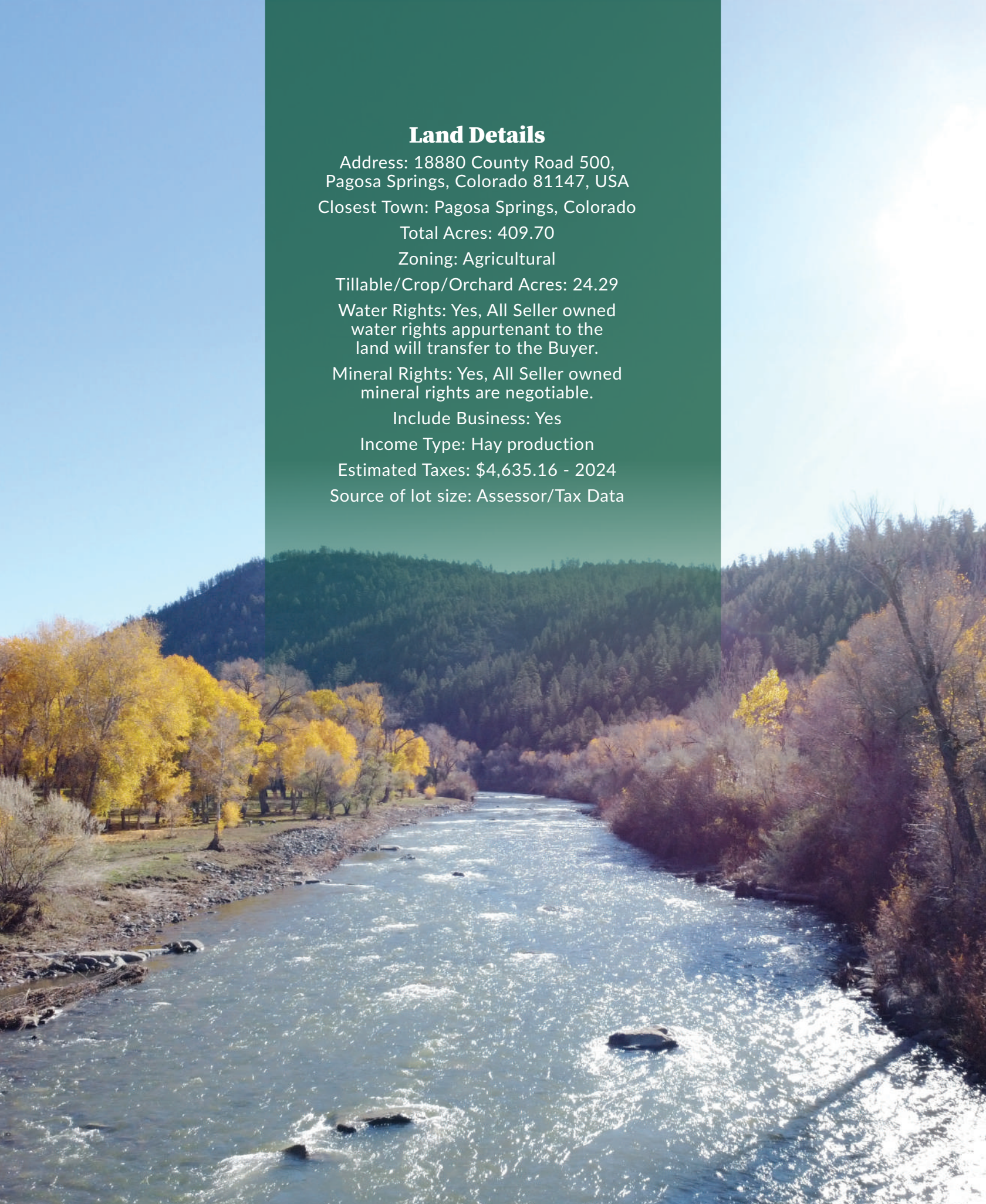
Mineral Rights: Yes, All Seller owned
mineral rights are negotiable.

