

# LA PLATA MOUNTAIN RANCH

*BETWEEN MANCOS AND DURANGO, COLORADO*

3,233 ± ACRES



Visit [SVNsaunders.com](https://SVNsaunders.com) and search for: **La Plata Mountain**

Dean Saunders, ALC, CCIM, 863.774.3522,

Dan Murphy, M4 Ranch Group, 970.209.1514 & Michael Murphy, M4 Ranch Group, 719.849.1441





La Plata Mountain Ranch is properly named, nested on Cherry Creek, and sitting under the extraordinary La Plata Mountain Range skyline. The Ranch is said to be the background of many Louis Lamour western novels. When traveling through the Ranch's varied terrain from the deep black timber ridges to the cool shadowed valley floors and oak-covered bluffs, you feel like you are walking through history if you've enjoyed these western novels.

La Plata Mountain Ranch is one of the largest deeded ranches in southwest Colorado's most desired county's, La Plata County. The Ranch is comprised of 3,721  $\pm$  acres, 3,233  $\pm$  deeded acres, and 488  $\pm$  acres of state leased lands, and borders over 760  $\pm$  acres of limited access BLM lands. The La Plata Mountain Ranch is fortunate to have 1.5  $\pm$  miles of live water on Cherry Creek, water rights for irrigation, recreation, and ease of access year-round on paved and county-maintained roads, with excellent road access to a great majority of the Ranch.

Improvements on the Ranch include a well built, comfortable 2,220  $\pm$  SQ FT 3-bedroom, 3-bath home with a 6-car garage, and a 2,069  $\pm$  SQ FT fully insulated shop. The Ranch has a 6-stall barn with a roping arena, excellent horse pasture, and live water for the equestrian enthusiast. The upper Ranch has a conveniently located historic and useful hunting cabins, allowing you to cover much of the Ranch during hunting season without

traveling through prime habitat at the break of dawn.

The Ranch is home to an exceptional big game with a trifecta of wildlife habitat, terrain, water, and feed, providing a sanctuary for some of this region's best big game. The varied terrain of heavy timber canyons, high grassland mesas, open hay meadows, and oak-covered plateaus, coupled with historic migration routes, make this ranch home to some of the top regional Elk, Mule Deer herds, Turkey, Black Bears, and Mountain Lions.

With the Mesa Verde National Park and Menefee Mountain Wilderness Study Area to the west of the La Plata Mountain Ranch, the vast La Plata Mountain range of 14,000 FT peaks and the San Juan National Forest to the north, and Purgatory Resort or Hesperus Ski Area both nearby, you will always have extraordinary places to explore. With over 300 days of annual sunshine, the angler will find the perfect paradise of Animas River Valley. The recreational opportunities in this area are never-ending. La Plata Mountain Ranch benefits from its proximity to Durango, Colorado, for endless adventure and city amenities like great restaurants, theatre's, medical care, shopping, and local airport access. The LaPlata Mountain ranch is one of those rare finds, priced right, huge acreage, low overhead, incredible wildlife, and all wrapped into an unprecedented ranch lifestyle, right out the front door.





