River Valley Equestrian Estates Lot 24

10.09 Acres | La Plata County, CO | $349,000



HAYDEN H OUTDOORS

River Valley Ranch Equestrian Estates Lot 24



TOTAL ACRES:	PRICE:	COUNTY:	CLOSEST TOWN:
10.09	$349,000	La Plata County	Durango, CO

Activities & Amenities:

Cattle/Ranch
Cycling/Mountain Biking
Development Potential
Equestrian/Horse Property
Hiking/Climbing
Rental Property
Skiing/Snowmobiling/Snow Sports
Wooded
State Hunting Unit: N/A

Land Details

Address: 2403 Wrangler Way, Durango, Colorado 81301, USA
Subdivision: River Valley Ranch Estates
Closest Town: Durango
Total Acres: 10.09
Zoning: Residential / AG
Estimated Taxes: $918 - 2025
HOA Dues: $90
Electricity Provider: City
Gas Provider: Propane
Water Provider: HOA



Property Summary

Welcome to River Valley Ranch lot 24, this community was built for the equestrian in mind with wide open spaces to ride the horses, the location is prime being only 7 min from the Durango airport, the new state of the art hospital is less then 10 min away and the amazing town of Durango is a short 20 min drive.

Land

Located inside the upscale gated equestrian community of River Valley Estates, Lot 24 is a 10.09 +/- acre lot with an absolute prime location in Durango, Colorado, just a few minutes to the remodeled Durango Airport offering several direct flights now and adding more. The hospital is 10 min away and downtown a short 20 min drive and with Durango offering world class skiing at Purgatory Ski Mountain that is also a year round playground with a gravity fed roller coaster in the summer and an very cool archery shooting course, 135 +/- restaurants, main street still offers horse and buggy rides, hot springs and one of my favorite aspects of Durango especially for the equestrians, hikers, mountain bikers, hunters and fly fishing is the 1.8 Million acres National forest to explore surrounding you in all directions, with all its lakes and gold medal rivers, Durango is an outdoorsman year round paradise. Lot 24 sits on a very quiet and usable mesa high above the valley floor and overlooking the Florida river that flows through the entire valley, this lot has views that seem to go forever. River Valley offers underground power, central water, For the equestrians River Valley offers large open spaces for easy riding and no trailering, and one option that is now being offered and I have never seen this before is directly across from this lot is a very large open space that you may fence up to 2 acres to create a pasture and turn out for the horses at no additional cost (just build the fence,) that way your close to your horses and they have plenty of room to run, as I said I never seen that offered before anywhere, but you also have plenty of room on the lot itself for the horses, just gives you more choices. The HOA in River Valley is excellent and very inexpensive at just 90 dollars a month so you do not have to worry about having the roads plowed in the winter and the roads are maintained year round. This lot is priced to sell and is one of the best bargains in the area in my opinion at the current price point and lastly attractive owner financing at zero % interest can be made available.

