

Buck Haven Ranch

2,400.00 Acres

La Plata County, CO

\$6,500,000



HAYDEN  OUTDOORS.

Buck Haven Ranch

TOTAL ACRES:

2,400.00

PRICE:

\$6,500,000

COUNTY:

La Plata County

CLOSEST TOWN:

Durango, CO

Activities & Amenities:

ATV/Off Road
Development Potential
Farm/Crops/Ag
Food Plots
Hiking/Climbing
Hunting - Big Game
Hunting - Small Game
Hunting - Turkey
Income Producing
Pond/Lake

Land Details:

Address: 000 CR 116, Hesperus, Colorado 81326, USA
Closest Town: Durango
Total Acres: 2,400.00
Deeded Acres: 2,400.00
Zoning: Ag
Elevation: 7,000
Mineral Rights: Yes
Income Type: Hunting
Estimated Taxes: \$5,066 - 2024

Property Summary

Located less than 30 minutes from the recreational mecca river and ski mountain town of Durango, Colorado is the +/- 2400 acres of the Buck Haven Ranch. If a solid, annual, 200+ B&C in mule deer and 300+ bull elk ranch exists, this is it!

Land

The ranch encompasses +/- 2400 acres. There are no unwanted improvements (like someone else's dream mansion) to pay for. Several ideal secluded building locations have been identified that would allow you to enjoy the incredible San Juan Mountain views but would not impact your incredible hunting. There is currently no conservation easement but the property could be an ideal candidate for the tax minded, conservation legacy ranch investor.

Recreation

With over a decade of trophy game management in place, the documentation speaks for itself. With +/- 4 miles bordering the Southern Ute Indian Reservation's thousands of acres of protected ground, and extremely well managed game, Buck Haven Ranch game management has not even come close to its potential.

With the dawning of a new day in America, today's hunting land investment demand is at an all time high and the Buck Haven Ranch checks that box well. With 4-6 landowner buck tags, over-the-counter bull elk rifle tags, well disbursed water sources and an existing caretaker/property manager in place, not sure what one compares this incredible holding to.





General Operations

The seller represents 4 water wells, 7 wildlife stock ponds and acres of food plots. One of the best features is the existing caretaker, who would be interested in staying on at the ranch if an agreeable arrangement can be negotiated.

Region & Climate

At a mild 6000-7000 ft. elevation, the four season climate is absolutely perfect for managing the resident herd, supplemented by the San Juan Mountain migration. One is hard pressed to find a more consistent trophy mule deer property.