Include Business: Yes

Income Type: Hay production

Estimated Taxes: \$4,635.16 - 2024

Source of lot size: Assessor/Tax Data





Improvements

The property features a span bridge that crosses the entire river and makes fishing, hunting, farming and simple enjoyment of the entire property a breeze. Built to last with steel beams and wood decking, this bridge is wide enough and strong enough to accommodate ATVs and small farm tractors and implements. This impressive structure also makes a wonderful spot to relax over top of the rushing water while watching the sunrise or sunset over the rocky peaks of the San Juan Mountains rising up from the river valley.

The property includes two residences: a main home and a riverfront cabin. There is also an additional residential building envelope available. Please note that while the property is subject to a conservation easement, it allows for a total of three residences, which should be more than adequate for the property's needs.

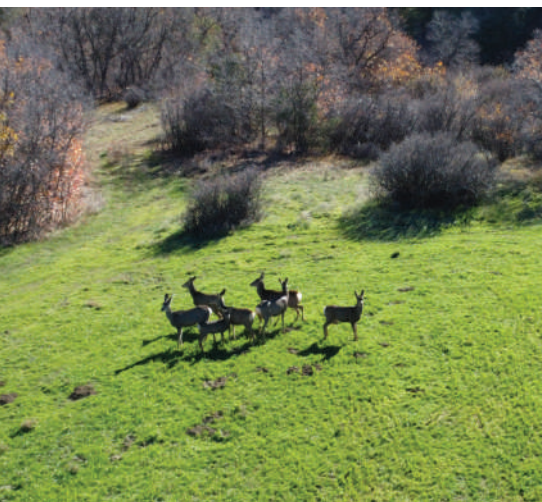
Built in 2006, the main house is a one story home that is 1,960 sf. It has 3 bedrooms and two full baths. It has been updated and is in good overall condition and is fully furnished. Many of the rooms in this home are specifically situated to provide wonderful window views of the river, including the master bedroom, a secondary bedroom, great room and kitchen. There is an extra large deck on the back of the home that also overlooks the river. This is a wonderful place to enjoy a cup of morning coffee with the nearby sights and sounds of the San Juan River.

The secondary home is a two story, riverfront cabin of 2,173 square foot with its own detached, 2 car garage. This cabin boasts 5 bedrooms and 2 full baths. The bedrooms are all large and provide extra elbow room. Both the interior and exterior exude a rustic charm that fits well on the ranch. There are hardwood floors throughout the main floor and a native stone, wood-burning fireplace in the living room to provide both warmth and ambiance on a cool evening.

The property includes three outbuildings for working on and storing equipment and/or vehicles.

Finally, the property is well fenced with good, tight barbed wire and gates at each of the homes, providing both privacy and protection.





Recreation

The San Juan River further enhances the ranch's ecological value, serving as a perennial water source and providing critical habitat and cover for big game. The river is home to 11 fish species along this stretch, including the roundtail chub—a Colorado state species of concern, and the federally threatened Colorado pikeminnow.

The river has undergone comprehensive enhancements, including the strategic placement of casting rocks, spawning beds, and deep stretches aimed at supporting substantial populations of trophy brown and rainbow trout. Some brook trout, the rare San Juan cutthroat trout and the occasional bass can also be caught in the river. In total, more than 1300 boulders have been added to this stretch of river during the restoration process. The waterway's design is considered among the finest in the state. Considerable investments have been dedicated to promoting river health, such as channel enhancement initiatives that narrow specific sections and establish additional pool and riffle habitats.

The ranch sits at the center of a vital fall migration corridor, providing forage that sustains local wildlife. Each year, between up to 15,000 mule deer pass through the property as they travel to their winter range near Navajo Reservoir. Elk also rely on this southern migration route to remain uninterrupted. While elk use the property year-round, their numbers increase significantly in the fall and winter months. During winter, groups of up to 200 elk can often be seen gathered in the hayfields. There are several box blinds on the property (both ground level and elevated) so you are ready to hunt on day one.

