

La Plata

CANYON
RANCH

DURANGO,
COLORADO

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La Plata Canyon Ranch

La Plata Canyon Ranch, located at the base of the majestic La Plata mountains on the La Plata River, is a stunning 15-minute drive west of historic downtown Durango. The property consists of 262 acres (four separately deeded parcels), with roughly 3000 feet of the La Plata River. There are several improvements on this property, including the main residence built in 2003 and designed by acclaimed architect, Jon Pomeroy. The home consists of 7062 SF, 4 bedroom, 5 bath, and a 3-car garage.



There is a 3312 SF equipment barn/shop and 4-stall horse barn. The ranch has multiple ponds, an impressive stretch of river corridor, and extensive landscaping coupled with the scenic forest and lush river grounds. The alpine vegetation with aspen groves, tall pines, and scrub oak offers cool summer temperatures with less severe winter extremes due to proximity to the high desert. The improved fishery (ponds and river) provides for great experiences and excellent hunting can be found on the ranch as well as direct access to hundreds of thousands of acres of San Juan National Forest. The La Plata River flows down the middle of the ranch while stunning high mountainside adorns the east portion of the ranch. Truly, the scenery is captivating.

This exquisite modern masterpiece features views from every room and integrates the extraordinary natural setting into the indoor experience. Overlooking the La Plata river and dramatic vistas of the surrounding peaks and gentle vistas, the design combines cedar logs, glass, rock, steel, and sandstone.

1. Media room/Den 2. Dining Room 3. Living Room

Welcome Home



2



3

Durango, CO

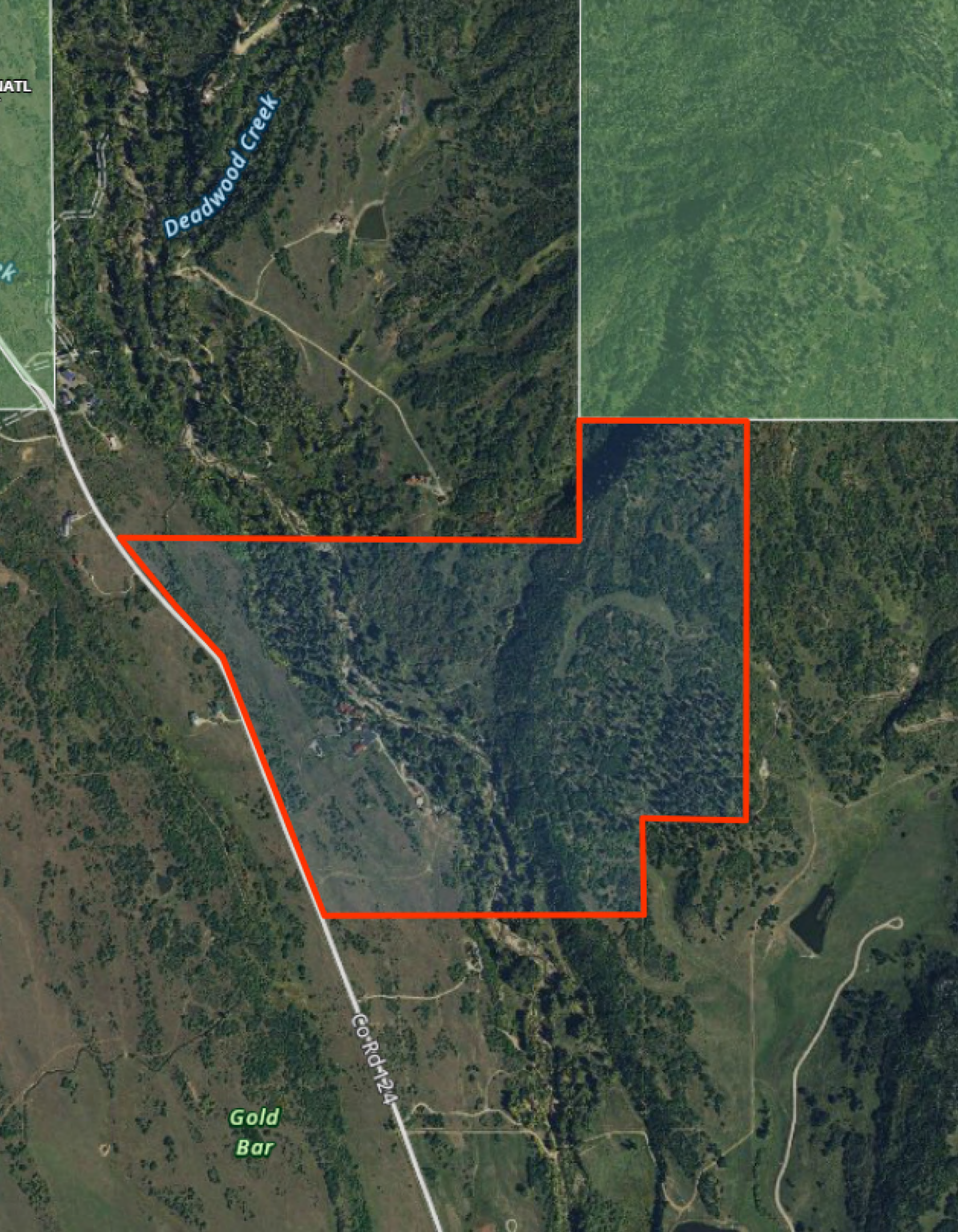
The property is located in the heart of the La Plata Canyon and includes flat pastures and fields, lush river grounds and sweeping mountain side. The varying terrain allows for a plethora of wildlife including roving elk herds, deer, hawks and bald eagles. The property is fenced and cross-fenced, suitable for horses, cattle, goats or other livestock. Elevation 8,400 feet.

