

Picnic Flats Hunting Ranch

622.00 Acres | La Plata County, CO | \$1,245,000



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Activities & Amenities

ATV/Off Road

Cattle/Ranch

Equestrian/Horse Property

Hunting - Big Game

Hunting - Predator/Varmint

Hunting - Small Game

Hunting - Turkey

Outfitting/Guide Service

Wooded

State Hunting Unit: GMU #741

Land Details

Address: TBD Indian Route 111,
Durango, Colorado 81303, USA

Closest Town: Durango

Total Acres: 622.00 | Deeded Acres: 622.00

Zoning: AG

Elevation: 6500

Topography: Ridges & Valleys

Estimated Taxes: \$81 - 2025

Source of lot size: Assessor/Tax Data

Electricity Provider: LPEA

Gas Provider: Propane

Water Provider: Well

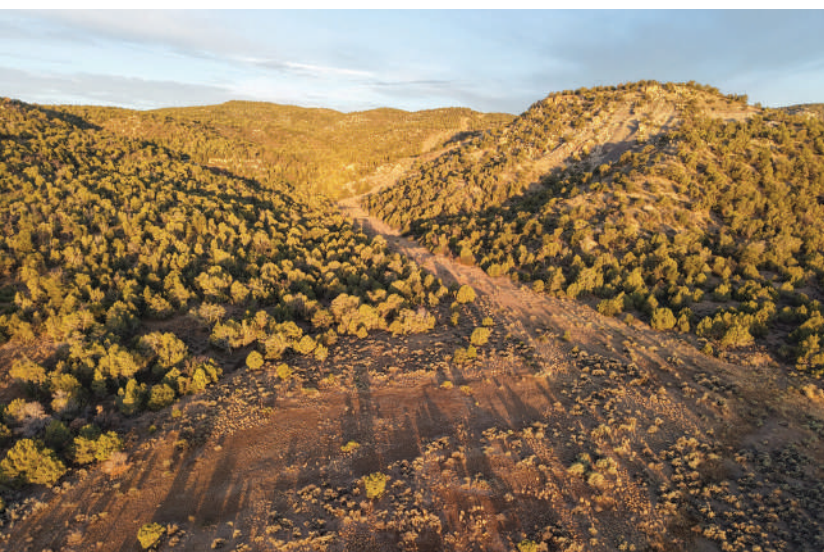
Fence Type: Barbed Wire

View: Mountain, Scenic



Property Summary

Picnic Flats Ranch is an exceptional Southwest Colorado recreation and hunting property offering privacy, scenic Juniper and Pinon-covered ridges, and abundant wildlife. Located approximately 30 minutes from historic Durango, this property provides an outstanding base for outdoor enthusiasts and hunters seeking a true Colorado experience. The ranch is home to Mule Deer, Elk, Black Bear, and Merriam's Turkey, making it an excellent hunting ranch.





Land

Located in Game Management Unit 741, the property offers excellent hunting opportunities, including over-the-counter elk tags during the 2nd and 3rd rifle seasons, along with over-the-counter Black Bear and Turkey tags, subject to current Colorado Parks and Wildlife regulations. The varied terrain and natural cover create ideal habitat for wildlife while providing numerous opportunities for exploring the property. The property qualifies for one Mule Deer voucher for the Colorado Landowner Program, but could qualify for two vouchers.

Beyond hunting, Picnic Flats Ranch is well suited for recreation, with ATV trails and hiking opportunities throughout the ridges and surrounding landscape. Enjoy the peace, privacy, and beauty of the Colorado outdoors while remaining conveniently close to Durango's dining, shopping, entertainment, and amenities. Whether you're looking for a private hunting retreat, recreational getaway, or Colorado investment property, Picnic Flats Ranch offers an exceptional combination of wildlife, recreation, and convenient location.





Recreation

Southwest Colorado is an outdoor enthusiast's paradise, offering exceptional year-round recreational opportunities. Explore miles of scenic hiking and mountain biking trails through forests, canyons and alpine terrain. The region is renowned for excellent hunting, with abundant mule deer, elk, turkey and other wildlife. Anglers enjoy world-class trout fishing in rivers, creeks and mountain lakes. Golfers can choose from scenic courses surrounded by spectacular mountain views. ATV and UTV enthusiasts have access to extensive backcountry routes, while Jeep trails lead to remote vistas, historic mining areas and rugged high-country destinations. Endless opportunities for adventure, exploration and relaxation are close at hand.

Durango offers an exceptional blend of Western charm, outdoor adventure, and year-round entertainment. Enjoy historic downtown shopping, art galleries, local breweries, coffee shops, and a variety of excellent restaurants. Outdoor enthusiasts will appreciate world-class mountain biking, hiking, fly fishing, rafting, skiing, and scenic drives through the San Juan Mountains. The Durango & Silverton Narrow Gauge Railroad provides a memorable journey through spectacular mountain scenery. Families can enjoy parks, festivals, live music, and community events throughout the year. With its vibrant downtown, abundant recreation, cultural attractions, and welcoming atmosphere, Durango provides an outstanding Colorado lifestyle for residents and visitors alike.





