

La Plata Vista 40+/-

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



HAYDEN  OUTDOORS.

Activities & Amenities

Cattle/Ranch
Equestrian/Horse Property
Farm/Crops/Ag
House/Cabin
Hunting - Predator/Varmint
Irrigation
Outbuilding/Barn/Shed/Shop
Propane
Rental Property
State Hunting Unit: 75

Land Details

Address: 458 County Road 308,
Durango, Colorado 81303, USA
Closest Town: Durango
Total Acres/Deeded Acres: 39.30/39.30
Zoning: Agricultural/Residential
Elevation: 6800
Topography: Irrigated Plain
Vegetation: Grass
Tillable/Crop/Orchard Acres: 15
Pasture Acres: 35
Irrigated Acres: 15
Water Rights: Yes
Water Type: Water Contract Rights
The property transfers it's irrigation water in the form of a "water allocation", from the Florida Consolidated Ditch Company, of 30 acre feet of project water from Lemon Dam. A transfer fee will be assessed by FCDC at closing.
Estimated Taxes: \$1,066 - 2025
Source of lot size: Assessor/Tax Data

Building Details

Homes: 1
Homes:
Manufactured
Finished Sq. Ft.: 1044
Stories: 1
Bedrooms: 2
Full Bathrooms: 1
Electricity Provider: LPEA
Gas Provider: Arrowhead Propane
Trash Provider: Waste Management
Water Provider: Well
Parking Types: Detached Garage, Driveway
Outbuildings: 5
Types of Outbuildings: Pole Barn, Shed, Detached Garage, Well/Pump House, Grain Silo
Fence Type: 4-strand barbed wire fence
Cooling Systems: Forced Air Cooling
Heating Systems: Forced Air
Flooring: Carpet, Laminate
View: Mountain



Property Summary

La Plata Vista offers nearly 40 acres of productive agricultural ground, 30 acre-feet of Florida Project water allocated for irrigation, livestock infrastructure, and a residence just minutes from Durango. Fully fenced, the property combines working agricultural character with rental potential, mountain recreation, and exceptional convenience to the airport, hospital, downtown Durango, and the San Juan Mountains.





Land

La Plata Vista encompasses approximately 40 acres on the fertile lands of Florida Mesa. The property retains the open character of rural Colorado, with irrigated grass pasture, and a scenic setting beneath the La Plata mountain sky. The land is fully fenced and cross-fenced, providing a practical layout for livestock management and pasture utilization. The agricultural configuration creates flexibility for continued grazing, hay production, irrigated grass, or other agricultural uses. This is not simply acreage surrounding a house. It is a functioning agricultural property with the land, infrastructure, and water to support continued productive use.

Improvements

This fully fenced property includes a modular residence (recently utilized as a rental), along with a detached garage, pole barn, grain bin, storage shed, and well/pump house. Electricity from LPEA (La Plata Electric Association), Arrowhead Propane, and a private well provide utilities to the residence. The agricultural improvements provide a practical foundation for livestock, hay, equipment, feed, storage, and general property operations. The existing residence adds additional flexibility for an owner or tenant. Both the residence and agricultural ground have historically been leased, providing an established history of residential and agricultural income.

Agriculture

Here, the water has been put to work. Irrigated grass pasture provides a productive foundation for cattle grazing, hay production, and continued agricultural use, giving the next owner the opportunity to carry forward a land use that has defined this portion of La Plata County for generations. The property has historically supported cattle grazing and agricultural leasing. Full perimeter fencing and cross-fencing create a functional setup for livestock management and pasture utilization. The existing pole barn, grain bin, shed, garage, and additional agricultural improvements provide infrastructure for continued livestock, hay, pasture, equipment, feed, and general agricultural operations.



Recreation

Durango isn't simply a town in the mountains. It is a gateway to them. The nearby Animas River offers exceptional opportunities for fly fishing, rafting, kayaking, and river recreation. Lake Nighthorse, only a short drive from town, adds boating, fishing, paddleboarding, swimming, and shoreline recreation. For mountain bikers and trail enthusiasts, the renowned Horse Gulch, Grandview, Skyline Trail, and surrounding Durango trail systems offer miles of singletrack and some of the region's most celebrated riding. Then the road turns toward the mountains.