Location

Future Value

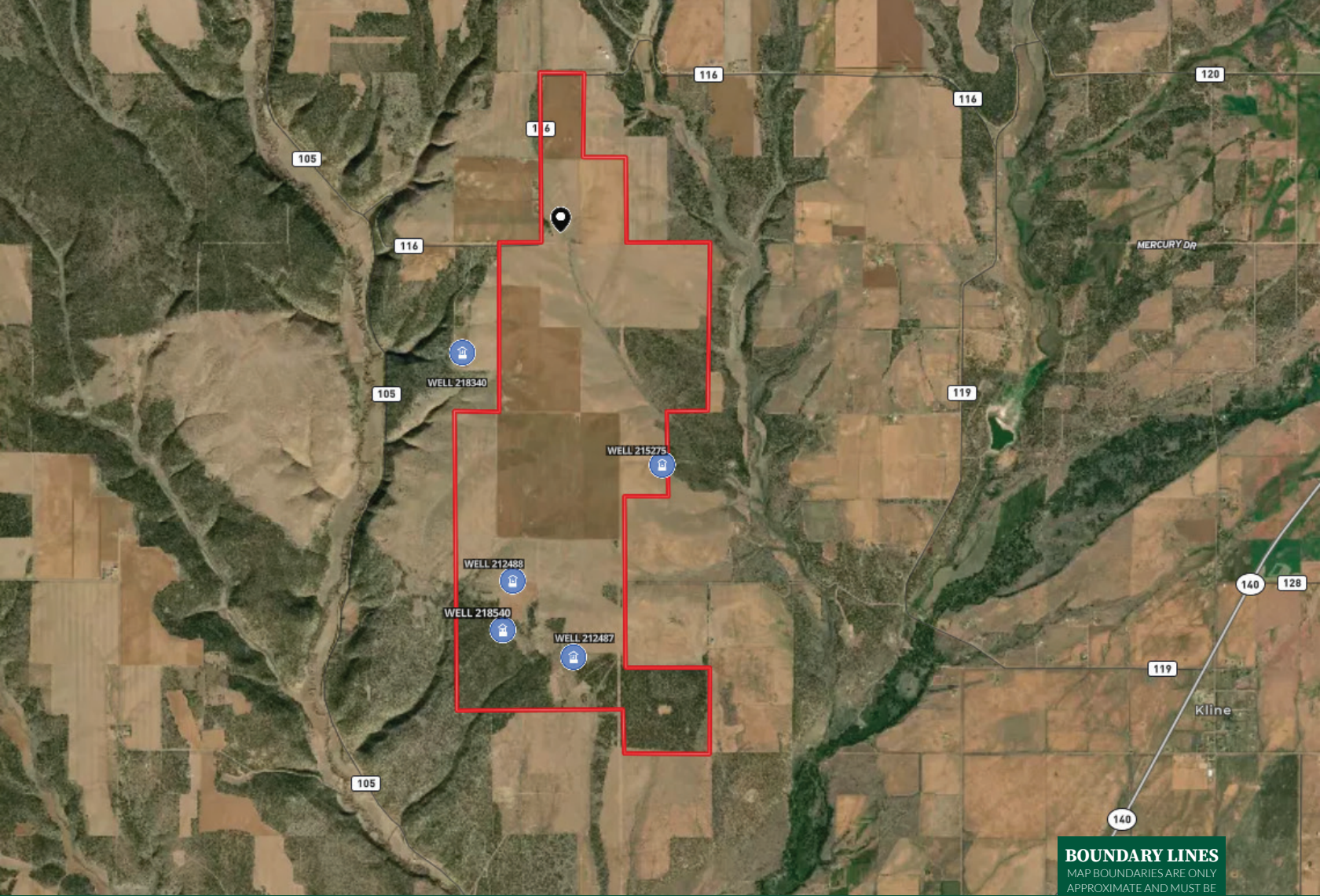
The ranch is located less than 30 minutes to Durango's +/- 130 restaurants, new hospital, San Juan Mountain snow skiing, and the commercial and private jet airport with daily commercial flights to Denver, Phoenix and Dallas/Ft. Worth. In addition, there are 16 ranch parcels already subdivided that would add a long term ranch value benefit for the new owner of the Buck Haven Ranch. There is power to the property and county maintained all-weather road access.

Located far enough south to not have your game affected by winter kill, totally out of the wolf reintroduction corridor, and no grizzly bears, the Buck Haven Ranch just might be the one you've been waiting for.

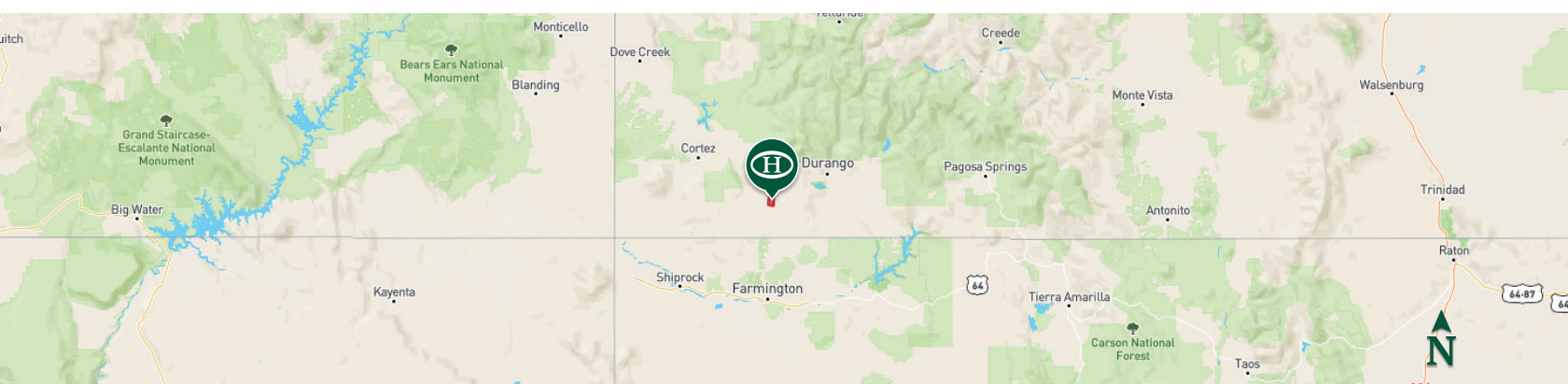
Call or email today for more information and your qualified showing. Co brokers welcome.

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Boundary



HAYDEN OUTDOORS

FARM, RANCH & RECREATIONAL REAL ESTATE



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