

San Juan Mountain High Retreat

10.38 Acres

La Plata County, CO

\$725,000



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Activities & Amenities

ATV/Off Road
Borders Public Lands
Campground
Cycling/Mountain Biking
Development Potential
Hiking/Climbing
House/Cabin
Hunting - Big Game, Predator/Varmint,
Small Game, Turkey, Upland Birds
Income Producing
Off Grid Power
Outfitting/Guide Service
Propane
Rental Property
Skiing/Snowmobiling/Snow Sports
Solar
Timber
Wooded
State Hunting Unit: 74

Land Details

Address: 000 Oro Fino FS RD,
Durango, Colorado 81301, USA
Subdivision: None
Closest Town: Durango
Total Acres: 10.38
Estimated Taxes: \$1,026 - 2025

Building Details

Homes: 1
Price per sq. ft.: 302
Finished Sq. Ft.: 2400
Unfinished Sq. Ft.: 300
Stories: 2
Bedrooms: 3
Full Bathrooms: 2
Other Improvements: solar
Heating Systems: Wood Stove
Appliances: Dishwasher, Refrigerator,
Hot Water Heater, Microwave
Flooring: Hardwood
Siding: Log
Roofing: Metal
View: Creek, Mountain, Private,
Scenic, Stream, Wooded



Property Summary

Welcome to "San Juan Mountain High Retreat" Located in Durango, CO at 10,500 ft at the top of Junction Creek offering the kind of views that you can only dream of for a mountain retreat. This is a 10.38 acre in-holding property and is surrounded by tens of thousands of acres of National Forest on all four sides, far away the the real world, and is the perfect escape from the cities and the heat, crime, traffic, just complete peace and quite.





Land

Welcome to San Juan Mountain Retreat located in Durango, CO, an outdoor enthusiast year round paradise, 12 miles into the San Juan National Forest at 10,500 feet. It offers ideal cool summer days with highs in the low to mid 70's through out the entire summer and in the 40's at night where you can build a fire every night in your wood burning stove and is about as refreshing and relaxing as one can imagine, allowing you to escape the heat from below. This 10.38 +/- acre in-holding property is surrounded by tens of thousands of acres of National Forest on all four sides and is lush and green, making it a perfect retreat when you want to disappear from everyone or just sit outside with your favorite book and enjoy the coolness. The land itself is adorned with big, beautiful Spruce trees, Ponderosa Pines, Aspen trees that showcase stunning fall colors and there are thousands of Aspens. The views are endless and breathtaking. There is a metal gate which provides private access and security for this cabin along with two other cabins owned by the same family for over 20 years in the area. Everyone helps each other and looks out for one another while there or not, yet you cannot see each other, ensuring your privacy remains intact. The large log home was built in 2000 and is a two-story huge authentic log cabin boasting 2,400 square feet, three/four bedrooms, two bathrooms, and is 100% off-grid while providing all the comforts of home. The cabin features a 780-gallon water tank with a cistern and septic system already installed. Powered by 500 watts of battery power and a 4,000-watt inverter, the cabin also has a 500-gallon propane tank and a smaller back up tank to operate the refrigerator and gas stove, as well as an on-demand hot water system for hot showers, propane can be delivered the current owners installed Starlink for great internet, cell





service and TV. Additionally, the cabin is equipped with a great surround sound system throughout the cabin. There are two very large brand new decks top and bottom, with a cat walk leading to the upstairs deck both with just big views and BBQ. For the hunters in the family, the property is located in BGU 74 and offers the opportunity to hunt Elk, Deer, Bear, and Grouse with OTC elk tags available in Colorado for 2nd and 3rd rifle. It would be an incredible hunting cabin, mountain biking, hiking, and offering amazing views. One of the property's best features is a small clearing known as The Overlook, complete with wooden benches. The views from this spot must be seen to be believed. Moreover, it would be an ideal location to set up a large hammock and a small guest house, as it is situated right on the edge of a vast cliff overlooking the world below. Currently, the owner is using backhoe to clear away some of the deadfall and preparing the cabin for the new owners, along with making several improvements and upgrades to the cabin itself, also most of the furniture with convey to the new owners. Whether you desire an amazing cabin in the woods for your family, a hunting cabin, or even a great VRBO rental, San Juan Mountain Retreat will fulfill all of those wishes and more. This is a special and rare find in the heart of the incredible San Juan Mountains that also offers 1.8M acres of National Forest to explore right out your door step in any direction you want to go. The road up to the cabin is part of the Rubicon Trail and offers great off roading and direct access to the famous Colorado Trail that goes all the way to Telluride. This is the perfect escape from the heat which only seems to be getting hotter with every passing year, but not here.





Recreation

Hunting, hiking, mountain biking, bird watching, mining, and really any outdoor activity.

Water/Mineral Rights & Natural Resources

None

General Operations

VRBO rental.

Region & Climate

Summer low to mid 70's

History

Was a mining claim. Several old mining cabins in the area.

Location

Located at 10,500 high above the rest of the world below.

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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.

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- RICK STEINER, SELLER/BUYER

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testimonials



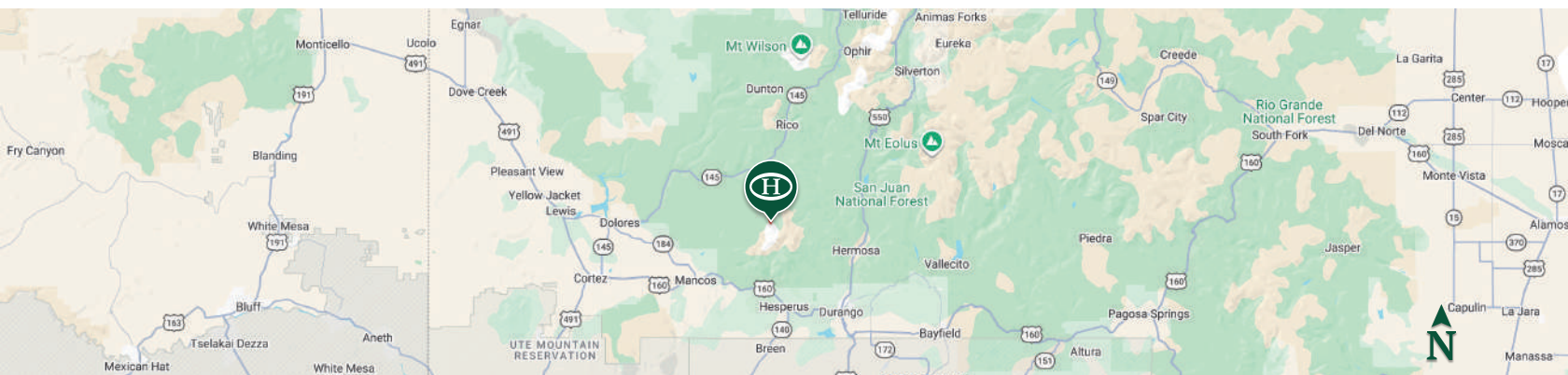


BOUNDARY LINES

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



Boundary



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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