The San Juan River is the dividing line between Game Management Units 771 and 78, so portions of the ranch reside in each unit. As of 2025, both units allow for Over The Counter Elk tags for 2nd and 3rd Rifle Seasons. Over The Counter Bear tags are also available as an add-on to archery or muzzleloader deer and/or elk tags. There is also a private land only, late season doe tag available in these units.

Ripple Valley Ranch hosts a substantial population of Merriam's Turkey, which are present on the property throughout the year, providing an additional opportunity for hunting on the ranch. The riparian corridor further supports specialized bird species, including the federally listed western yellow-billed cuckoo and the southwestern willow flycatcher. Canadian geese and various species of ducks often visit the property and use the river as well.

There is also a 0.2± acre, lined pond that sits high above the river on the north hillside and provides additional fishing and wildlife watering opportunities.



Agriculture

The ranch's irrigated wheat fields are watered by underground pipe using a combination of sprinklers and side rolls . The irrigated ground used to be in an alfalfa grass mix that would produce +-1,000 small bales, however the owner has transitioned to a wheat crop that is used to provide feed for the wildlife on the property.

Water/Mineral Rights & Natural Resources

Seller's portion of water rights are set to transfer to Buyer at closing and provide the following:

- 4 CFS Chavez No. 2 Ditch -1968 (a/k/a combined Chavez Ditch No. 1 and Chavez Ditch No. 2).
- 0.5 and 0.25 CFS H. Harry Askins Pipeline.

Seller's portion of mineral rights (believed to be 100%) shall transfer to Buyer at closing.

Region & Climate

With more than 300 days of sunshine each year, Pagosa Springs offers year-round outdoor adventure. Located about 35 miles north of the New Mexico border along the western slope of the Continental Divide, the area features four distinct seasons and striking mountain scenery.

Pagosa Springs is home to the world's deepest geothermal hot spring, known as the Mother Spring. In downtown, The Springs Resort offers 25-45 soaking pools with varying temperatures along the San Juan River, with year-round operations and 24-hour access for overnight guests.

The town has a comfortable mountain climate, with July highs around 80°F (26°C) and January highs near 39°F (4°C).

- 20.64 inches of precipitation annually in the warm months.
- 67.4 inches of snow annually in downtown Pagosa Springs.
- Over 400 inches of snow annually on Wolf Creek Pass, the most snow in Colorado, measured at Wolf Creek Ski Area