Durango, located in the southwest corner of Colorado, has a rich history as a frontier mining town. Today, Durango is known for the myriad of outdoor recreational activities and scenic beauty. Mountain bikers, rafters, kayakers, horse-back riders, rock climbers, hikers, campers, hunters and fishermen are drawn to the two-million-acre San Juan National Forest and to the San Juan mountains, the largest range in the Rockies. Access to many trailheads can be found within minutes of the property. With 300 days of sunshine, you'll find activities to fulfill your most adventurous side, year-round. It is said that there are more restaurants in Durango, per capita, than San Francisco - you can find everything from breweries to fine dining. There is also plenty of live entertainment, from concerts at the Fort Lewis Concert Hall to Music in the Mountains - an exceptional summer music festival. With over 500 stores in the Durango area, from chic boutiques to galleries, there is plenty to discover in Durango's eclectic shopping scene. Purgatory at Durango Mountain Resort.

1. Luxury Kitchen with Hood 2. Kitchen Views 3. Front of the Ranch
4. Master Entry 5. Master Tub 6. Master Window Views







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Deadwood Creek

Co Rd 124

Gold Bar





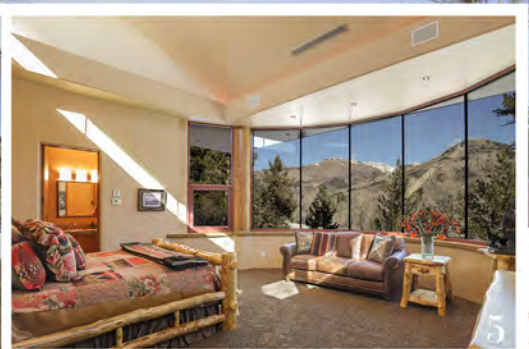
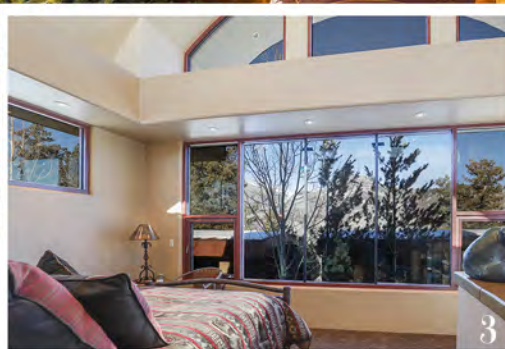
A Stunning Property

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Unlike many mountain ranches, La Plata Canyon ranch enjoys complete paved access and is easily accessible to countless recreation opportunities and city conveniences alike. Skiing can be found within minutes from the ranch at the quaint Hesperus Ski Area and fine dining at the Kennebec Café.

