

# PITMAN CHERRY CREEK RANCH

*MANCOS, COLORADO*

713.52 ± ACRES



Visit [SVNsaunders.com](https://SVNsaunders.com) and search for: **Pitman Cherry**

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





Pitman Cherry Creek Ranch consists of 713.52± deeded acres and 488± acres of state leased land and is backed into over 2,100± limited access BLM public acres. The ranch is nestled in Cherry Creek basin and sits beneath the La Plata Mountain Range's extraordinary skyline. With 1.5± miles of on Cherry Creek, the farm benefits from both irrigation and recreation water rights.

Neighboring the famous Louis L'Amour Ranch, this remarkable holding is reportedly the background to many Louis L'Amour 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.

Located in La Plata County, one of southern Colorado's most desired counties and home to Durango, Colorado, is known as the gateway to some of Colorado's top recreational opportunities. The ranch is benefited by convenient year-round access, located off Hwy 160, and county maintained Cherry Creek Road. Improvements on the ranch include a well built, comfortable 2,220± square foot 3-bedroom, 3-bath home with a 6-car garage, and a 2,069± square foot fully insulated shop.

The ranch has a 6-stall barn with a roping arena and an excellent horse pasture for the equestrian enthusiast.

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 and Mule Deer herds, Turkey, Black Bears, and Mountain Lions.

With the Mesa Verde National Park and Menefee Mountain Wilderness Study Area to the west, the vast La Plata Mountain Range of 14,000 ft peaks and the San Juan National Forest to the north, and Purgatory Ski 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 Animas River Valley a perfect paradise. The Ranch is greatly benefited by its proximity to Durango, Colorado, for endless adventure, city amenities like great restaurants, theatre's, medical care, shopping, and local airport access.





## SPECIFICATIONS & FEATURES

**Acreage:** 713.52 ± acres

**Sale Price:** \$4,500,000

**County:** La Plata County

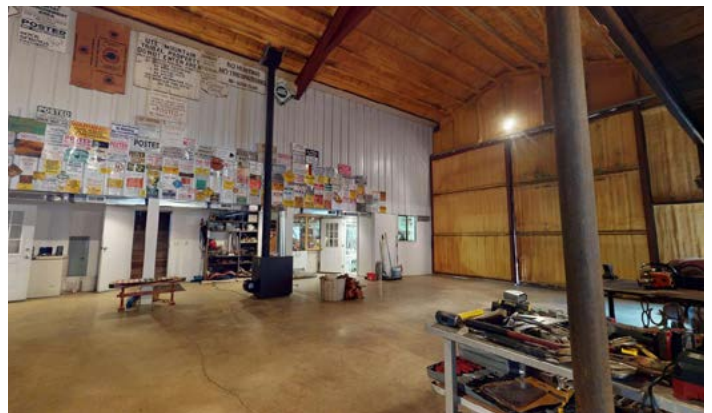
**Road Frontage:** located off Hwy 160 and county maintained Cherry Creek Road

**Water Features:** With 1.5± miles of on Cherry Creek, the ranch is benefited by both irrigation and recreation water rights.