## SPECIFICATIONS & FEATURES

**Acreage:** 3,233.52 ± acres

**Sale Price:** \$7,250,000

**County:** La Plata County

**Road Frontage:** Both paved and county-maintained roads, with excellent road access to a great majority of the ranch.

**Water Features:** 1.5± miles of live water on Cherry Creek

**Game Populations:** regional Elk, Mule Deer herds, Turkey, Black Bears, and Mountain Lions.

### Structures:

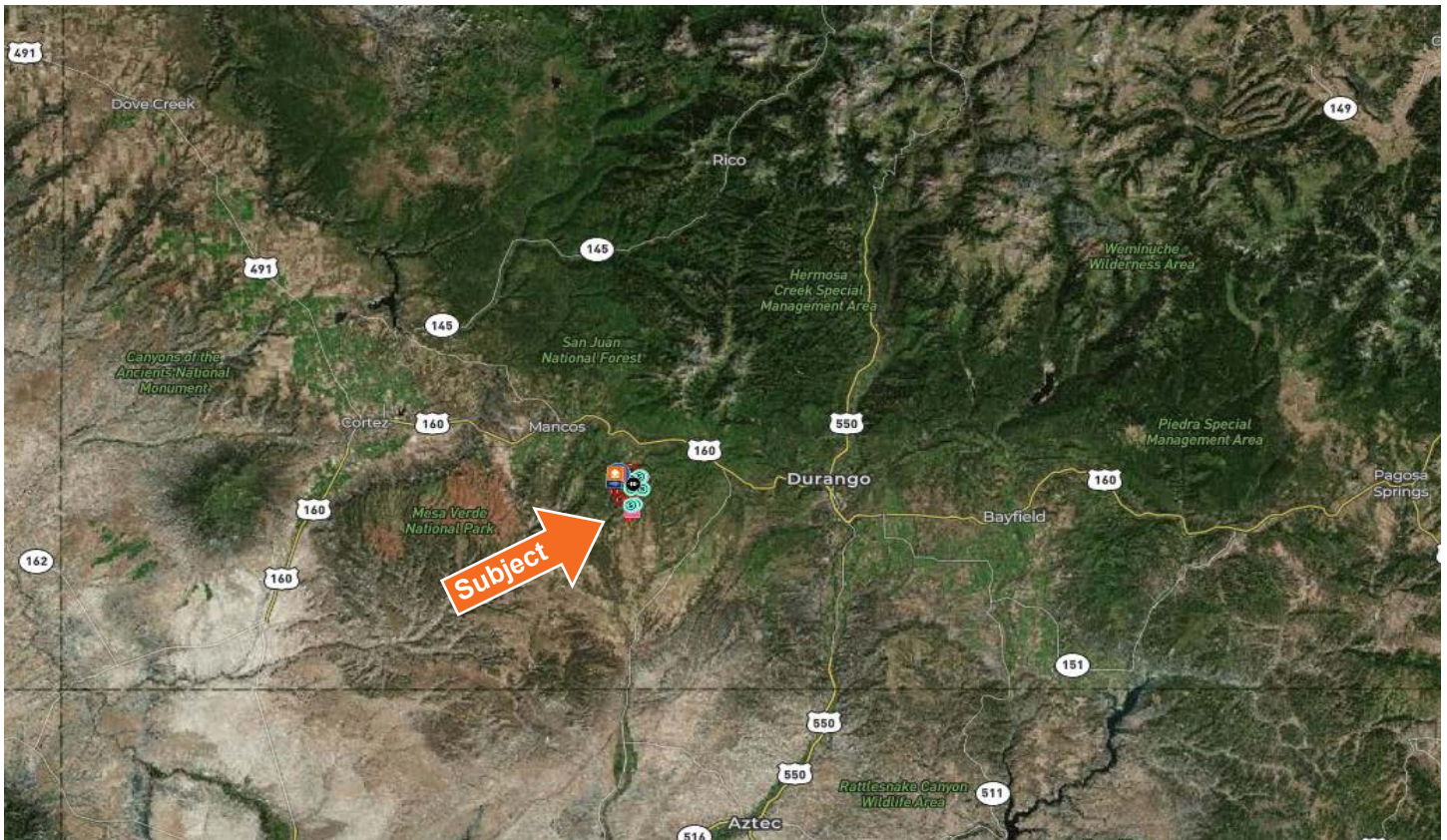
- 2,220 ± SQ FT 3-bedroom, 3-bath home with a 6-car garage
- 2,069 ± SQ FT fully insulated shop
- 6-stall barn with roping arena
- Horse pasture, and live water
- Historic hunting cabins



**Land Cover:** Varied terrain of heavy timber canyons, high grassland mesas, open hay meadows, and oak covered plateaus

**Near by Attractions:** Close proximity to Durango, Colorado, for endless adventure and city amenities like great restaurants, theatre's, medical care, shopping, and regional airport access.



