



PINE RIDGE RANCH  
COLORADO - LA PLATA COUNTY - DURANGO

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Situated in the Pine River Valley of southwestern Colorado, Pine Ridge Ranch, with its end of the road privacy and captivating views of Granite Peak and the Continental Divide, is the epitome of a legacy property. The beauty of this scenic mountain ranch is accentuated by its extensive improvements. The 6,375-square-foot main residence overlooks a meadow and private pond and is complimented by an attractive 1,735-square-foot guesthouse. The first-class ranch facilities include a two-story barn, heated shop, outdoor arena, hay barn, set of working corrals and livestock scale. The ranch spans a total of 1,300 acres, including 700 deeded and 600 acres of state lease featuring lush meadows and tree-covered hills with over 1,000 feet of elevation change. This private mountain ranch has outstanding wildlife including, elk, deer, turkey and a host of other game animals. Currently operated as a stocker operation running 100± head of cattle, Pine Ridge Ranch is the quintessential ranch retreat in one of the prettiest areas of Colorado.

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## LOCATION AND AREA

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Pine Ridge Ranch is just twenty minutes northeast of Durango. Access is off US Highway 160, just west of Bayfield via county maintained roads 502 and 505. The ranch controls the access to adjacent BLM land and is within a few short miles of the two and a half million-acre San Juan National Forest. One of the most picturesque and livable places in Colorado, Durango offers many big city conveniences including a hospital, hotels, shopping, restaurants, golf courses, and a four-year college. Yet, Durango retains its rural mountain character and charm. The town is located 6,512 feet above sea level, and enjoys the ideal four-season climate of southwest Colorado. Durango is well known for its 300 plus days of sunshine each year. The population of the La Plata County area, including Durango and Bayfield, is 55,000. La Plata County Airport has daily commercial air service to Denver, Phoenix and Dallas/Ft. Worth, along with facilities for full service general aviation. Pine Ridge Ranch is 170 miles from Grand Junction, 200 miles from Albuquerque and around 300 miles from Denver and Colorado Springs.

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A dirt road leads through a rustic wooden gate under a clear blue sky. The gate is made of large, weathered logs and has a wooden sign that reads "PIKE RIDGE RANCH". The surrounding area is lush green grass and tall evergreen trees. In the background, there are rolling hills and mountains.

PIKE RIDGE RANCH

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## PROPERTY DESCRIPTION

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With end of the road privacy, Pine Ridge Ranch is situated in an east-west valley surrounded by tree covered hills. From the valley floor at 7,200 feet, the ranch rises to its highest point at the northwest corner at 8,200 feet. To the north one can see Granite Peak, east to the Continental Divide, Missionary Ridge to the west and south all the way to New Mexico. The ranch consists of approximately 700 deeded acres and 600 acres State of Colorado lease, all contiguous. The state land is a multi year lease for the exclusive benefit of the ranch owner for grazing, recreation and hunting, to which the public has no access. Along the north side, the ranch controls access into 120 acres of BLM which is steep, and acts as a buffer to the ranch while making ideal wildlife habitat. Once on the ranch, the property is accessible via an extensive road system. As you arrive at the ranch through the massive stone and log entry you pass through a lush meadow and pond surrounded by Ponderosa and Pinon Pine covered hills. Near the center of the ranch atop a gentle hillside is the main residence. Situated on the north side of the valley with southern exposure, this lovely home has views east and west and across the valley. The ranch is entirely perimeter fenced as well as fenced into seven pastures for ideal grazing rotation with a complete set of working corrals. There is approximately 60 acres in sub-irrigated meadow with the potential of putting up 100 tons of hay per year. Pine Ridge Ranch is one of those unique properties that has the right balance of tree covered hills and rolling meadows for scenery, livestock production, wildlife habitat and lifestyle enjoyment.



