

United RV and Campground

81.00 Acres | La Plata County, CO | \$8,250,000



HAYDEN  OUTDOORS.

United RV and Campground

TOTAL ACRES:

81.00

PRICE:

\$8,250,000

COUNTY:

La Plata County

CLOSEST TOWN:

Durango, CO



Presented by



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HAYDEN OUTDOORS.
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Property Summary

“United RV and Campground” with abundant opportunities and an absolute prime location just being 4 min from Downtown Durango, CO, in the highly sought after Animas Valley. This 81 +/- acres featuring almost one full mile of the Gold Medal Animas River, with 185 plus turn key RV and tent camping spots with views of the river. This upscale campground also has a convenient store, pool (heated), laundry facility, rental homes, clean showers.



Activities & Amenities

ATV/Off Road
Beach Access
Campground
Cattle/Ranch
Cycling/Mountain Biking
Development Potential
Equestrian/Horse Property
Fishing
Hotel/B&B/Resort
House/Cabin
Hunting - Predator/Varmint, Small Game, Upland Birds, Waterfowl
Irrigation
Outbuilding/Barn/Shed/Shop
Outfitting/Guide Service
Propane
Recreational Business
Skiing/Snowmobiling/Snow Sports
Water Access/Waterfront
Water Shares (different from water rights)

Land Details

Address: TBD, Durango, Colorado 81301, USA
Closest Town: Durango
Total Acres: 81.00
Water Rights: Yes
Include Business? Yes
Income Type: RV Camp ground
Estimated Taxes: \$27,000 - 2024
Source of lot size: Survey

Building Details

Homes: 3
Stories: 2
Basement: None
Electricity, Gas & Water Provider: city
Parking Types: Detached Garage, Attached Garage, Carport, Driveway
Fence Type: wire
Heating Systems: Electric Heaters & Wood Stove
Appliances: Dishwasher, Garbage Disposal, Dryer, Refrigerator, Hot Water Heater, Microwave, Oven, Washer
Flooring: Carpet, Laminate, Tile
Roofing: Metal
View: Mountain, Private, River, Water



Land

United RV Campground Park is located in Durango, Colorado, and has been in business for more than 40 years. Durango is a town rich in Old West history, where horse-and-buggy rides still take place downtown. The area offers approximately 135 restaurants and bars, along with Fort Lewis College, a highly regarded college that also makes it easy to find seasonal and full-time help. One of Colorado's best ski destinations, Purgatory Ski Resort, is only 15–20 minutes from the park and offers excellent skiing for all skill levels, plus summer activities including a gravity roller coaster.

Nearby attractions also include excellent golf courses, hot springs, the historic town of Silverton, the Million Dollar Highway, and Ouray. This corridor is one of the most heavily traveled highways in Colorado, with millions of visitors passing through each year. One of the most special features of Durango is the 1.8 million acres of National Forest and more than 500,000 acres of Wilderness Area surrounding the San Juan Mountains, creating an outdoor enthusiast's paradise with endless opportunities for hiking, camping, fishing, mountain biking, hunting, lakes, and rivers. Colorado also offers OTC elk tags for 2nd and 3rd rifle seasons, making it a major destination for hunters.





One of the biggest attractions at the resort is the historic Durango & Silverton train, which runs directly through the top of the property. Visitors come from all over the country to watch and photograph the train as it passes through the park, just as it has since 1882. It creates the feeling of stepping back in time and adds incredible charm and uniqueness to the property.

The property itself has been extremely well cared for, is in fantastic condition, and is currently thriving as a successful business. There is a main home with 4 bedrooms and 3 bathrooms where the current owners live on-site, though it could also serve as a year-round VRBO rental. There is also a separate 2-bedroom, 2-bath caretaker home that is currently rented to the caretaker who lives on the property.

Additionally, there is a 2.2-acre building envelope right on the river with all utilities already in place and ready for a custom riverfront home. The property also includes a large 3-4 bay garage complete with a full commercial hydraulic lift for working on vehicles, toys, and equipment, plus two fuel tanks for unleaded and diesel. Several large barns, fenced pastures, and additional fenced acreage provide even more versatility.

The park offers full laundry facilities with multiple washers and dryers, several hot and cold his-and-hers showers, outdoor restrooms, a heated swimming pool, a large convenience store, Wi-Fi, and nearly one full mile of river frontage along the Animas River with sandy black-sand beaches and crystal-clear water for swimming and relaxing. There is also a beautifully preserved 150-year-old historic home that was carefully taken apart piece by piece and reassembled on the property. It adds incredible Old West character and could be transformed into another year-round VRBO rental, coffee house, or unique business opportunity.

One of the most exciting aspects of this property is the undeveloped land below the park, featuring nearly a full mile of river frontage lined with massive cottonwood trees that provide incredible shade and spectacular fall colors. The peaceful setting creates endless development possibilities for developers, contractors, and entrepreneurs. Potential uses include tiny homes, glamping, kayaking, float fishing trips, or other recreational businesses.





A particularly exciting idea would be developing a high-end wedding venue directly on the river with the mountains as the backdrop. It is an absolutely perfect location, and Durango has a strong demand for upscale wedding venues like this. With easy access to accommodations in town, ample parking, and enough space for hundreds of guests, this could become an incredibly successful business opportunity in the highly desirable Animas Valley.