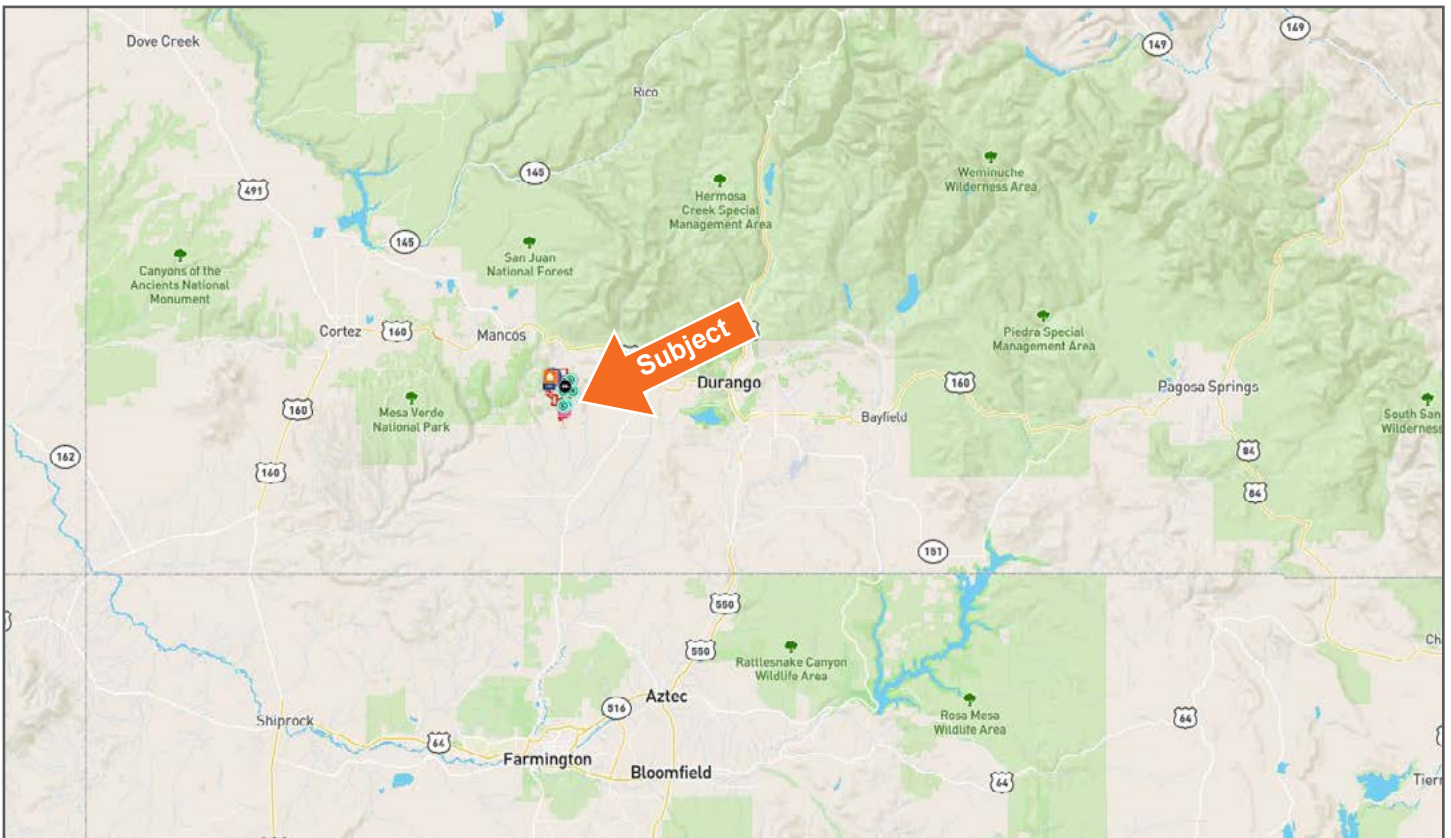
