

Valley View Ranch

102.00 Acres | La Plata County, CO | \$2,500,000



HAYDEN  OUTDOORS.

Valley View Ranch

TOTAL ACRES:

102.00

PRICE:

\$2,500,000

COUNTY:

La Plata County

CLOSEST TOWN:

Durango, CO

Activities & Amenities:

ATV/Off Road
Cattle/Ranch
Development Potential
Equestrian/Horse Property
Farm/Crops/Ag
Irrigation
Stream/River
Water Rights

Land Details

Address: 2795 CR 222, Durango,
Colorado 81301, USA
Subdivision: None
Closest Town: Durango
Total Acres: 102.00
Zoning: Residential
Elevation: 6600
Topography: Flat, Rolling,
Water Rights: Yes
2.5 CFS from the Crotta Ditch.
Estimated Taxes: \$2,148.48 - 2026
Source of lot size: Owner

Building Details

Electricity Provider: City
Water Provider: River Valley Estates
View: Mountain, Pond, River,
Scenic, Street, Water, Wooded

Property Summary

Welcome to Valley View Ranch. This 102+/- acres is ready to develop into a one big beautiful ranch and bring the horses and livestock, or if your a (developer, contractor or an investor) This property would can easily be sub divided. Fantastics water rights, underground power. The Ranch has a perfect location just 15 min from town and 10 min to the airport, and 10 min to the Hospital.

DEVELOPMENT OPPORTUNITY! Welcome to Valley View Ranch, a rare large-acreage opportunity just 15 minutes from Durango, waiting for the right owner or developer to put their personal stamp on it. The property is located partly inside the River Valley Estate Equestrian Community but is NOT part of the HOA, meaning there are no covenants or restrictions. Nearby open space allows equestrians to ride directly from the property, while Durango's 1.8M acres of National Forest offer hiking, mountain biking, fly fishing, boating, horseback riding, and hunting. Durango also offers hot springs, a state-of-the-art hospital, an expanding airport with direct flights from many cities, and 130+ restaurants. Purgatory Ski Resort is approximately 25 minutes away, while Lemon Lake and Vallecito Lake are nearby for boating and fishing, with 30 lb pike being caught at Vallecito Lake. Just 10 minutes west is the Sky Ute Casino, featuring a family bowling alley and Seven Rivers, a highly praised 5-star restaurant. The Ranch has big views from the top of a large juniper-covered mesa overlooking the valley and river, with several level building sites, or the option to build at the bottom of the mesa on a large, flat, lush green meadow. Power is underground, and water rights will transfer for the Crotta Ditch (2.0–2.5 CFS), which flows crystal-clear water through the ranch. Water taps are available, and the ranch currently has a well. The Florida River runs through the valley, with approximately 2.2± acres of the ranch directly on the river with river access. The Ranch has two entrances, one off CR 222 and one directly off Hwy 172, both offering easy year-round access, and the ranch could be easily subdivided. A pond is located at the bottom of the property, and the water rights allow it to be filled and maintained year-round, while the water system allows for landscaping or livestock ponds. The property is priced to sell and ready to build or develop, with a prime location near town, the airport, and hospital. Owner financing may be available at attractive terms for qualified buyers.

Water Rights from the Crotta will transfer to the new owner.

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 Boundary



HAYDEN OUTDOORS

FARM, RANCH & RECREATIONAL REAL ESTATE



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