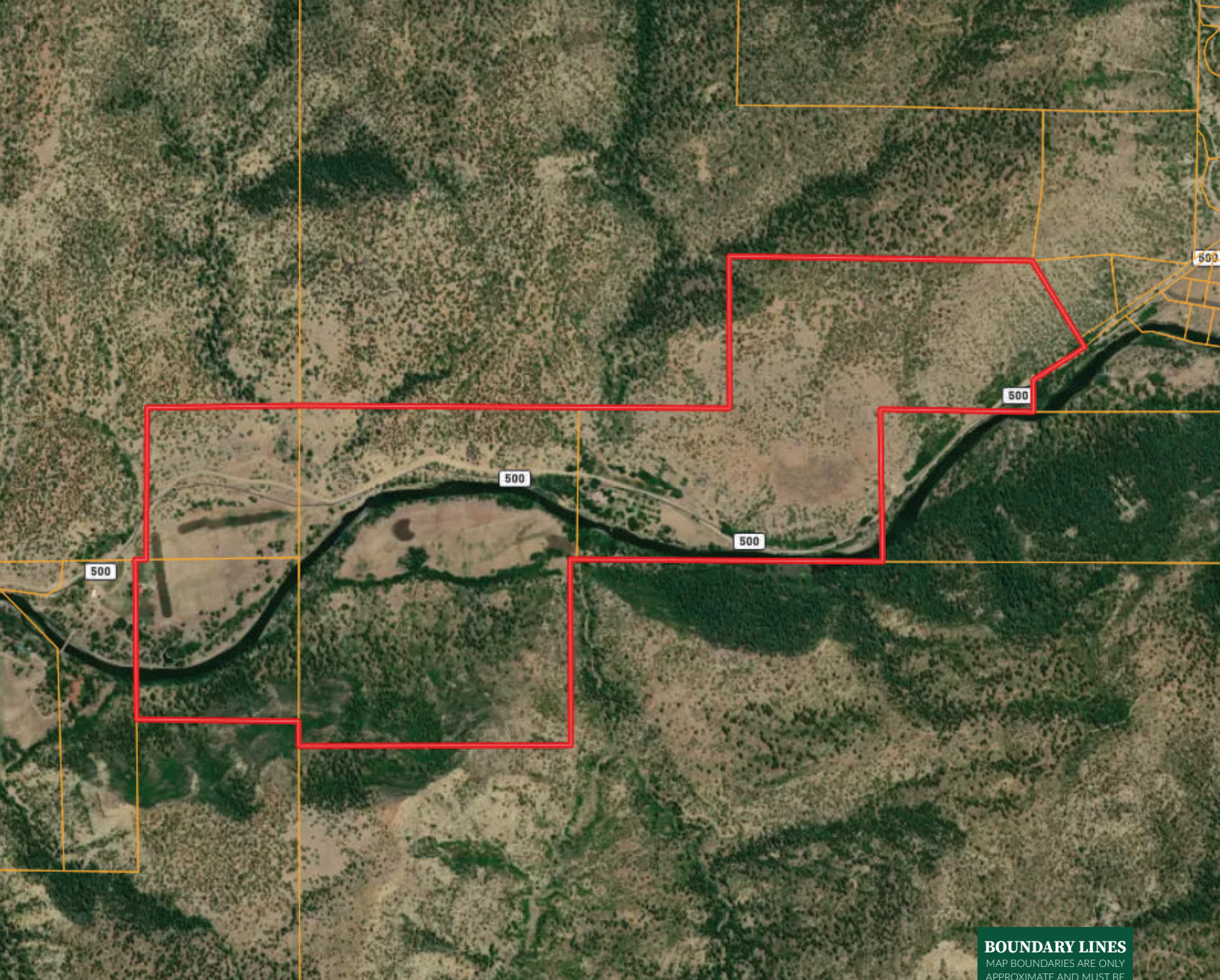
History

Pagosa Springs, located in southwestern Colorado, is historically defined by its geothermal hot springs, with the name derived from the Ute word Pagosah, meaning “healing waters”. Originally a gathering place for the Southern Ute Tribe, the area was settled by pioneers in the 1870s, established as a town in 1883, and incorporated in 1891, growing through the lumber and railroad industries.

Location

The Ripple Valley Ranch is located 18 miles south of the town of Pagosa Springs in rural Archuleta County, Colorado. The ranch overlooks 1.4 mile stretch of the San Juan River and borders the Southern Ute Tribal trust lands. The property is 18 miles south of Pagosa springs and 50 miles from Wolf Creek Ski Area. Pagosa Springs is located 47 miles (75 km) east of Durango. The San Juan River flows through the middle of town.

