



# *Dancing Pine Ranch*

DURANGO, COLORADO



LIVE WATER  
P R O P E R T I E S

HUNTING | RANCHING | FLY FISHING | CONSERVATION

# Dancing Pine Ranch

DURANGO, COLORADO

182 Acres | Listed at \$7,950,000

Parcel Offerings Available- see pricing below

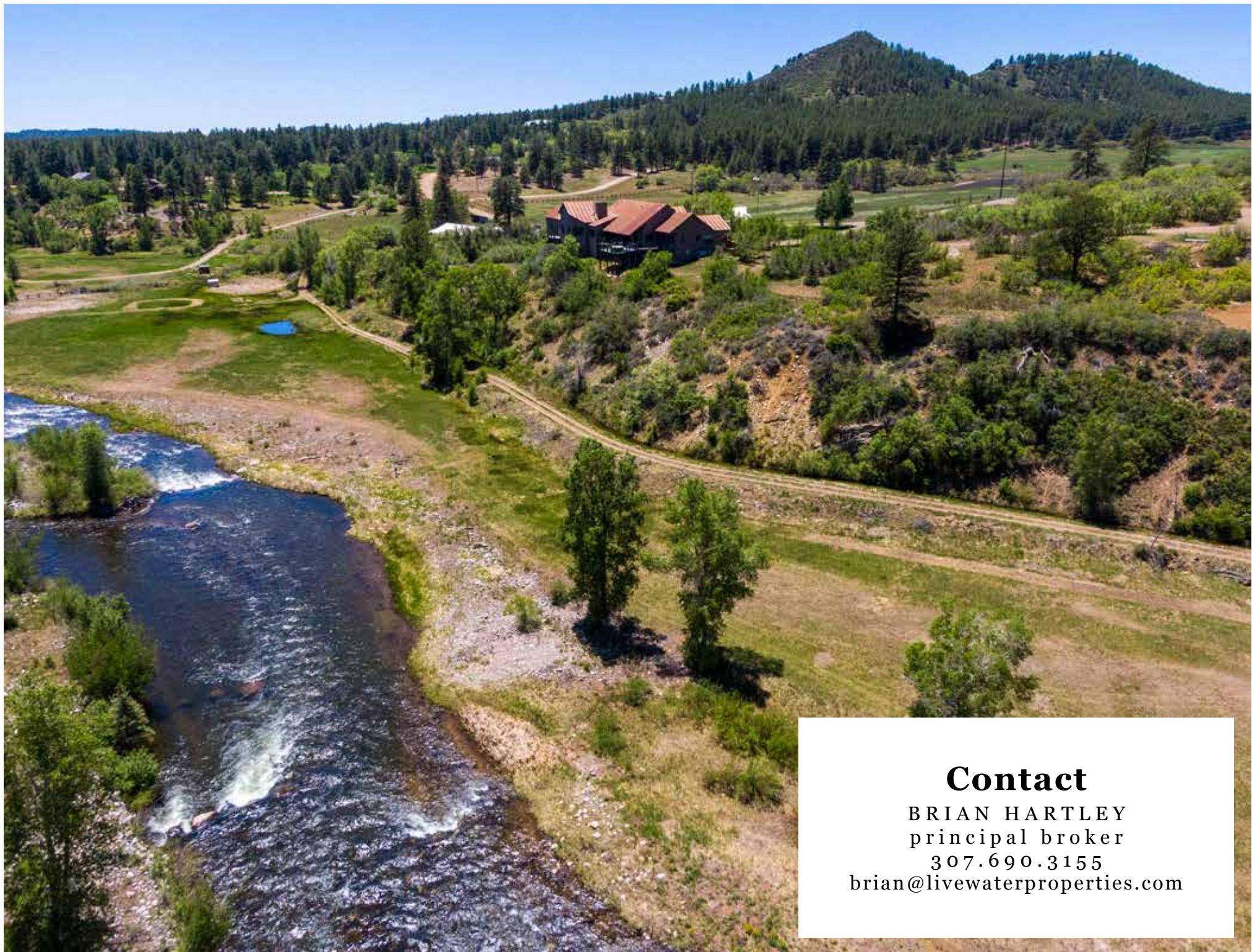


## Introduction

The Dancing Pine Ranch is a stunning end-of-road property retreat less than 30 minutes from the lively Western town of Durango and its commercial airport. Nestled among tall Ponderosa pines, oak covered hills and sweeping meadows highlighted by the trout-filled Pine River, a world class tailwater fishery, this distinctive ranch blends sophisticated living with charming Western appeal. Dancing Pine Ranch checks all of the boxes for the discerning ranch buyer offering best in class fishing, a stunning primary residence, on-site big game hunting, privacy and excellent proximity to a host of conveniences and adventures.







## **Contact**

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principal broker  
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## Location

At the end of an all-weather county maintained road, the gated Dancing Pine Ranch epitomizes privacy, yet is convenient to shopping, entertainment, gourmet restaurants, golf and skiing. The Durango/LaPlata Airport offers frequent daily flights to Denver, Dallas and Phoenix. The highly rated Mercy Hospital is 20 minutes from the ranch.

