

Split Trail Ranch

3,938.81 Acres

La Plata County, CO

\$10,160,000



HAYDEN  OUTDOORS.

Split Trail Ranch

TOTAL ACRES:

3,938.81

PRICE:

\$10,160,000

COUNTY:

La Plata County

CLOSEST TOWN:

Hesperus, CO

Presented by



Wendell Qualls

- 📍 Associate Broker, Licensed in CO
- ✉️ Wendell@HaydenOutdoors.com
- 📞 970.946.6755



Greg Liddle

- 📍 Broker/Partner, Licensed in CO & NM
- ✉️ Greg@HaydenOutdoors.com
- 📞 970.946.0374





About This Property

Discover the hidden gem of Split Trail Ranch, a sprawling hunting paradise spanning approximately 3938 acres in beautiful SW Colorado. Nestled just 35 miles southwest of Durango and all its amenities, this breathtaking property offers the avid hunter a truly exceptional hunting property for mule deer, elk, turkey, bear and mountain lion. With a rich history in farming and ranching, Split Trail Ranch is a true testament to the region's heritage.

Land

Situated at a mild altitude ranging from 7100 to 8300 feet, Split Trail Ranch is perfectly positioned to complement its resident mule deer and elk population. The property has valley bottoms, hillsides and expansive sloping plateaus that provide outstanding big game habitat and a tremendous turkey population. Located within a major migration corridor, the game population increases significantly as the snow begins to fall in the La Plata range of the San Juan Mountains. With an expansive size averaging close to a mile wide and nearly 5 miles deep, this property is an ideal choice for your own family hunting retreat and has great potential to become a Legacy Ranch for generations to come. It offers the added benefit of farm income and numerous valley meadows suitable for food plots to hold even larger numbers of game animals.

Activities & Amenities

ATV/Off Road
Cattle/Ranch
Conservation Easement
Equestrian/Horse Property
Farm/Crops/Ag
Food Plots
Hiking/Climbing
House/Cabin
Hunting - Big Game
Hunting - Predator/Varmint
Hunting - Small Game
Hunting - Turkey
Outbuilding/Barn/Shed/Shop
Outfitting/Guide Service
Pond/Lake
Recreational Business
Skiing/Snowmobiling/Snow Sports
Wooded
State Hunting Unit: 741

Land Details

Address: 8386 Co Rd 105,
Hesperus, Colorado 81326
Closest Town: Hesperus
Total Acres: 3,938.81
Deeded Acres: 3,938.81
Leased Acres: 0.00
Zoning: Ag
Elevation: 7800
Topography: Pasture, Hills
Vegetation: Pine, Oak Brush
Estimated Taxes: \$8,052 - 2022
Source of lot size: Assessor/Tax Data

Building Details

Homes: 2
Style of Home(s): Cabins
Basement: None
Other Improvements: Bunk House
Heating Systems:
Wood Stove



The ranch is further enhanced by the presence of an historic water well, 4 poly water tanks and numerous ponds, which provide water resources to enhance the year-round game populations, making it an ideal location for a September dove shoot. The property is further enhanced by the extensive access roads and 2-trac trails throughout the property, giving you access and use of the entire property. Approximately 75% of the ranch is covered in timbered areas consisting of Pinion, Juniper, Ponderosa, and Gambel Oak, creating excellent game habitat. Additionally, the property has around 500 acres in farm production, which is share cropped with a local farmer, generating additional income. The agricultural tax status of the ranch allows for significantly reduced taxes, further adding to its appeal. Approximately, +-2898 acres of the ranch are under a conservation easement.