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

### Structures:

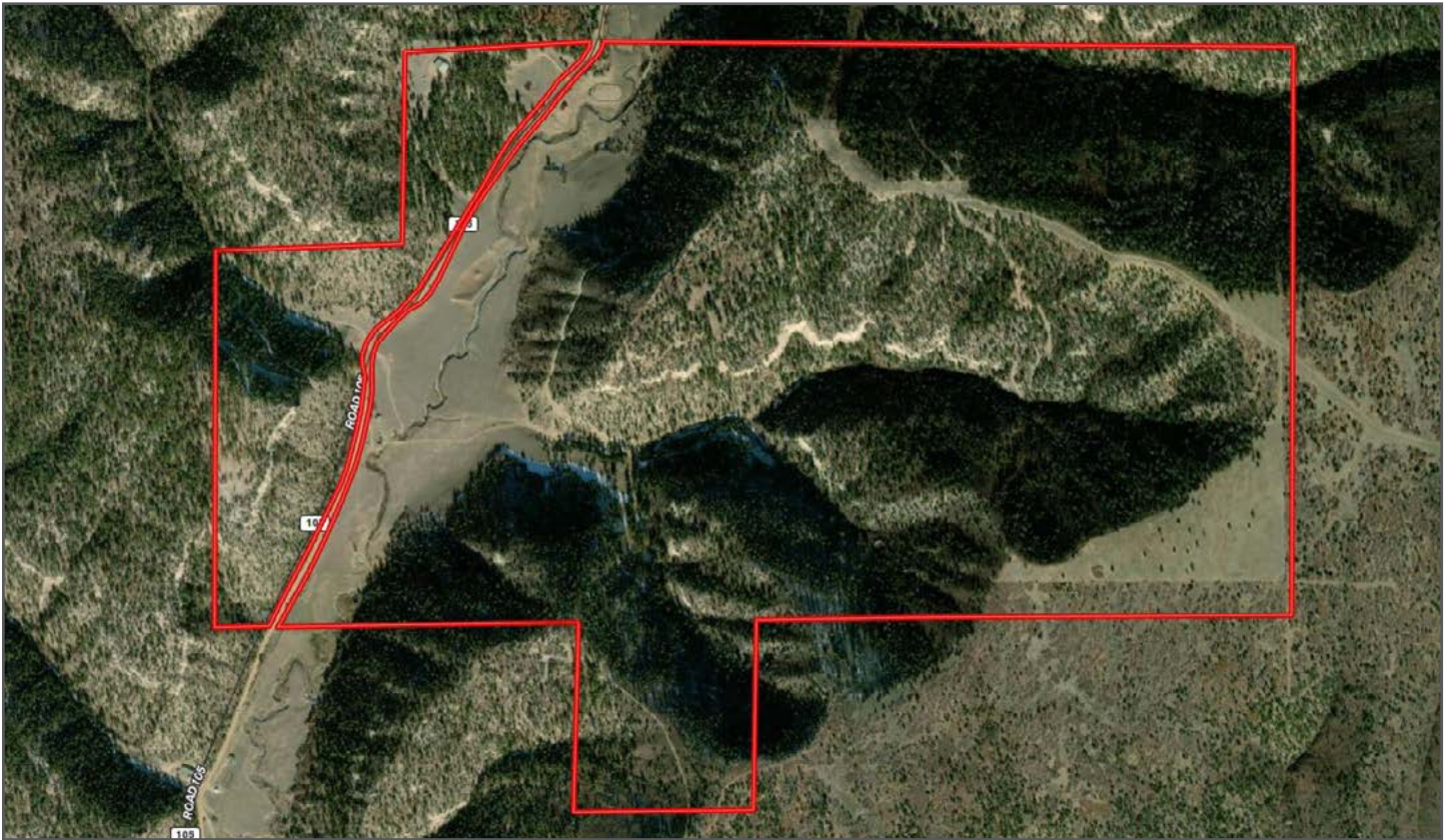
- 2,220 ± SQ FT 3-bedroom, 3-bath home with a 6-car garage
- 2,069 ± SQ FT fully insulated shop
- 6-stall barn with roping arena
- Horse pasture, and live water



**Land Cover:** varied terrain of heavy timber canyons, high grassland mesas, open hay meadows, and oak covered plateaus, coupled with historic migration routes