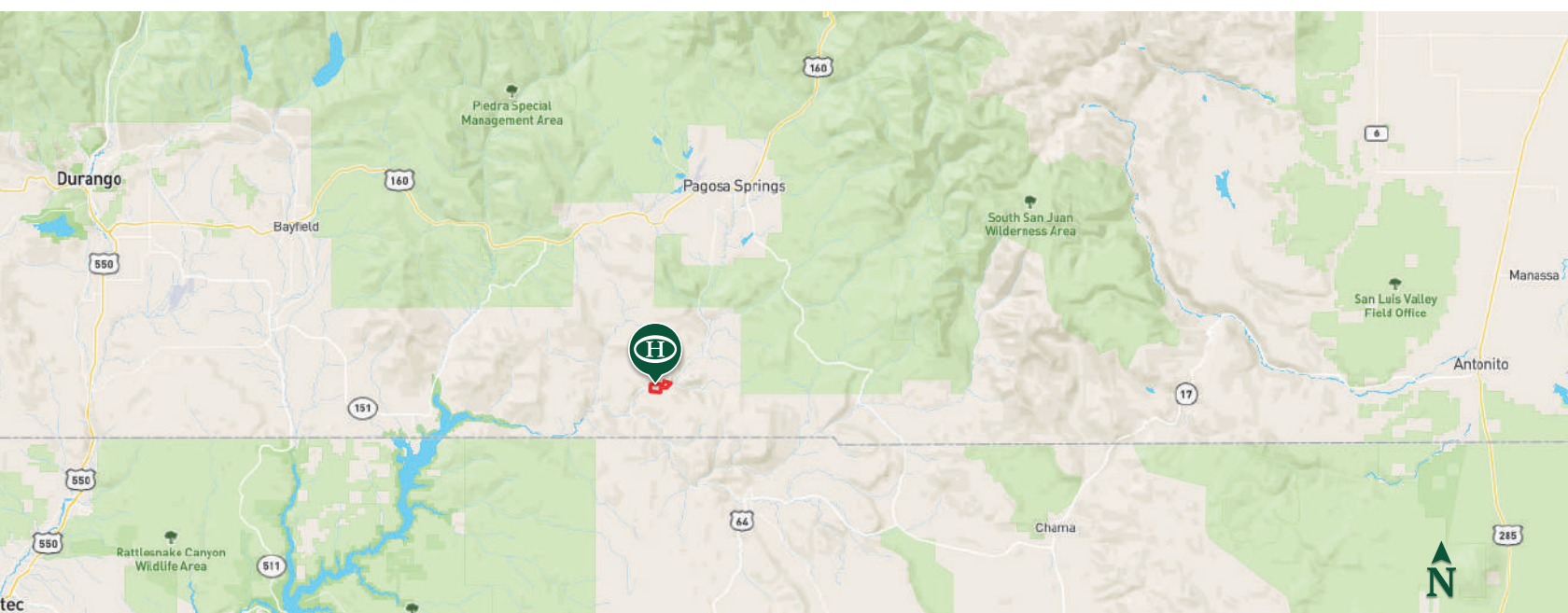




BOUNDARY LINES

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

 Boundary





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

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THE BRAND THAT SELLS THE *Land*®

Hayden Outdoors is a family-owned real estate company and brokerage with a background in the cattle and ranching business. In 1976, Leo Hayden founded the company as the Property Exchange, working with farms and ranches for sale near Hays, Kansas. The brokerage moved to Goodland, Kansas in 1981 and became Hayden Inc. In the late 1990's, Leo was joined by his two sons, Dax and Seth, to help grow the business in multiple states. In 2003, Hayden Outdoors was formed to represent sellers and buyers on farm, ranch, and recreational properties in the Great Plains and Rocky Mountains.

The team at Hayden Outdoors has grown and prospered to include over 200 brokers, agents, and an excellent full-time staff supporting the sale of rural land. Hayden Outdoors represents the finest farms, legacy properties, working ranches, hunting lands and recreational properties from coast to coast.

Over time, we have built our team to be composed of brokers and agents with experience and knowledge in their markets and an affinity to "Do what they say they will". Hayden Outdoors is about honesty and integrity with customers and a rich sense of land stewardship. We understand land, water, habitat, livestock, wildlife, minerals and what is necessary to maximize value for our clients. **We truly love the great outdoors!**

We are blessed to work with the owners and buyers of the farms, ranches and other fine recreational properties we represent, because it is still the diversity of owners over the years that make these places so special.

At Hayden Outdoors, we're proud to say that we only work with the **best** brokers and agents who are experienced farmers, ranchers & outdoor enthusiasts.

Hayden Outdoors Real Estate

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