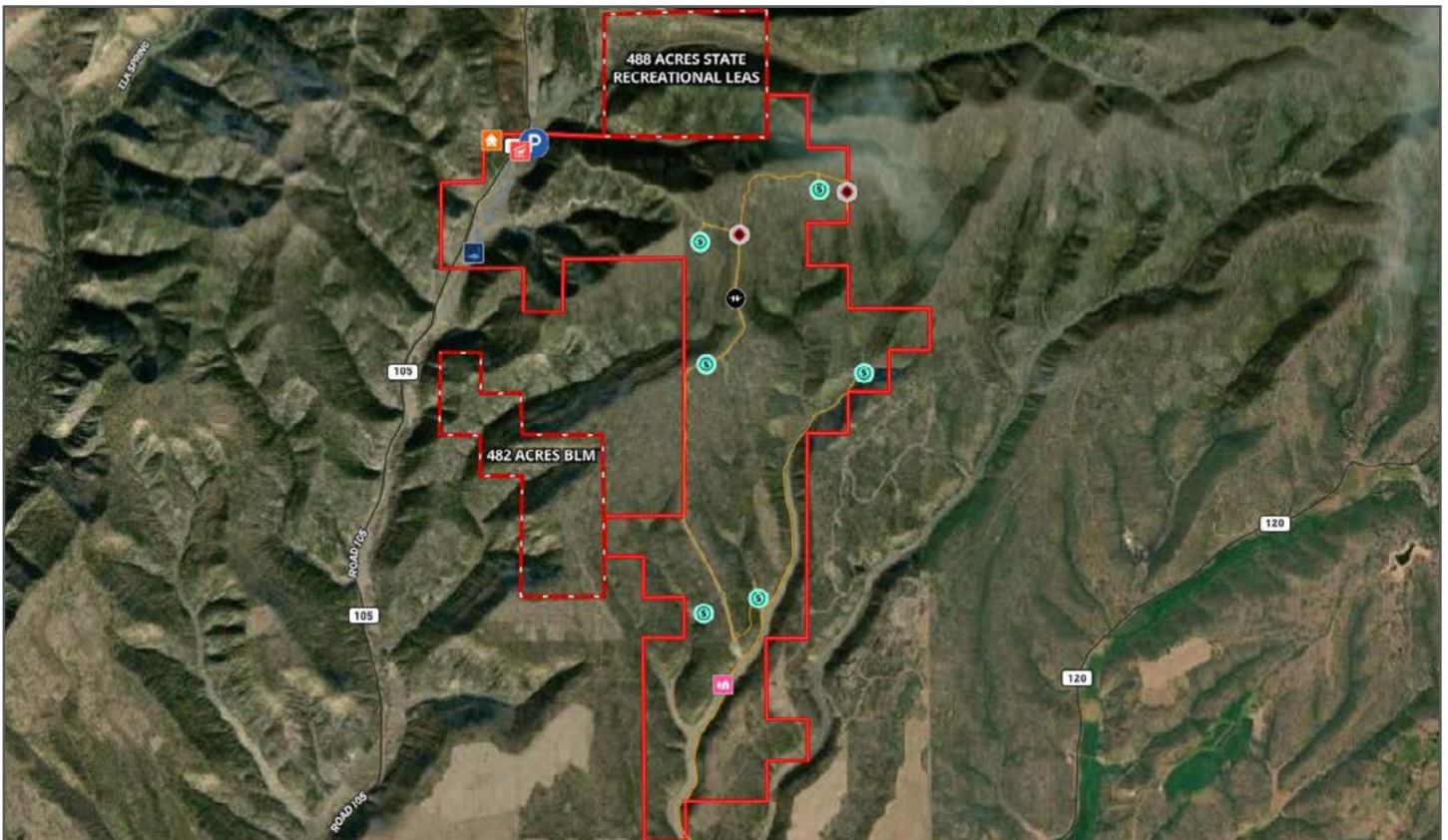