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



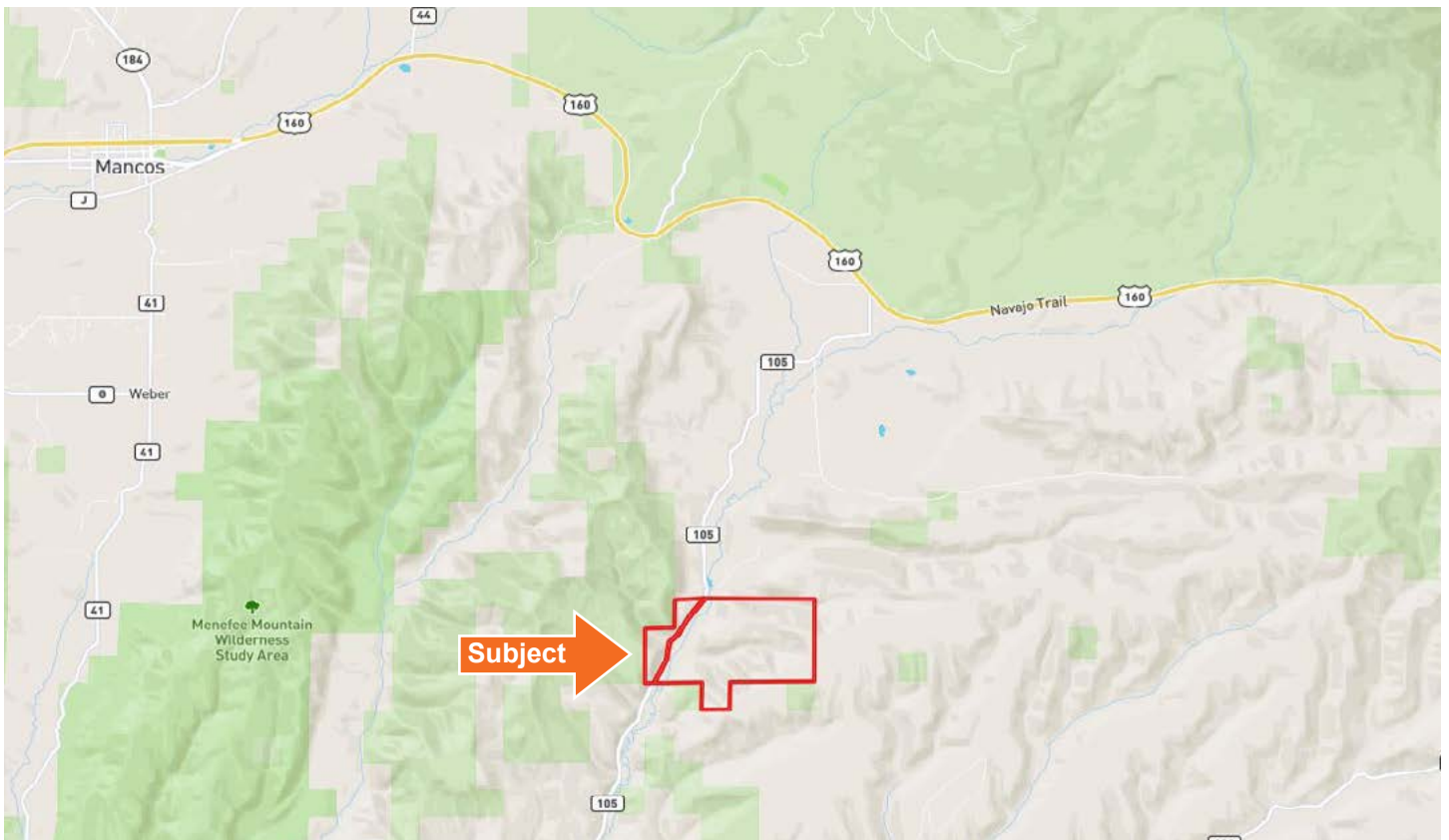


## LOCATION & DRIVING DIRECTIONS

Pitman Cherry Creek Ranch is 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 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.







## RECREATION



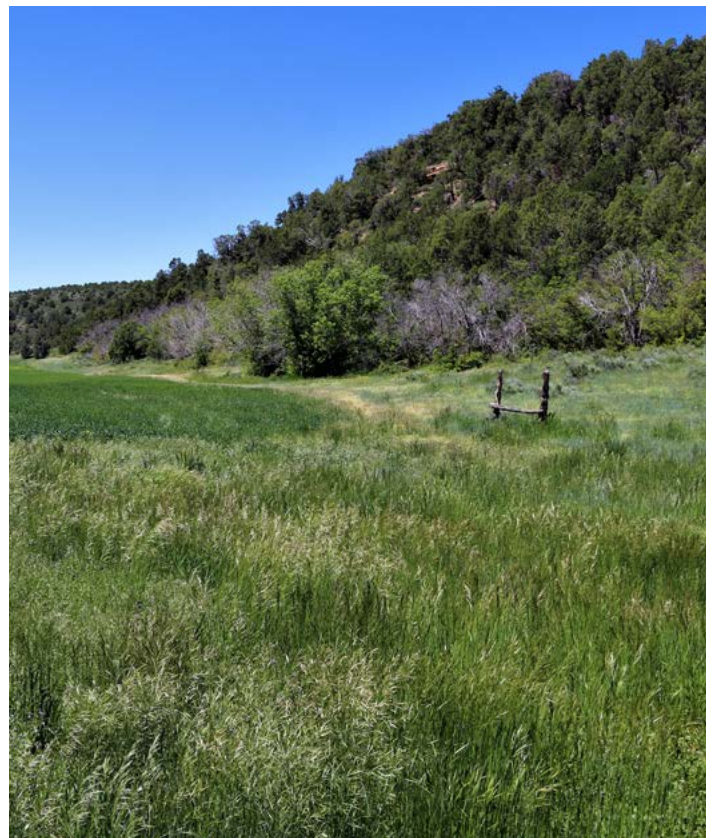
























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Lakeland, FL 33801



DEDICATED RANCH BROKERS



PO Box 1060  
Lake City, CO 81235  
M4Ranchgroup.com

**713.52 ± Acres • Located 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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