

# Three Canyons Ranch

1,222 Acres

La Plata County, CO

\$10,000,000



HAYDEN  OUTDOORS.

# Three Canyons Ranch

TOTAL ACRES:

1,222.00

PRICE:

\$10,000,000

COUNTY:

La Plata County

CLOSEST TOWN:

Durango, CO



*Presented by*



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## Property Summary:

This remarkable ranch is situated in the beautiful Cherry Creek Valley in SW Colorado, only 30 minutes from Durango. The ranch features a stunning ranch home, 2 additional homes, large shop building and spacious hay barn. The ranch is 1,222+- ac with 2 miles of Cherry Creek. This working cattle ranch is also an excellent, well managed, hunting property with an abundance of deer, elk, turkey and bear, and many other recreational opportunities.

## Land:

Three Canyons Ranch consists of 13 separate parcels that encompasses a sprawling 1,222+- acres in the breathtaking landscape of Southwest Colorado. Nestled in the beautiful Cherry Creek Valley, amidst the awe-inspiring Rocky Mountains, this property offers a panoramic view of snow-capped peaks and long southern views. The ranch is enhanced with 2.8 miles of tree lined Cherry Creek frontage, with natural springs providing year around water for your livestock and the abundant wildlife on the ranch. The ranch is defined by its natural beauty, gentle valleys, and rugged ridges adorned with an array of pinon pines, cedar trees, scrub oak and sage brush.

The ranch has been well managed for 33 years to enhance the big game habitat. The ranch boasts year-round water sources, courtesy of natural springs and water wells, fostering a rich habitat for an array of wildlife, including deer, elk, turkey, bear and a variety of other wildlife, creating an exceptional hunting property . Additionally, 8 elevated hunting stands are strategically placed around the property. Historically, oats, wheat, corn, and alfalfa have been planted as food plots. These conditions make it an excellent destination for avid hunters and wildlife enthusiasts alike.

The ranch is a working cattle ranch, with over 14 miles of well kept fencing and 2 track trails along the fences for good access to maintain those fence lines and to explore your ranch. In addition to ranching and hunting, the property provides outdoor enthusiasts with a haven for recreation, featuring an extensive roads and a 2-track trail network ideal for atv rides, hiking, exploring, mountain biking, and other outdoor activities.

## Activities & Amenities

ATV/Off Road  
Cycling/Mountain Biking  
Farm/Crops/Ag  
Hiking/Climbing  
Hunting - Big Game  
Hunting - Small Game  
Natural Spring  
Skiing/Snowmobiling/Snow Sports  
Waterfront  
Cattle/Ranch  
Equestrian/Horse Property  
Food Plots  
House/Cabin  
Hunting - Predator/Varmint  
Hunting - Turkey  
Pond/Lake  
Stream/River  
Wooded

## Land Details

Total Acres: 1,222.00  
Elevation: 6,600  
Topography: Ridges & Valleys  
Estimated Taxes: \$9,068 - 2022  
Source of lot size: Assessor/Tax Data

## Building Details

Homes: 3  
Homes: Main Home, Ranch Manager Home,  
Ranch Hand Home  
Style of Home(s): 2-Story Ranch Home  
Finished Sq. Ft.: 8094  
Cooling Systems: Forced Air Cooling  
Heating Systems: Fireplace, Forced Air



## Improvements:

Three Canyons Ranch boasts magnificent 5,196 square foot Colorado-style home that seamlessly marries rustic charm with modern luxury. Michael and Susan Ellison purchased the ranch 33 years ago and that is when they like to say “that is when the love affair with the Three Canyons Ranch began”. The Ellison family took great care to preserve the rich history of the ranch while designing and completing the extensive list of improvements that they have made to the property over the last 33 years. The home is a true masterpiece of design and a tribute to the region’s rich history, as it incorporates repurposed building materials from the historic ranch it calls home.

Upon arrival, you’re greeted by the home’s harmonious blend of natural stone and timber, exuding a timeless allure. The large and inviting covered front porch tempts you to just stop and take a seat to enjoy the peace and serenity of the ranch, but when you step inside, that is where the magic truly begins.