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## IMPROVEMENTS

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### Main Residence:

The 6,375-square-foot Colorado mountain home was designed by Michael Bell and built by Martin Smith of Hawkeye Construction. The design utilizes impressive Ponderosa Pine logs as its primary structural support. The house is cedar and stone sided with a Davinci Bellaforte shake roof. Windows are by Pozzi with custom Hunter Douglas motorized window coverings. The home is wired with a security camera system. As you approach the house on a paved driveway, the right fork leads to an oversized two car garage on the lower level, or proceed on to the main entry that features an inviting Porte Cochere with custom front door. Surrounding the house is extensive landscaping, automatic sprinkler system, drip irrigation, with river rock walls, gardens and flagstone walkways and patios. Expansive covered outdoor living areas, including two covered decks and fireplace provide a spectacular setting with unobstructed views of the valley and mountains.

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As you enter the home through the slate foyer you stroll across an inlaid wood floor, past the office on the right, with custom paneling, built in shelving, and large windows with separate outside door to deck. Further on is a guest room that shares a full bathroom with the office. The house is very inviting, with a combination of elegance, alpine charm yet with a casual feel allowing one to live and entertain in comfort/luxury and still be able to stride in with your boots on. Past the guest room is a powder room off the hallway with classic tree sink basin and unique design. Opposite is the entry to the den and master suite, with a den area equipped with gas fireplace, built in armoire with sliders to a covered outside deck. There is a spacious bathroom/closet area with his and hers sinks, large double shower, large oval tub and a sleeping area. Back in the entry hall, you continue on to enter the great room, with full masonry oversized gas fireplace, surrounded by Arkansas Hackett Stone. The fireplace has custom iron doors with a split log mantle. There is a built-in entertainment center with bookshelves. Flooring is 6" random oak hardwood and stone, with glass along the entire south side looking into the valley. At the end of the great room is gourmet kitchen and serving area with custom quarter sawn cabinets with metal strapping detail by JB Woodworking and stained glass by Betty Kilpatrick.



Countertops are polished granite with hammered copper backsplash and light fixtures, Sub Zero appliances, with a Thermadore gas range and double oven. The adjacent butler's pantry is perfect for baking, or party preparation with a prep sink, dishwasher, laundry chute and dumb waiter to garage level. Between kitchen and great room, you'll take stairs to the lower entertainment/game room, with full service bar artistically constructed from half of a tree, and including refrigerator, ice maker, stainless steel sink, copper countertops and large wine cellar. With large windows on three sides and double sliding doors leading to the extensive outside deck area and views beyond, this room provides an exceptional connection to the natural beauty of the valley and mountains. This large room is ample for any family entertaining and is open along the deck side to the upper level. New in 2014 the main house and guest house were re-roofed with Davinci Bellaforte shake, providing a Class "A" Fire Rating.









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#### Guest House:

This house consists of 1,735 square feet with cedar siding, a Davinci Bellaforte roof and is a two-level structure with kitchen, living, dining rooms along with two bathrooms and a bedroom on the lower level and an open bunkroom on the upper level. The house has wide knotty pine and Saltillo floors, river rock fireplace, with generous use of peeled logs and tongue and groove aspen ceiling. This "Bunkhouse" has an open design and provides sleeping accommodations for ten people.

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#### Horse Barn:

The horse barn is a timber-framed, stained-wood-sided, two-story structure with a concrete floor, including a 20-foot high loft area above the main level that will hold 3,000 plus bales of hay. There are four stalls on the main level, along with a connected four-stall outdoor "mare motel", heated bathroom/ medical storage area and a large heated tack room.

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Shop:

The shop is a stained wood sided structure. It is 50'x 32' in size and is completely insulated and heated. There is exceptional lighting with high pressure sodium lights. There are numerous 220 outlets to provide for welding and other heavy build/repair projects. The two 16' x 12' automatic overhead doors with concrete floors will accommodate most ranch equipment for maintenance, repair and storage. The building is wired with a security camera system.