## LOCATION & DRIVING DIRECTIONS

La Plata Mountain Ranch located in Southwest Colorado, approximately 20 miles from the beautiful mountain town of Durango, Colorado. Durango is known for its historical sites, natural attractions, and modern wonders. Offering amenities, you usually just get in a larger city, while keeping its small mountain town feel. Mancos, Colorado is just down the road from the ranch, offering a smaller, but quaint atmosphere with shops and dining, and just a short ride from Mesa Verde National Park.

**Showing Instructions:** Contact Dean Saunders, ALC, CCIM, 863.774.3522, Dan Murphy, 970.209.1514 or Michael Murphy, 719.849.1441 with M4 Ranch Group to schedule a showing time.

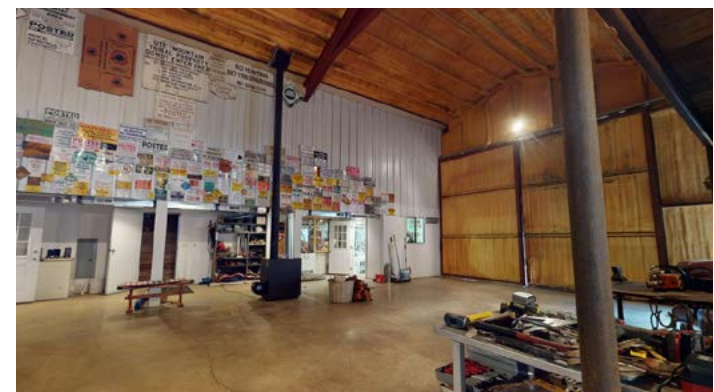








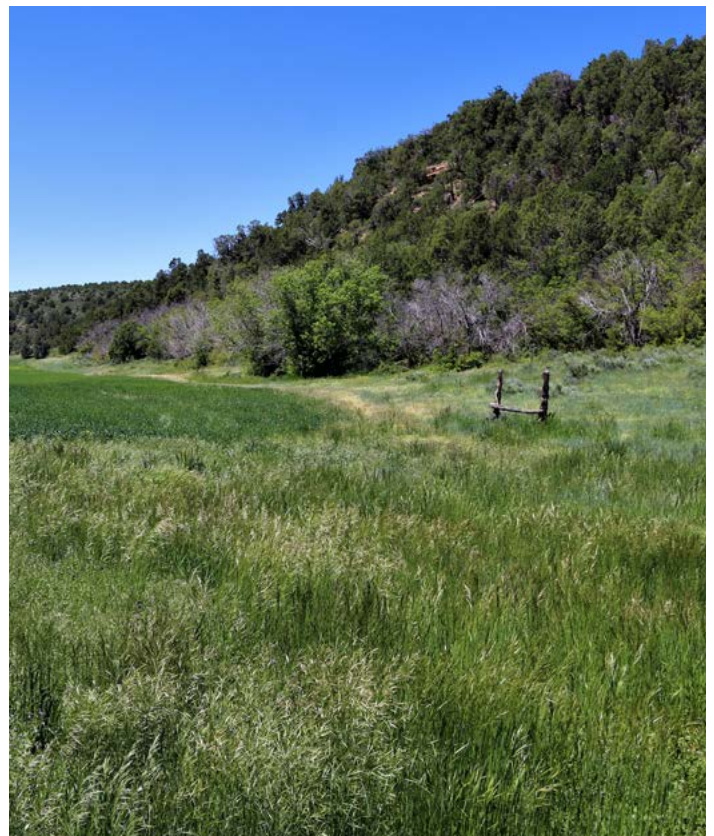












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DEDICATED RANCH BROKERS



PO Box 1060  
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**3,233.52 ± Acres • One of the largest deeded ranches in southwest Colorado's most desired county's, La Plata County**  
Home to exceptional big game with a trifecta of wildlife habitat, terrain, water, and feed  
2,220± SQ FT 3-bedroom, 3-bath home with a 6-car garage, and a 2,069 ± SF shop

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