Upon arrival at the strategically placed gated entry, the views will immediately grab your attention. The paved drive leads you to the home's courtyard with awe-inspiring landscaping featuring granite boulders (reclaimed from the La Plata County fairgrounds), berms planted with native grasses, trees, and shrubbery. The attention to detail is paramount before ever stepping foot into the residence.

1. Staircase to Loft 2. Aerial View 3. Extra Bedroom 4. Extra Bedroom 5. Extra Bedroom 6. Rocky Mountain Views





Incredible Attention to Detail

The main residence is discretely set back off of County Road 124. Upon entering the stately and welcoming gated entrance, the residence is approached through the paved drive that meanders through the natural terrain of the high mountains and lined with introduced foliage.

Inside, the interior was designed to perfectly complement its setting. The abundant glass walls invite the outside into nearly every room of the house. A stately steel and glass front door set the stage for this unique masterpiece. Off of the entry, the home media room featuring built-in shelving and fireplace. The north wing of the home is accessed by a gallery leading to the primary suite and two guest suites. The gallery is enhanced with two atriums. Guest suite #3 is located on the second floor and is reminiscent of a tree house. All bedrooms are en suite and have separate thermostats to keep guests comfortable. The primary suite is on the far north side of the house complete with water feature, ample closet/dressing room, large soaking tub, steam shower, and double vanity. The laundry room is conveniently located on this side of the house.

1. Gated Entry 2. House Garage 3. Shop





The 262 acre ranch consists of 4 separately deeded parcels.
 Parcel 5657-031-00-142: Main residence: 7062 SF 4 BD, 5 BA, 185.15 acres, 3 car garage (29x50), equipment barn, horse Barn with 4 stalls and tack room and corrals.
 Parcel 5657-034-00-143: 35.1 acres
 Parcel 5657-032-00-148: 35.16 acres
 Parcel 5657-034-00-151: 7.55 acres (estimated, currently undergoing boundary adjustment)

The outdoor living spaces features a sunken outdoor fire pit and kitchen equipped with double grills, two cooktops, and warming drawer. This is a great place for family and friends to gather under the stars. Furnishings are available under separate negotiation.

In floor heat
 Gas forced air
 Air conditioning mini splits
 Alightec internet service: fiber optics buried
 Security system

The Equipment Barn/Shop
 The 3-bay equipment barn with 6 overhead doors (3 on each side) for farm equipment, RV, and/or boat storage. Ample for 10+ vehicles. Water and electric; ½ bath; concrete sealed floors with floor drain.

The Horse Barn
 4-stalls and tack room. Metal construction: heated: ½ bathroom. Fenced corral and turn-outs.

Hunting Cabin
 Located on property SE corner of Parcel 5657-031-00-142 with outhouse and water cistern.

Bridge
 Constructed to Corp Engineers for access to lands on the east side of river.

Water Rights
 All water and water rights, ditch and ditch rights, ponds and reservoir rights, wells and underground water rights, and springs and spring rights, and related easements and infrastructure appurtenant to or historically used upon the Property, shall transfer.

Visit LaPlataCanyonRanch.com for photo gallery, videos, 3D floorplans, and additional information.
 Offered at: \$13,900,000, MLS #777899

John Wells | Zane Wells | Joe Bob McGuire | Abbi Munn
 Owner/Broker Broker Associate Broker Associate Broker Associate
 970.749.1440 970.317.1095 970.749.1749 970.759.2217

1130 Main Avenue, Durango, Colorado 81301
johnw@wellsgroupdurango.com
www.wellsgroupdurango.com

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Details