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Working Corrals:

The ranch has a complete set of corrals with a covered Bowman Hydraulic Chute and working facility with a combination load out and 15'x 8'-15,000lb. Powell Livestock Scales.

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#### Hay Barn:

This 60' x 60' metal building provides for storage of up to 5,000 bales of hay. Built with removable gates/posts so that it can be opened totally for ease of access of bale wagons and stacking of hay. The barn has 22' eaves to handle bale stacking with automatic stack bale wagons. One side of the structure is designed for drive through and storage of RVs, horse and stock trailers.

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## WILDLIFE AND RECREATION

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It is rare not to see wildlife on the Pine Ridge Ranch because of its ideal habitat and privacy. Being located on a major elk migration corridor that leads to and from the San Juan National forest, Weeminuche Wilderness and nearby Pine River, the ranch is abundant with elk, deer, black bear, mountain lion, lynx, bobcat, coyote, red tail hawks, eagles, wild turkey and a host of other sporting birds. Fishing is available at the Lemon and Vallecito Reservoirs and less than a mile from the ranch is the legendary Pine, "Los Pinos" River.

Purgatory and Telluride are short drives from the ranch offering skiing and snowboarding during the winter months. Cross-country skiing and snow-mobiling is available throughout the area and on the ranch. Wolf Creek Ski Area, the perennial leader in snowfall totals is less than an hour away. Silverton Mountain, considered to be one of the most extreme ski destinations, is less than 1.5 hours away.

The summer months offer endless opportunities for riding, hiking, fishing, boating, golfing and visiting local attractions like the Durango to Silverton narrow Gauge Railroad, Mesa Verde National Park and the Four Corners National Monument. Golf enthusiasts have many opportunities for excellent play at Dalton Ranch Golf Club, Hillcrest Golf Club, and the private Glacier Club (memberships available).

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#### REAL ESTATE TAXES, UTILITIES AND LEASE PERMITS

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Real estate taxes on Pine Ridge Ranch for the most current year are \$6,515. Electric is provided by La Plata Electric, propane via two tanks, a 1,000-gallon tank for the homes and buildings and another 1,000-gallon tank for the 80kw backup CAT Generator. Telephone service is by Century Link and ATT, internet service by Wild Blue, and satellite television by Direct TV. Water is by two wells with three cisterns totaling a storage capacity of 6,500 gallons. Sewage is by septic with leach field, both main house and guest house.

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## WATER RIGHTS

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In addition to the two domestic wells, the ranch enjoys the substantial benefit to the decreed rights to Morgan Reservoirs Nos. 1 & 2 and Morgan Springs Nos. 1 & 2, for uses including but not limited to, stock and wildlife watering, fish culture and irrigation.

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## HUNTING

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The current owner has managed the property extensively to create an excellent hunting habitat. No more than two elk have been harvested from the property annually under this stewardship and no deer, turkey, or bear have been harvested over the better part of the last decade. The size and number of game that frequent the property is truly amazing.

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## FINANCIAL CONSIDERATIONS

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Due to the ranch's cattle and farming operations, the property realizes significant tax benefits for a place of this magnitude. The ranch sits in Colorado's A-35 zoning and is not encumbered by any conservation easements, allowing the future owner to realize this potential.

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#### BROKER'S COMMENTS

"Rarely do you find such a remarkable property as this with its end of the road privacy, useable and scenic country, wildlife and custom designed improvements. Pine Ridge Ranch is both tasteful and practical in one of the most beautiful areas of Colorado."

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#### PRICE

Pine Ridge Ranch is available for \$7,725,000 (*Price Reduced*), inclusive of all real estate, improvements, water rights, and Sellers cooperation to transfer the state lands permit. Equipment and some personal property are available for purchase through private treaty with Seller. Check with listing brokers for detailed list.

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**RANCH MARKETING ASSOCIATES**

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