The **San Juan National Forest** encompasses more than 1.8 million acres of mountain country, forests, alpine lakes, trails, wilderness, and backcountry terrain. From this vast public-land playground come opportunities for hiking, mountain biking, horseback riding, camping, fishing, hunting, snowmobiling, four-wheeling, and simply getting lost in the high country. **Purgatory Resort** is approximately 30 miles north, offering downhill skiing, snowboarding, mountain biking, and four-season mountain recreation. Vallecito Reservoir lies roughly 30 miles northeast, offering boating, fishing, camping, hiking, and summer recreation. Silverton and the Million Dollar Highway lead into some of the most spectacular high-country scenery in Colorado.

To the west, **Mesa Verde National Park** is approximately 40 miles away, providing access to one of the country's most remarkable archaeological and cultural landscapes. The high country of the **San Juan Mountains** and the canyon lands of the Colorado Plateau all lie within the broader orbit of this awe-inspiring Four Corners Region.

Water/Mineral Rights & Natural Resources

The story starts with water. 30 acre-feet of irrigation water is allocated to the property through the Florida Water Conservancy District as Florida Project water. The Florida Project is a significant piece of the agricultural infrastructure surrounding Durango. Water stored at Lemon Reservoir is released through the project system and conveyed across Florida Mesa, providing supplemental irrigation water to thousands of acres of agricultural land. The water is more than an amenity. It is what makes the land productive. The Florida Project water has historically supported the irrigated pasture and agricultural use of the property.

Buyers should independently verify the specific allocation, delivery terms, priority, and associated documentation with the Florida Water Conservancy District. Mineral rights do not transfer with the sale of this property.

General Operations

Walk the fences and you'll quickly understand that this isn't simply acreage surrounding a house. It is a functioning agricultural property. The property has historically operated as a small agricultural and income-producing property, with irrigated pasture utilized for cattle grazing and agricultural leasing and the residence utilized as a rental. The fully fenced and cross-fenced acreage supports livestock management, while the pole barn, grain bin, garage, shed, and other improvements provide infrastructure for agricultural and equipment needs. The existing rental and agricultural history provides the next owner with multiple possibilities: continue grazing and agricultural leasing, operate the property personally, continue the residential rental, or combine several uses.



Region & Climate

Southwest Colorado is known for its abundant sunshine and the distinct character created by the transition from the high desert to the San Juan Mountains. The Durango area offers warm summer days and cool nights. Winters bring moderate snow, while spring and fall provide mild conditions and changing mountain scenery. This combination of climate, elevation, irrigation, and fertile mesa ground has made the area well suited to hay production, pasture, and livestock operations, while the nearby San Juan Mountains provide a dramatic four-season recreational setting.

Location

From the property, the landscape retains the character of the country—open pasture, working agricultural ground, big skies, and the San Juan Mountains rising beyond the mesa. Yet within minutes, you're downtown Durango. Lake Nighthorse and Durango's Horse Gulch and surrounding trail systems are only minutes away. Purgatory Resort is approximately 30 miles north, Vallecito Reservoir approximately 30 miles northeast, and Mesa Verde National Park approximately 40 miles west. Moab, Silverton, Ouray, Telluride, and Pagosa Springs are all within a few hours drive from this strategic Southwest Colorado location. Here, you can choose a quiet morning on the farm, or meet your friends for coffee on Main Street in 10 minutes. Catching your regional flight to Denver, Phoenix, Houston or Dallas/Fort Worth is just a 10 minute drive from the farm. Have your annual health checkup at Mercy Hospital? 10 minutes and you're there. It's the best of both seclusion and proximity.

Hunting

La Plata Vista is located in Colorado Game Management Unit 75, placing the property in the heart of the broader Southwest Colorado big-game landscape. The surrounding San Juan Mountains are renowned for its elk and mule deer habitat, with some of the most vast expanses of National Forests and pristine Wilderness Areas in the lower 48. For the sportsman, the appeal is simple: Work the land. Live near Durango. Keep the backcountry within reach. Acreage this close to Durango is becoming harder to find. Acreage with irrigation is harder still. And acreage that combines agricultural utility, livestock infrastructure, a residence, income-producing history, hunting access, and proximity to the airport, hospital, downtown, and the San Juan Mountains is truly unusual. La Plata Vista isn't trying to be something it isn't. It doesn't need to. It's a working piece of Colorado. For those searching for productive land, water, agricultural utility, recreation, and proximity to one of Colorado's most desirable mountain communities, La Plata Vista 40+/- is an opportunity worth serious consideration. Come for the land. Stay for the lifestyle.

