

Twin Streams Retreat

80.00 Acres | La Plata County, CO | \$550,000



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Activities & Amenities

ATV/Off Road
Cattle/Ranch
Cycling/Mountain Biking
Equestrian/Horse Property
Farm/Crops/Ag
Hunting - Big Game
Hunting - Predator/Varmint
Hunting - Small Game
Natural Spring
Recreational Business
Stream/River
Water View
Waterfront
Water Rights
State Hunting Unit: GMU 741

Land Details

Address: 5846 St Hwy 140,
Hesperus, Colorado 81326, USA
Subdivision: None
Closest Town: Durango
Total Acres: 80.00 | Deeded Acres: 80.00
Zoning: Res/AG
Elevation: 6400
Topography: Gentle Slope with Valleys
Tillable/Crop/Orchard Acres: 20
Water Rights: Yes
Water Rights in Church Hollow
and Mooney Draw Springs
Estimated Taxes: \$120 - 2025
Source of lot size: Assessor/Tax Data
Electricity Provider: La Plata Electric
Gas Provider: Propane
Water Provider: Shared Well
Fence Type: Barbed Wire
Waterfront Features: Church Hollow
Stream, Mooney Draw Stream
View: Mountain, Scenic,
Stream, Water, Wooded



Property Summary

Twin Springs Retreat is a very private 80 property with two year around streams, with water rights to both. The owner has had studies and plans prepared for a pond and fishery that will be provided to the new owner. Very quiet and private with great views of the La Plata Mountains and of the two streams. The Ranch is great for recreation, livestock and hunting. Conveniently located just 25 minutes from the historic and charming town of Durango.





Land

The Twin Streams Retreat consists of 80 acres that has been used to run cattle and for dry land farming, primarily for the benefit of local wildlife. The ranch is home to deer, elk, coyotes, bobcats, small game and many variety of water fowl frequent the two waterways. The owner has invested over \$200,000 in perfecting the water rights to the streams and to have studies performed and plans drawn up for a 2 acre pond and stream enhancements to create an outstanding fishery. The plans and studies will be provided to the lucky new owners.

There are numerous outstanding homesites for your Colorado Dream Home. There are homesites that are well positioned to take in the expansive and gorgeous La Plata Mountain views and other homesites that are tailored to view the two streams winding down the scenic draws below. The homesites overlooking the streams will be truly exceptional once the pond and stream enhancements have been completed.

Recreation

The ranch provides many recreational opportunities including hunting, or just viewing, mule deer, elk, small game and predators and a variety of water fowl along the streams. The property has a topography that is conducive to riding ATV's, hiking and mountain biking, all while enjoying amazing mountain and valley views. The local region is an outdoors enthusiasts paradise, with numerous nearby lakes and rivers providing fishing and recreational boating opportunities and vast amounts of public land for just about every type of outdoor activity you will want to take part in, including hiking, mountain biking, boating, rafting, kayaking, skiing, Atv's, Jeeping, golfing, hunting and much more.





Region & Climate

Nestled in the rugged mountains of southwestern Durango, this region offers a striking blend of high-desert landscapes and alpine beauty. Sitting at the edge of the San Juan Mountains, Durango enjoys dramatic scenery that ranges from rolling mesas and river valleys to snow-capped peaks rising above 14,000 feet. The nearby Animas River winds through town, adding both scenic charm and year-round recreational opportunities.

Durango's climate is classified as semi-arid, with four distinct seasons that each bring their own appeal. Summers are warm and sunny, with daytime highs typically in the 80s°F, cooled by low humidity and crisp mountain evenings. Afternoon thunderstorms are common during the late summer monsoon season, bringing brief but refreshing rainfall. Fall is especially picturesque, as golden aspen groves blanket the surrounding mountains.

Winters in Durango are relatively mild compared to higher elevations, though nearby peaks receive abundant snowfall, making it a gateway to world-class skiing at Purgatory Resort. In town, winter days are often sunny, with temperatures ranging from the 30s to 50s°F. Spring arrives gradually, with a mix of cool days and warming temperatures that revive the landscape.

With over 300 days of sunshine annually, Durango's climate supports an active, outdoor lifestyle year-round, from hiking and fishing to skiing and mountain biking, all set against a backdrop of breathtaking natural beauty.





Location

The property has excellent, year around access via Hwy 140, aka La Plata Hwy. Accessibility from around the country is a breeze, with the ranch located just 50 minutes from Durango/La Plata County Regional airport with direct flights to Denver, Phoenix, Dallas and in the summer months to Houston. For those with private planes, Animas Airpark in Durango is only 30 minutes away.

The ranch is just 25 minutes from the charming town of Durango, Colorado. Durango is a picturesque and vibrant town nestled in the heart of the San Juan Mountains, known for its stunning natural beauty and rich cultural heritage. Durango, offers a perfect blend of outdoor adventure and family-friendly amenities, making it an ideal destination for the entire family. Nestled in the San Juan Mountains, Durango features year-round recreational opportunities including Jeeping, hiking, biking, rafting, boating, world class skiing and some of the best hunting and fishing that you can find anywhere. Families can explore the famous Durango & Silverton Narrow Gauge Railroad, a scenic historic train ride through breathtaking mountain canyons. The Powerhouse Science Center provides interactive exhibits for kids, while the Durango Rec Center includes pools, a climbing wall, and fitness facilities. Downtown Durango offers charming shops, ice cream parlors, art galleries, and a wide range of dining options from casual to gourmet. Nearby Lake Nighthorse is perfect for swimming, paddle boarding, boating, fishing and picnics. Festivals, farmers markets, and live music events add to the vibrant community atmosphere. With excellent schools, parks, and a small-town feel, Durango combines natural beauty and modern conveniences for a well-rounded, entertaining, and welcoming environment for families.

The beautiful mountain town of Telluride is just 1-1/2 hours from the ranch and is an exquisite location for a weekend getaway to enjoy world class skiing, Gondola rides, hiking, biking or strolling along Telluride's historic downtown district and experiencing a fine meal while surrounded by the majestic San Juan Mountains.

Outdoor enthusiasts will find themselves in paradise with endless opportunities for adventure. The Durango & Silverton Narrow Gauge Railroad takes you on a breathtaking journey through the San Juan National Forest, a perfect option for history and nature lovers. In the summer, you can explore the Animas River by kayaking, rafting, or fly-fishing. There are countless rivers, lakes and stream that provide a wide variety of outstanding fishing opportunities throughout the area, with the San Juan River quality waters, below Navajo Dam, being an exceptional fishing experience that is known far and wide for being some of the best fly fishing in the world. For hikers and mountain bikers, and ATV's the extensive trail system in the surrounding mountains and deserts offers endless opportunities to explore the region.

With its combination of natural beauty, outdoor activities, and cultural experiences, Durango has something for everyone. Whether you're an adventurer, a history buff, or just looking for a relaxing getaway, Durango has entertainment and recreational activities for everyone.

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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.

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- RICK STEINER, SELLER/BUYER

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 Boundary

BOUNDARY LINES

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



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FARM, RANCH & RECREATIONAL REAL ESTATE



Wendell Qualls

📍 Associate Broker, Licensed in CO
✉️ Wendell@HaydenOutdoors.com
📞 970.946.6755

Weston Simmons

📍 Associate Broker, Licensed in CO
✉️ Weston@HaydenOutdoors.com
📞 970.749.8599