As you enter, your eyes are immediately drawn upward to the vaulted tongue and groove wood ceilings that give the home an open, warm, and inviting feel. The focal point of the spacious living area is an awe-inspiring rock fireplace, perfect for cozying up to on those chilly Colorado evenings. The chef’s kitchen boasts top-of-the-line appliances, granite countertops, and custom cabinetry. It’s a culinary enthusiast’s dream, designed to impress both the chef and their guests. Additional features include an office and a wine room.

The main home features four bedrooms, 3 with en-suite baths, and five well-appointed bathrooms, which makes this home ideal for family living and for hosting guests. The master suite is a haven of tranquility, featuring a private en-suite bath and picturesque views of the surrounding natural beauty.





## Improvements:

Entertainment is paramount in this residence, with a recreation room for indoor fun, and a truly one of a kind trophy and media room to display your most prized hunting trophies and for watching your favorite films. The home offers the perfect balance between relaxation and recreation.

Beyond the home itself, this property boasts an expansive 1,222 acres of land, ensuring privacy, tranquility, and room to roam. With two miles of Cherry Creek frontage, natural water springs, 6 registered water wells, historic 1 room school house and the local barter bridge. The property offers a captivating blend of nature and history. It's also a working cattle ranch, providing a unique opportunity to experience the ranching lifestyle firsthand. There is a long time ranch manager and a ranch hand that take care of the cattle operation and daily ranch management, allowing for an absentee owner if you like. The ranch has all the equipment and facilities that you need to continue the operation.

For outdoor enthusiasts and hunters, the property is an exceptional find. The vast landscape is teeming with opportunities for big game hunting, making this ranch a dream come true for avid hunters. The property is in game management unit 74. The ranch typically receives 2 land owner deer tags and the owners have historically drawn about 50% of the buck tags drawn for. Elk tags are unlimited and over the counter, for 2nd and 3rd rifle seasons. To hone your shooting skills, the ranch has a rifle range as well as a shotgun range, equipped with an automatic clay pigeon thrower.

Additional features include two guest homes currently occupied by the ranch manager(3BR/2BA home) and the ranch hand's(2BR/2BA home) families. There is a large Morton metal shop building near the main home, a spacious hay barn with corrals and a loading chute and an equipment shed. There are a number of other outbuildings as well.

In summary, this 5,196 square foot Colorado-style home is a testament to the beauty of the state and its rich history. It effortlessly combines rustic charm with contemporary luxury, offering a perfect retreat in a natural paradise. Whether you're seeking a peaceful family residence, an entertainment hub, a hunting haven, or a working ranch, this property has it all. Don't miss the opportunity to own a slice of Colorado's history and natural splendor.