Region & Climate

Located in Southwest Colorado, the Durango region offers four-season recreation, stunning mountain scenery, and a mild, dry climate. Surrounded by the San Juan Mountains, the area features abundant sunshine, crisp mountain air, and dramatic seasonal changes. Summers are generally warm and comfortable, with cool evenings ideal for outdoor activities. Fall brings vibrant foliage and pleasant temperatures, while winters offer dependable snowfall and excellent skiing, snowmobiling, and other winter recreation. Spring delivers mild days and blooming landscapes. With access to hiking, biking, fishing, hunting, rafting, skiing, and public lands, Durango provides an exceptional year-round setting for outdoor enthusiasts and those seeking the Colorado lifestyle.

Location

Picnic Flats Hunting Ranch is just 30 minutes from Durango and 1 hour from Durango-La Plata County Regional Airport, which has daily flights to Denver, Dallas and Phoenix, with seasonal daily flights to Houston. Animas Air Park is a smaller airport for private aircraft and is just 25 minutes from the ranch.

*All information provided is deemed reliable but is not guaranteed and should be independently verified. Hayden Outdoors and its affiliates makes no representation or warranties as to the accuracy, reliability, or completeness of the information, text, property boundaries, graphics links or other items contained in any website, print, or otherwise linked to or from this website. The sale offering is made subject to errors, omissions, change of price, prior sale or withdrawal without notice.



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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.

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.

BROKER PARTICIPATION: Hayden Outdoors welcomes outside brokers to bring buyers to purchase our properties. We offer cooperating commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

EQUAL HOUSING: Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."

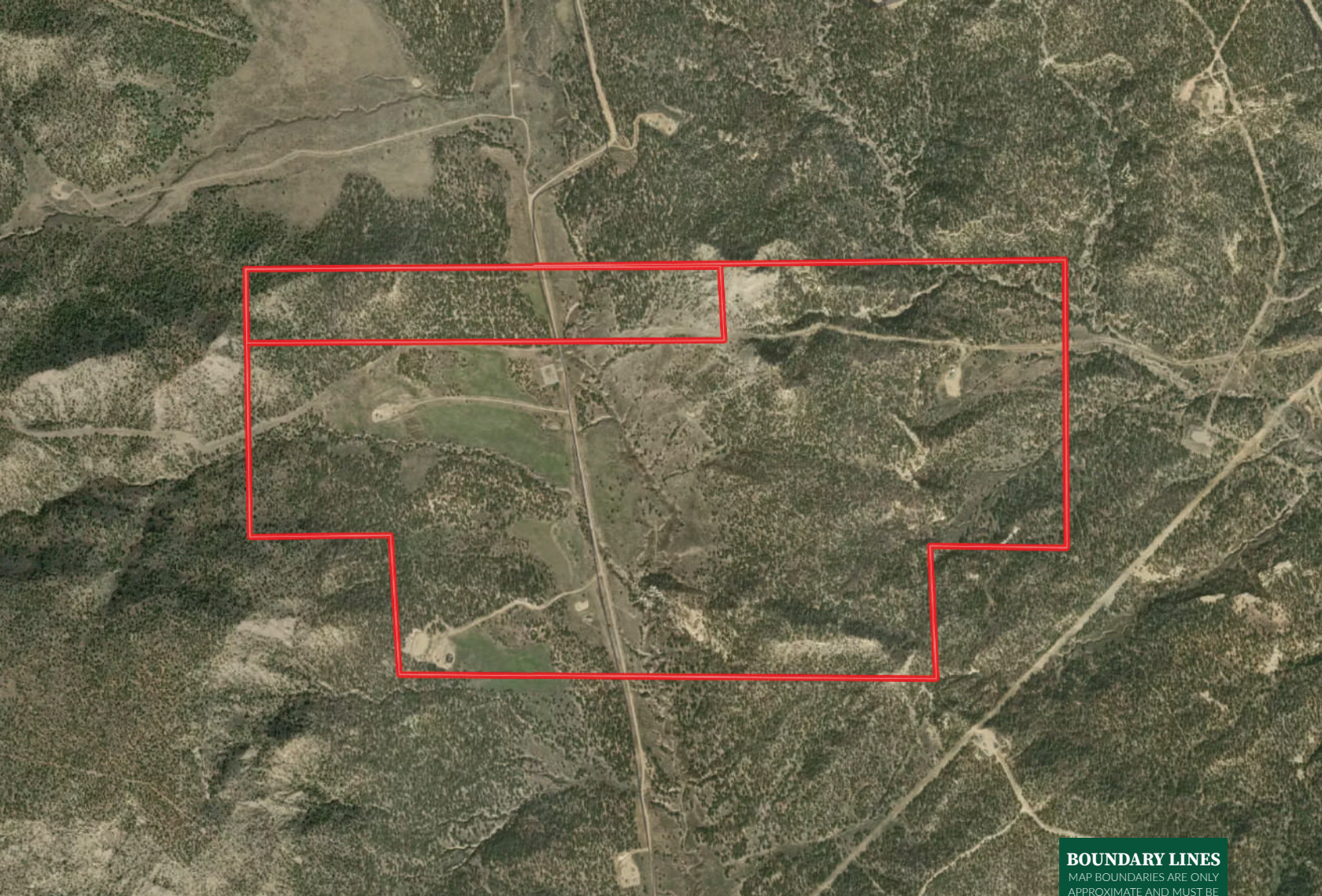


"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

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 Boundary

BOUNDARY LINES

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



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FARM, RANCH & RECREATIONAL REAL ESTATE



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