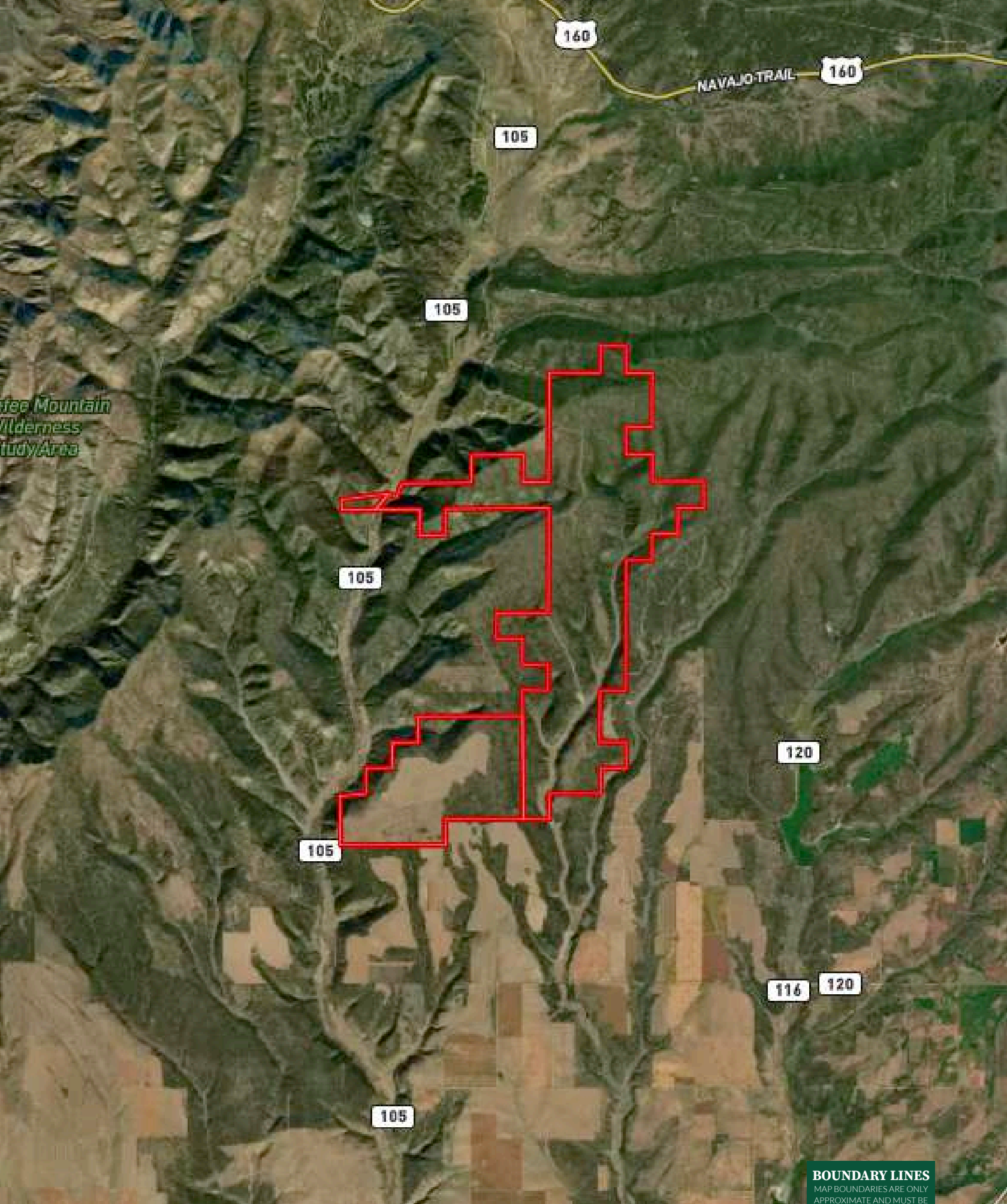




Improvements

The property features several improvements, including a well, a rustic off-grid cabin from the 1980s, and a historic ranch bunkhouse from the 1950s. While both structures have a charming rustic appeal, they also offer great potential for upgrading and modernization. Additionally, the property lends itself well to RV use, providing flexible accommodations. There is an extensive road and 2-trac trail system to get around on the entire property for hunting or recreational activities.





