

Diamond Hitch Ranch and Stables

183.00 Acres | Archuleta County, CO | \$2,900,000



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Activities & Amenities

ATV/Off Road
Borders Public Lands
Campground
Cattle/Ranch
Development Potential
Equestrian/Horse Property
Hunting - Big Game, Predator/
Varmint, Small Game
Natural Spring
Outbuilding/Barn/Shed/Shop
Outfitting/Guide Service
Propane
Recreational Business
Skiing/Snowmobiling/Snow Sports
Timber/Wooded
State Hunting Unit: 77

Land Details

Address: 2404 Piedra Road, Pagosa
Springs, Colorado 81147, USA
Closest Town: Pagosa Springs
Total Acres: 183.00
Deeded Acres: 183.00
Zoning: Residential / AG
Elevation: 7128
Topography: Flat, Rolling,
Vegetation: timber
Pasture Acres: 80
Estimated Taxes: \$7,000 - 2025

Building Details

Electricity Provider: city
Gas Provider: propane
Water Provider: city
Parking Types: Driveway
Outbuildings: 5
Fence Type: wire
Heating Systems: Wood Stove
Appliances: Refrigerator, Microwave
Flooring: Hardwood
Siding: Aluminum, Wood
Roofing: Metal
View: Mountain, Scenic, Water



Property Summary

Located just 2 minutes from the city limits of Pagosa Springs, CO, the 184± acres of Diamond Hitch Ranch & Stables awaits your custom home for the perfect executive ranch estate! With paved year round access, power, city water, 80± X 100 indoor barn/arena AND and a 700± foot border with gated access to the 1.8± million acres of the San Juan National Forest, there's not much to compare this hidden jewel to!





Land

The Property

1st time on the market, Diamond Hitch Ranch & Stables has been a commercial horse boarding & trail ride operation, when in full operation the 24± rentable stalls carried a boarding income in the \$80k± range. Located on the incredibly accessible Piedra Road, within 5 minutes to 27 holes of public golf, recreational center with indoor lap pool, racketball, pickleball & tennis courts, a brand new hospital, & Walmart. G5 capable Steven's Field Jet Port is also a mere 3 minutes drive to the right, and a left turn out the front gate dives into 1.8 million acres of the San Juan National Forest, Piedra Falls and hundreds of miles of hiking trails. Gorgeous Williams Creek Reservoir is a bucket list must see, and with in 30 to 45 min, over a half dozen trailheads would take a dozen lifetimes to completely explore the 500,000 acre Weminuche Wilderness Area, (horseback or backpack only) !

From the ranch, horse, foot or mountain bike access crosses directly through the gate into thousands of acres and extensive trail system of the San Juan National Forest.

Very few units in the western US carry the game numbers to offer Over The Counter Bull elk rifle tags, (both resident and non resident) as well as over the counter Merriam's turkey tags, like this area. Being that DHR&S is currently in rolled in agriculture tax status, AND exceeds the min 160 acre min for a coveted land owner mule deer tag application, (always check regs) the sporting and recreation options are endless! There's no HOA membership or fees, and and you're not purchasing someone else's dream home. The properties majestic ponderosas, frame a native grass meadow with a seasonal creek flowing through the center. Improvement include, excellent working horse stalls and and working outdoor and indoor arena are already in place, with the barn easily convertible for many uses, including a perfect RV storage facility, barndominium and/or host a classic car collection .Options are endless, city water, city power, and city sewer (just needs to be hooked up).

A couple short years ago, it could take over a year to have a custom builder in Colo even return your call, but that's not the case these days. The SW communities of Pagosa and Durango have incredible custom builders available, should that be your direction.





The town

Pagosa Springs, most noted for the world's deepest hot springs, was selected as a top small town by Outside Mag a couple years ago. With many mountain towns in Colo between 8500 to 10,000 ft altitude, carrying traffic nightmares, Pagosa has always been attractive with 7200± ft, and with a 2020 census of 1570 in town residents and 13,000 in the county. There's over 30 non chain restaurants, galleries featuring world class artists, numerous grocery store and Natural Food stores. Its only 60 minutes drive to Durango's regional commercial airport featuring AMERICAN & UNITED airlines with numerous flights daily to Denver, Ft W/Dallas, Phoenix & Houston, and an average security line of less than 5 mins. Wolf Creek Ski, area, most noted for the "Most Snow In Colorado" is but a quick 30 min up the mountain .Noted as one of the very best trophy trout fisheries in the western US, the Quality Waters of the San Juan River average over 20,000 trout per mile, and are 60± min drive south.

Over the last 25 years, most of the larger holdings have been split up into ranch subdivisions with strict limitations, HOAs, & neighbors that don't mind taking care of your business, so you don't have to.

With in minutes of every possible amenity imaginable that Colorado can offer, Diamond Hitch Ranch & Stables 183± acres is a rare opportunity, to own one of the last larger holdings, with over a million acres of national forest on one side, and one of Colorado's most attractive small mountain towns on the other. Call or email today for more information and your qualified showing. Co brokers welcome!

Recreation

Borders thousands of acres of Nation Forest...Unlimited riding directly from the ranch.

General Operations

Boarding stables

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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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"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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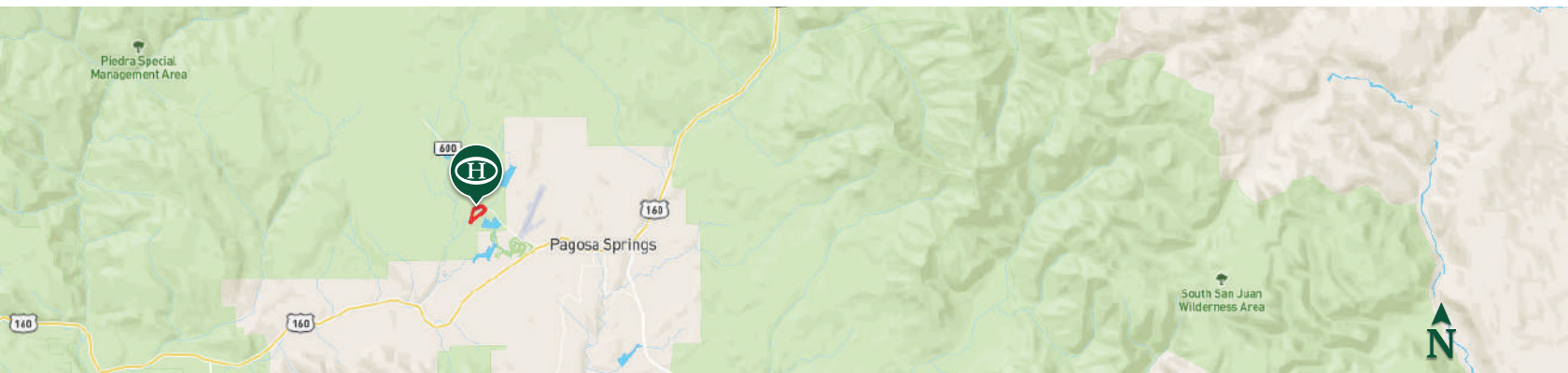




 Boundary

BOUNDARY LINES

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



HAYDEN OUTDOORS

FARM, RANCH & RECREATIONAL REAL ESTATE



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