## Recreation:

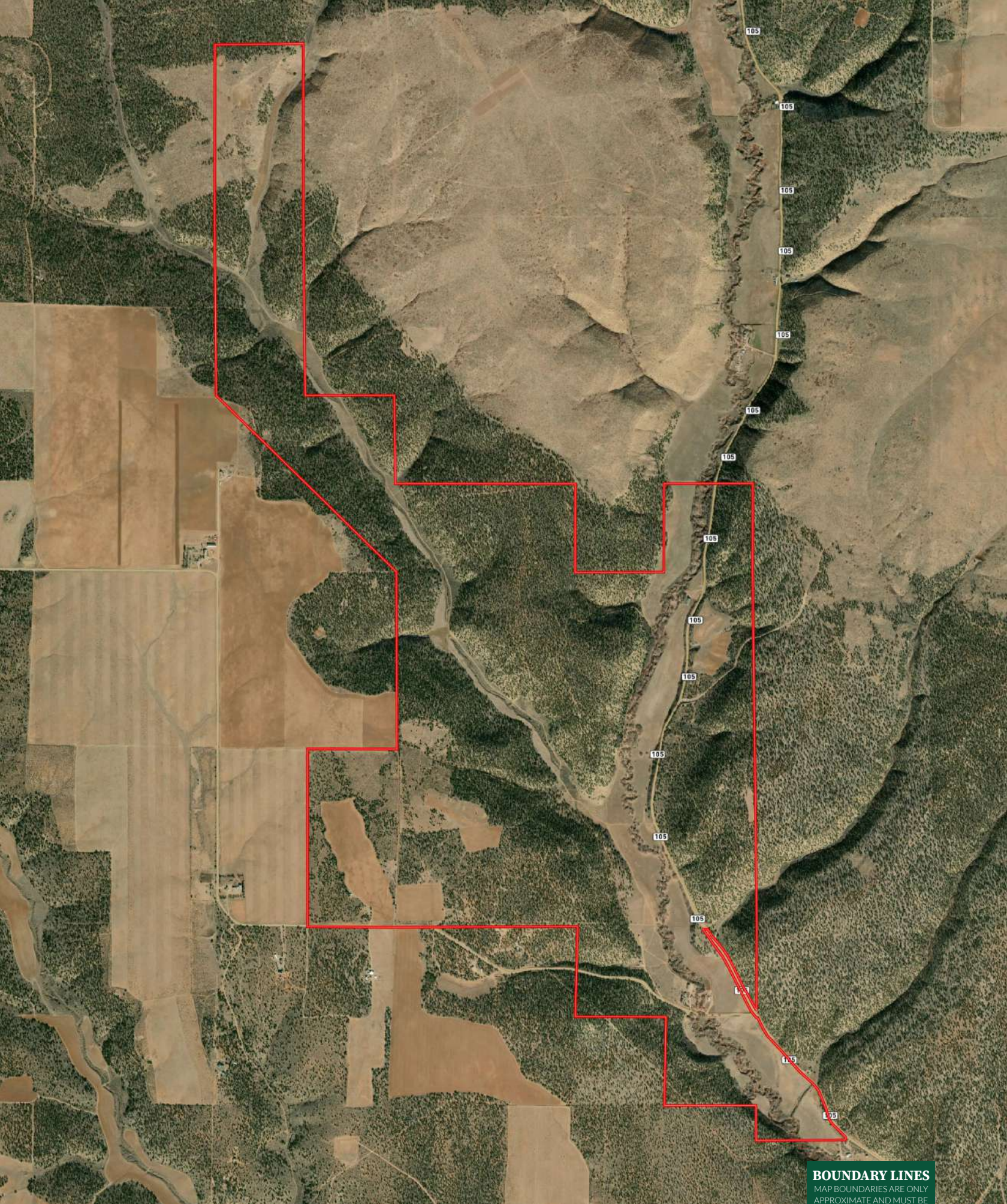
Three Springs Ranch is a truly unique slice of heaven for outdoor enthusiasts and sportsmen alike. This sprawling expanse of natural beauty is a real gem, offering an unmatched retreat for those seeking the perfect blend of wilderness and adventure. The landscape is a breathtaking mosaic of valleys and ridges adorned with a rich tapestry of pinon, cedar, and scrub oak, creating a picturesque backdrop that changes with the seasons.

One of the property's crown jewels is its year-round water supply, with 2.8 miles of Cherry Creek and natural springs, ensuring that the wildlife and flora thrive. For avid hunters and wildlife photographers, it's a paradise filled with abundant game, from deer and elk to turkey and bear. The property typically receives 2 land owner buck tags annually and elk tags are over the counter for the 2nd and third rifle seasons.

The land is a haven for all things outdoors, with an extensive road and 2-track trail system for ATV rides, hiking, biking, and exploration your private piece of Colorado.. It's a blank canvas for your outdoor passions, offering a sanctuary of natural beauty and endless opportunities for adventure. This is not just real estate; it's an invitation to embrace nature's grandeur.