The valley is home to large resident herds of elk and deer that are seen almost daily. Parts of the Animas River are designated Gold Medal waters, offering exceptional fishing with documented Rainbow, Brown, and German Trout reaching 26–30 inches. The river also provides waterfowl hunting opportunities right on the property, along with sandy beaches perfect for swimming, picnics, and relaxing by the water.

There is also a 3–5 acre area already identified for a large pond, which is built in and simply needs to be filled. This would further improve wildlife habitat, waterfowl hunting, and overall property value. The pond can easily be filled and maintained using 16 shares of valuable Class A water rights. These shares alone are incredibly valuable—potentially worth millions—and Class A shares are no longer being offered to the public. Water is gold in Colorado, and having 16 shares provides tremendous long-term value and security for the RV park or any future development.

As an added bonus, the property is connected to all city utilities including power, water, and sewer. For anyone familiar with building in Colorado, this is an extremely rare and valuable advantage that makes future development far easier and more cost-effective.

The park currently operates seasonally from May 1st to October 15th, but with the amenities already in place and the exceptional location close to town, it could easily be expanded into a year-round operation. This is truly a rare opportunity—a profitable turnkey business with incredible upside and endless possibilities. Whether you choose to leave it as-is, expand the thriving RV park, or create an entirely new vision, this property offers an open canvas to build something extraordinary.

Lastly, there is also a possibility of owner financing available, though it is not preferred.



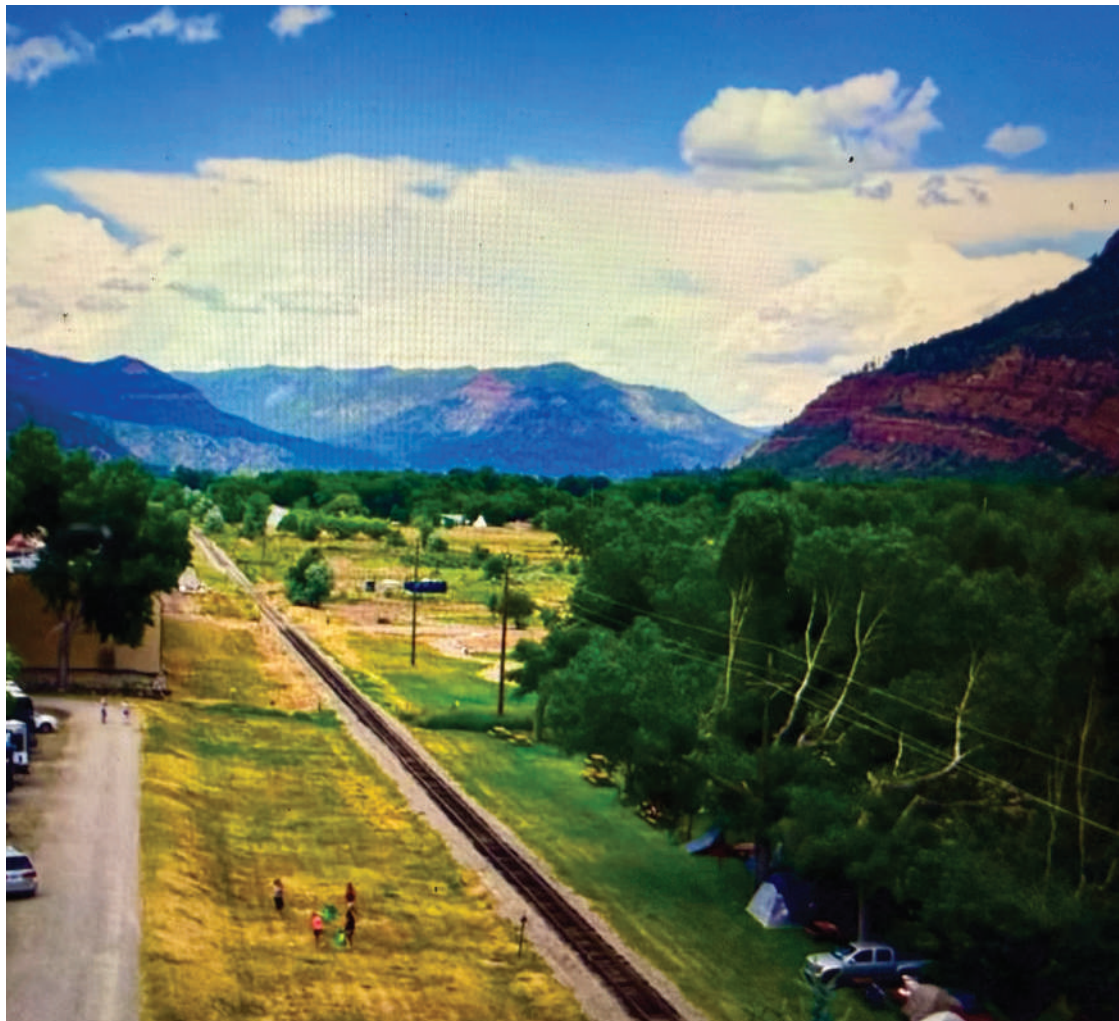


Recreation

You name it and I think it could be done.

Water/Mineral Rights & Natural Resources

16 Shares of Class A- Animas consolidated water rights!! Great water!!







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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