River Valley Equestrian Estates Lot 22

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



HAYDEN H OUTDOORS



River Valley Equestrian Estates Lot 22

TOTAL ACRES:	PRICE:	COUNTY:	CLOSEST TOWN:
10.23	$349,000	La Plata County	Durango, CO

Activities & Amenities:

ATV/Off Road
Cattle/Ranch
Development Potential
Equestrian/Horse Property
Hiking/Climbing
Rental Property
Water View
State Hunting Unit: N/A

Land Details

Address: 2153 Wrangler Way lot 22, Durango, Colorado 81301, USA
Subdivision: River Valley Ranch Estates
Closest Town: Durango
Total Acres: 10.23
Zoning: Residential / AG
Estimated Taxes: $918 - 2025
HOA Dues: $90
Electricity Provider: City
Gas Provider: Propane
Water Provider: HOA
View: Mountain, Pond, Private, River, Scenic, Sound, Water, Wooded

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Property Summary

Welcome to River Valley Equestrian Estate lot 22 (10.23 +/- acres) perched high on the bluff overlooking the valley floor and the Florida River that flows thought the valley, with the La Plata Mountains in the back ground, so of course incredible views. This lot is now being offered with ZERO % owner financing and with todays interest rate expected to go even higher this is a rare find.

Land

Located inside the upscale gated equestrian community of River Valley Estates, Lot 22 is (10.2 +/- acres) 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 22 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 of the La Plata mountains in the background. 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 1/2 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, turn out, barn etc, 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 etc. These lots are 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 can be made available at ZERO% which is also unheard of in todays market and with interest expected to rise again this is a rare find.



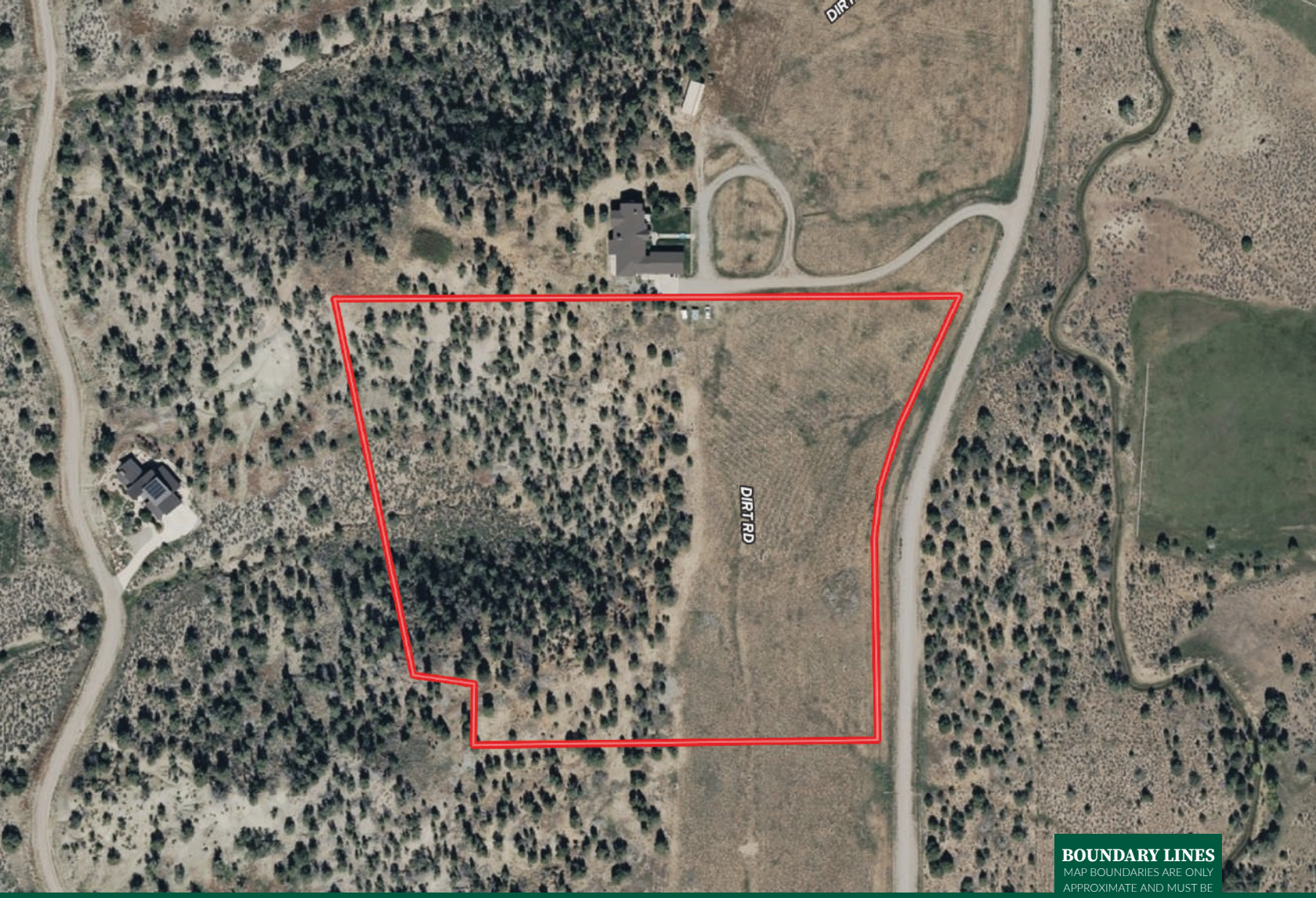






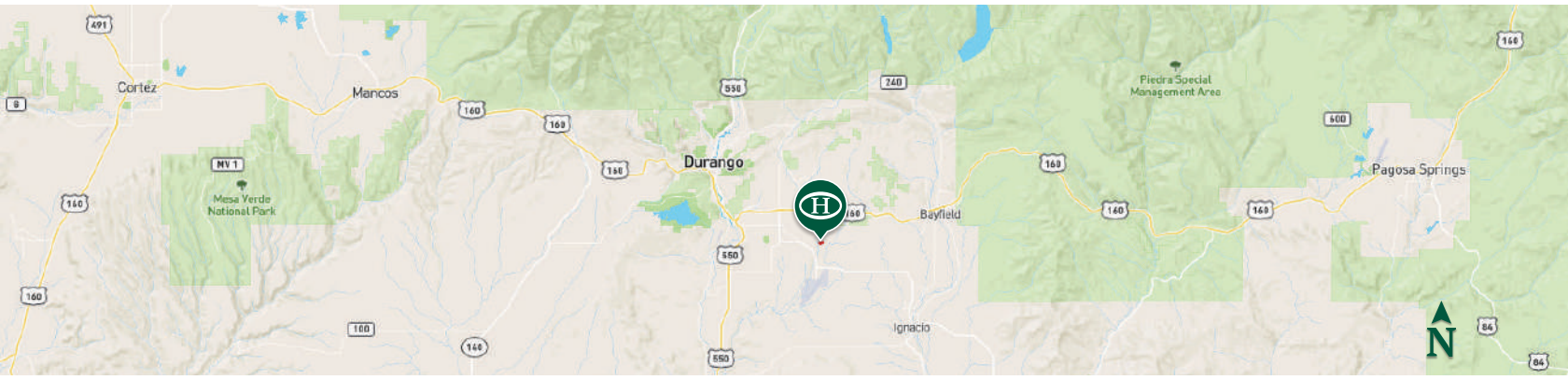






BOUNDARY LINES
MAP BOUNDARIES ARE ONLY APPROXIMATE AND MUST BE VERIFIED FOR ACCURACY.

Boundary



HAYDEN H OUTDOORS

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