Free Mountain
Wilderness
Study Area

160

NAVAJO TRAIL

160

105

105

105

105


120

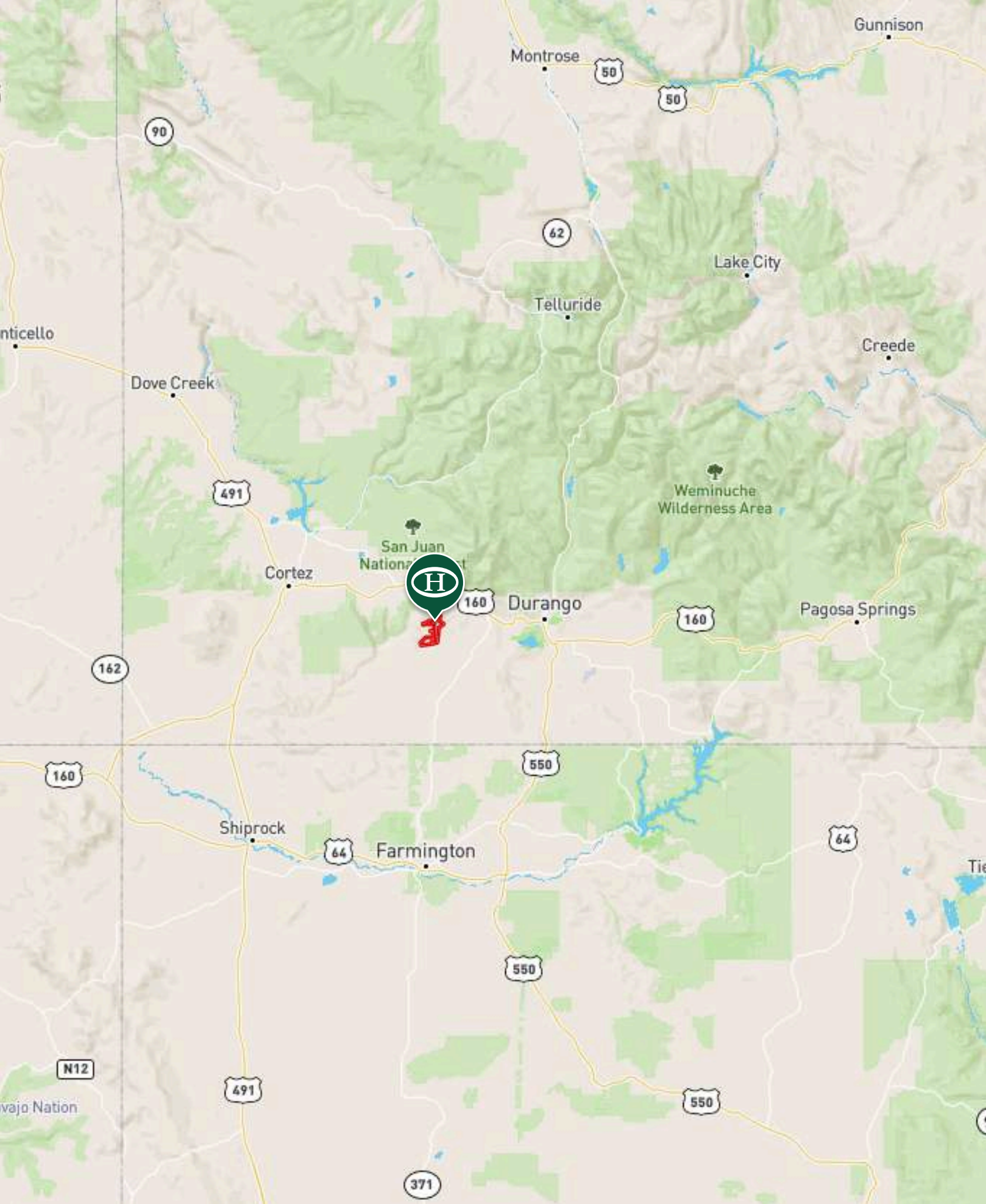
116

120

105

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

 Boundary





Recreation

Similar to how private land management has revolutionized trophy whitetail hunting, astute sports and land managers have recognized that the future of quality mule deer and elk hunting lies in following the same path. Split Trail Ranch qualifies for 6 Landowner applications for mule deer buck tags, and also provides over-the-counter tags for elk, turkey, bear, and lion. With its ideal property parameters, the ranch allows landowners to enjoy the year-round rewards of managing their game for future generations of their families to come. There is an extensive road and 2-trac trail system to get around on the entire property for hunting or recreational activities. This is a great property to be considered for a family legacy ranch.

Region & Climate

Unlike most large game hunting properties, Split Trail Ranch not only boasts a substantial population of high-quality animals, but it also offers unparalleled convenience. While other similar holdings are often located hours away from amenities like exceptional dining, shopping, snow skiing, fly fishing, and excellent commercial air access, Split Trail Ranch is fortunate to be situated near Durango. This prime location ensures that the hunting ranch investment dream is complete for the entire family, all year round. Durango features world class skiing, amazing dining choices, the Durango & Silverton Narrow Gauge Railroad, Historic Downtown shopping, quality fishing in lakes and streams and an incredible amount of hiking, biking and Jeep trails. Moreover, take advantage of the opportunity to visit Mesa Verde National Park, a mere 45-minute scenic drive away, for an unforgettable day trip.







History

In today's hunting land market, many investors seek larger land parcels with fewer buildings and more hunting opportunities. If you've been searching for such a property, Split Trail Ranch might be the one you've been waiting for. Conveniently located less than 35 minutes from Durango, CO, a town that has recently earned a spot in Outside Magazine's prestigious top 20 rankings. Call or email today for more info and your qualified showing. Co brokers welcome!







Hayden Outdoors

Buyer Process

BUYER QUALIFICATION: Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