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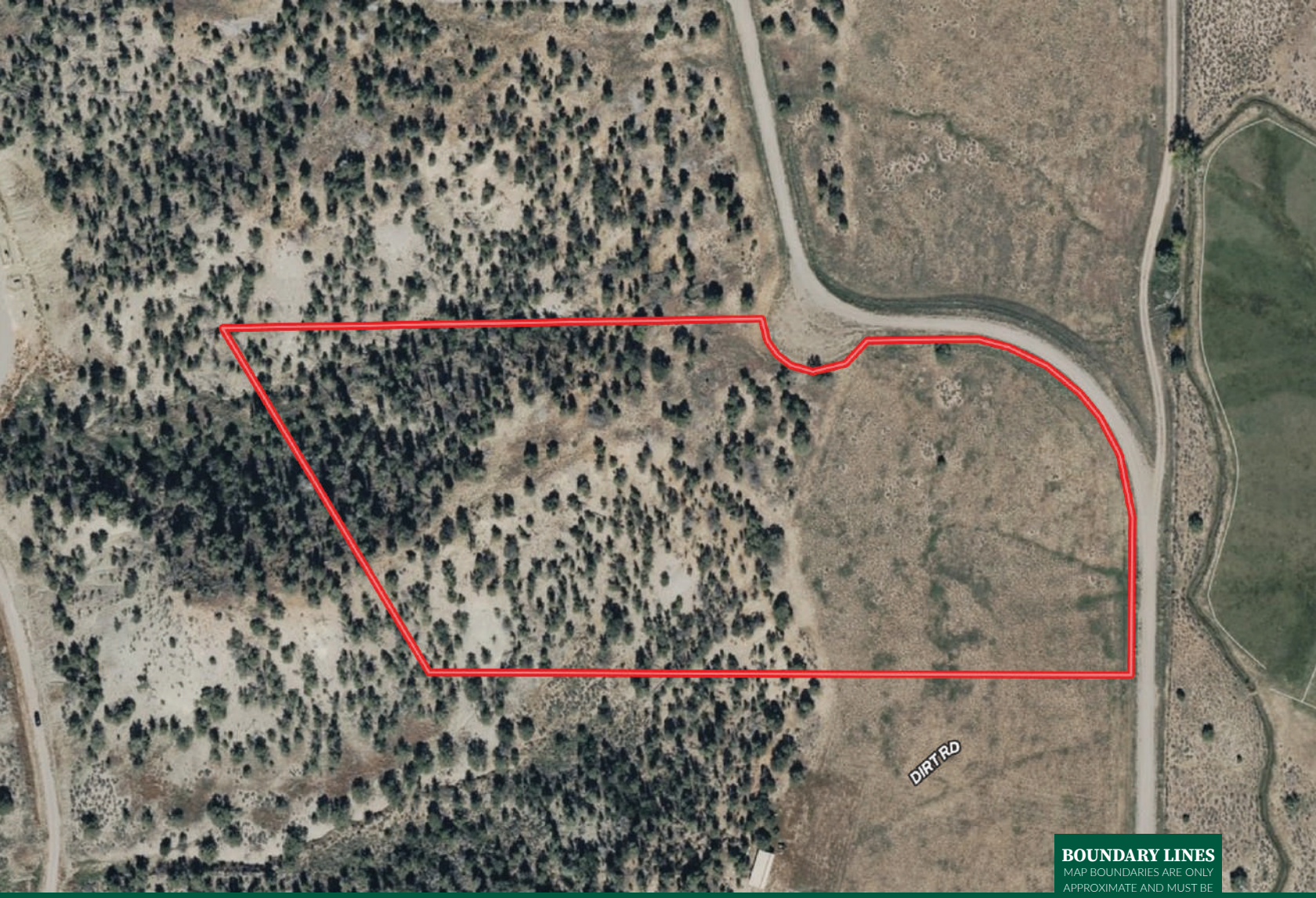






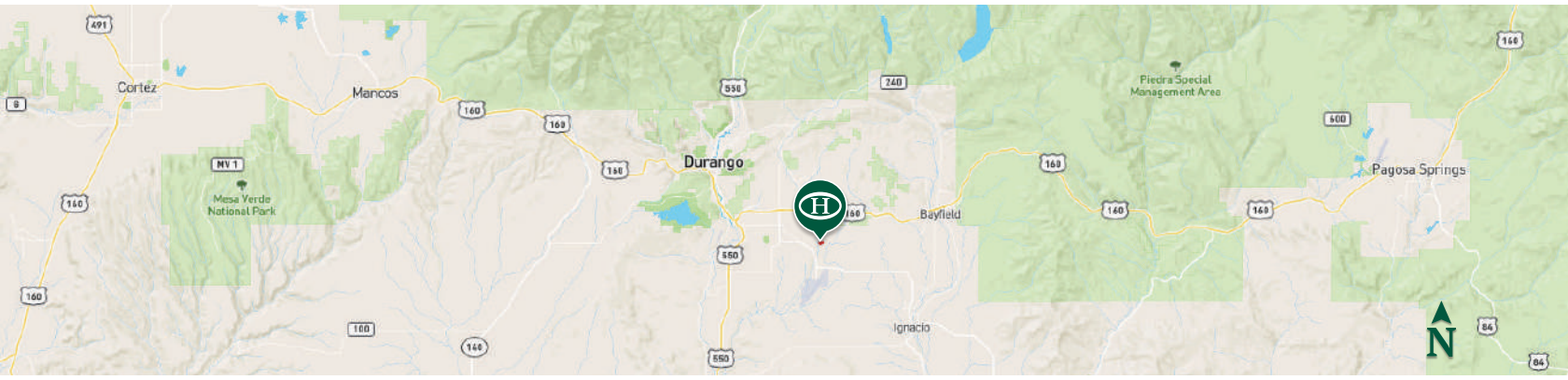






BOUNDARY LINES
MAP BOUNDARIES ARE ONLY APPROXIMATE AND MUST BE VERIFIED FOR ACCURACY.

Boundary



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