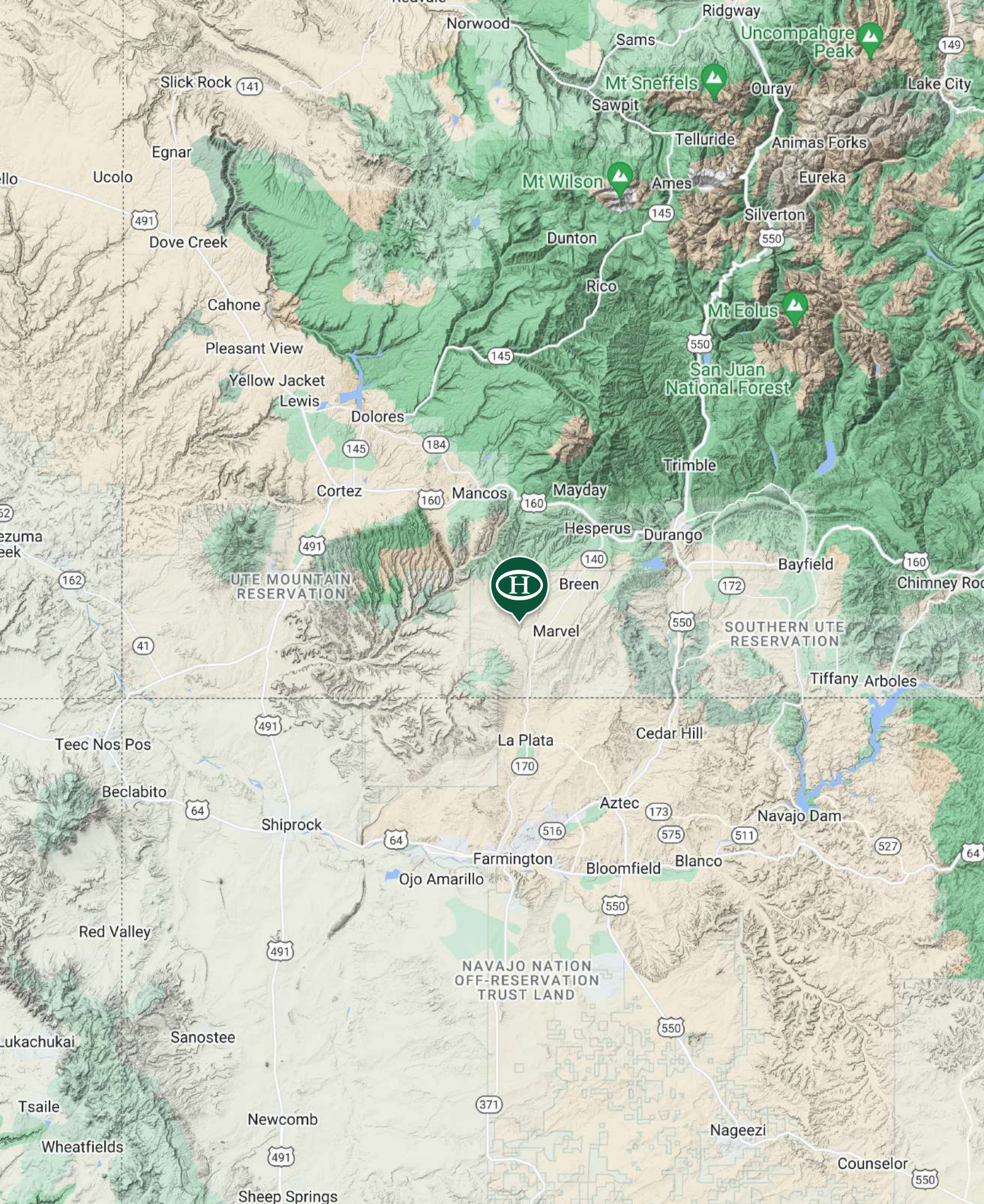






 Boundary

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





## Region & Climate:

Unlike most large game hunting properties, Three Canyons 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, Three Canyons 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.





## Location:

Accessibility is a breeze, with the property located just 30 minutes from the charming town of Durango, Colorado. The property has good, year around access via a well maintained county road. What's more, four airports are within an hour's drive, making the property very accessible to all parts of the country.

Durango, Colorado, is a picturesque and vibrant town nestled in the heart of the San Juan Mountains. Known for its stunning natural beauty and rich cultural heritage, Durango offers a wide array of fun activities for visitors and locals alike.

Outdoor enthusiasts will find themselves in paradise with endless opportunities for adventure. The Durango & Silverton Narrow Gauge Railroad takes you on a breathtaking journey through the San Juan National Forest, a perfect option for history and nature lovers. In the summer, you can explore the Animas River by kayaking, rafting, or fly-fishing. For hikers and mountain bikers, the extensive trail system in the surrounding wilderness offers endless exploration.

Downtown Durango is a hub of entertainment and culture. Explore the historic district, which boasts charming shops, diverse dining options, and art galleries. The Durango Arts Center hosts exhibitions and performances throughout the year.

If you're into winter sports, Purgatory Resort is just a short drive away, offering skiing, snowboarding, and snowshoeing in the winter months. The Durango Resort & Hot Springs is another must do while in the Durango area.

With its combination of natural beauty, outdoor activities, and cultural experiences, Durango has something for everyone. Whether you're an adventurer, a history buff, or just looking for a relaxing getaway, Durango has fun in store for you.

## 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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OUTDOORS®  
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 150 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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