PROPERTY SHOWINGS: With regards to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

REPRESENTATION OF OFFERS: Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

BROKER PARTICIPATION: Hayden Outdoors welcomes outside brokers to promote and sell our properties. We offer industry commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

EQUAL HOUSING: Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."



"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

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testimonials





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REAL ESTATE**

THE BRAND THAT SELLS THE *Land*®

Hayden Outdoors is a family-owned real estate company and brokerage with a background in the cattle and ranching business. In 1976, Leo Hayden founded the company as the Property Exchange, working with farms and ranches for sale near Hays, Kansas. The brokerage moved to Goodland, Kansas in 1981 and became Hayden Inc. In the late 1990's, Leo was joined by his two sons, Dax and Seth, to help grow the business in multiple states. In 2003, Hayden Outdoors was formed to represent sellers and buyers on farm, ranch, and recreational properties in the Great Plains and Rocky Mountains.

The team at Hayden Outdoors has grown and prospered to include over 200 brokers, agents, and an excellent full-time staff supporting the sale of rural land. Hayden Outdoors represents the finest farms, legacy properties, working ranches, hunting lands and recreational properties from coast to coast.

Over time, we have built our team to be composed of brokers and agents with experience and knowledge in their markets and an affinity to "Do what they say they will". Hayden Outdoors is about honesty and integrity with customers and a rich sense of land stewardship. We understand land, water, habitat, livestock, wildlife, minerals and what is necessary to maximize value for our clients. **We truly love the great outdoors!**

We are blessed to work with the owners and buyers of the farms, ranches and other fine recreational properties we represent, because it is still the diversity of owners over the years that make these places so special.

At Hayden Outdoors, we're proud to say that we only work with the **best** brokers and agents who are experienced farmers, ranchers & outdoor enthusiasts.

Hayden Outdoors, LLC

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