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Hayden Outdoors *Buyer Process*

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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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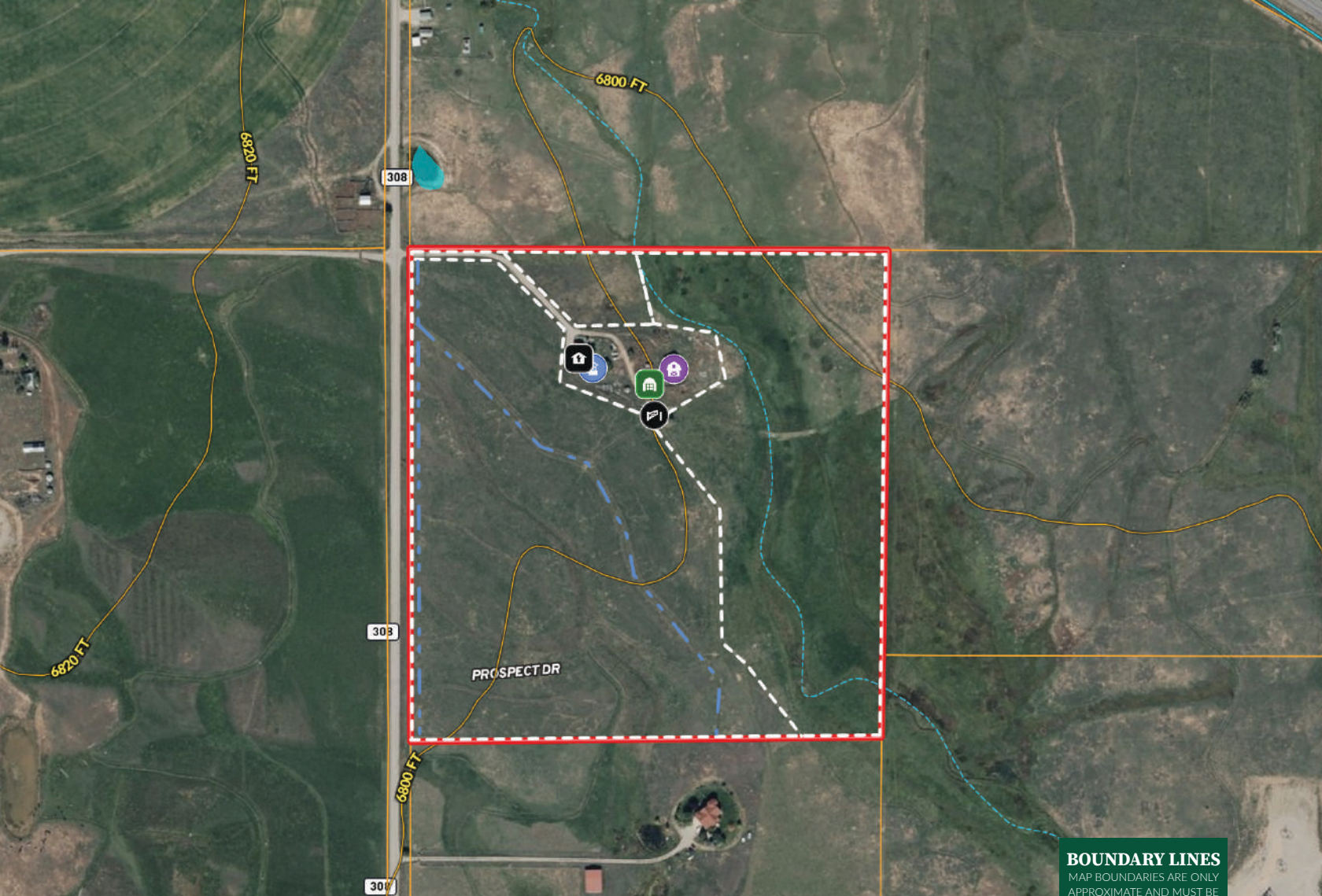


"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

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Boundary Water Well Shed/Shack Barn Gate Foreman's House



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