The historic western town of Durango is 30 minutes away from the ranch with breathtaking landscapes. The town boasts some of the richest culture Colorado has to offer. From an abundance of great restaurants, to a wide variety of concerts and art galleries, golfing at two nearby golf courses, the Mesa Verde cliff dwellings, and the Durango Silverton narrow gauge railroad, Durango is genuinely one of the state's hidden gems.

The quaint town of Bayfield is 10 minutes from the ranch and provides convenient shopping, several interesting restaurants, a summer farmer's market and live music. Its climate offers moderate temperatures and low humidity. Vallecito Reservoir lends the opportunity to explore one of the most scenic lakes in the state. This 2,500+ acre lake is located a 20-minute drive from the ranch and is renowned for its fishing, boating, kayaking and stand-up paddleboarding.



## Acreage

The 182-acre Dancing Pine Ranch offers a range of land characteristics from the lush riparian corridor along the river to the manicured landscape surrounding the primary residence leading to the undulating hillsides to the west. At the highest point on the ranch, there is a dramatic overlook, which offers a bird's eye perspective of the property and the surrounding lands. The large meadows along the southern boundary would be ideal for horse pastures. Given the scenic nature and ecological features of the ranch, the entirety of the acreage has been conserved in perpetuity by way of a conservation easement held by La Plata Open Space Conservancy. The easement in place allows for the construction of an additional guest home up to 2,000 sqft. Full easement information is available from listing Broker.



## Improvements

The 8,000 sqft. main house is a magnificent 4 bedroom, 4 bathroom custom home designed and built in 2018. It sits on a high bluff overlooking the river, well known for its abundance of trophy trout. The sweeping porch and entertainment deck off the east side of the home enjoys the sights and sounds of the river below, bucolic working and sporting ranches nearby and inspiring mountain peaks. The master bedroom suite is complete with his and hers master bathroom, custom tiled two person walk-in shower, two walk-in closets and an attached library/reading room. The master bedroom overlooks the river and opens directly onto the hot tub deck. The sizeable entertainment deck stretches across the back of the house looking down on the river.

Other rooms include a gourmet kitchen with a walk-in pantry and breakfast nook overlooking the river. Additionally, there is a humidified 1,000 bottle wine cellar and an exercise room containing a 15 foot endless pool with treadmill and high powered swim current. The living room has a cozy wood burning fireplace, while the dining room's large bay window looks out onto glorious flower gardens, extensive meadows and a flowing water feature. Also on the main floor are an entertainment room, solarium, a game room, library and office. The lower floor has two bedrooms with living room and small kitchen. The lower level layout is ideal for family and guests offering privacy and comfort and would work well for live-in caregivers.











## Additional Improvements

The property's 182 acres also include a three bedroom guest house, a large horse barn, two loafing sheds and a hay barn. The guest house, which is quite private from the main house, is ideal for visits by friends and family or could be used for a caretaker or as an income-producing rental property.











## Live Water

Renowned for its abundance of trophy rainbow and brown trout, the ranch's tailwater section of the Pine River has no public access and provides great fly-fishing all spring, summer and fall. While many anglers are familiar with some of Colorado's famed tailwater fisheries, namely the Taylor, Frying Pan or the Blue below Dillon Reservoir and Green Mountain Reservoir, the Pine River below Vallecito Dam often flies below the radar due to the fact that it is entirely private, however the fishing quality is every bit as legendary as the notable tailwaters of the west but without the crowds.







# Hunting & Wildlife

The ranch is home to elk, deer and wild turkey offering great hunting opportunities. The property has extensive occasions to ride horseback, hike, mountain bike, snowmobile, cross-country ski, snowshoe and ride ATVs on the Ranch's trails.

The extensive birdlife on the ranch ranges from tiny rufus hummingbirds to great blue herons and the rare lewis woodpecker. Bald eagles, great horned owls and a wide variety of songbirds and waterfowl are regular visitors, making the property an unparalleled birdwatcher's paradise.







## Summary

There are rare opportunities to acquire a ranch in the West that has it all. A stunning luxury home, boundless recreational opportunities, proximity to attractive cultural events, gourmet dining, as well as convenient travel and health care facilities - Dancing Pine Ranch is that property.

Listing Price:

Entire Ranch | Offered at \$7.95M

The entire subject property of ±182-acres including all improvements and Pine River frontage

Parcel A | Offered at \$2.6M

±80-acres inclusive of the current guest/managers residence with Pine River frontage

Parcel B | Offered at \$6.25M

±102-acres inclusive of the primary residence and premium Pine River frontage with the ability to build additional guest home

Taxes: \$9,552.32 in 2021

### CONTACT

For more information please contact

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#### Notes:

1) This is an exclusive listing of Live Water Properties LLC; an agent of Live Water Properties must be present to conduct a showing. The owners respectfully request that other agents and/or prospective buyers contact Live Water Properties in advance to schedule a proper showing and do not attempt to tour or trespass the property on their own. Thank you. 2) Offering subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of purchase by owner. Information provided herein is intended as a general guideline and has been provided by sources deemed reliable, but the accuracy of which we cannot guarantee. 3) Live Water Properties LLC represents the Seller as a Seller's Agent.





## Dancing Pine Ranch - Aerial Map

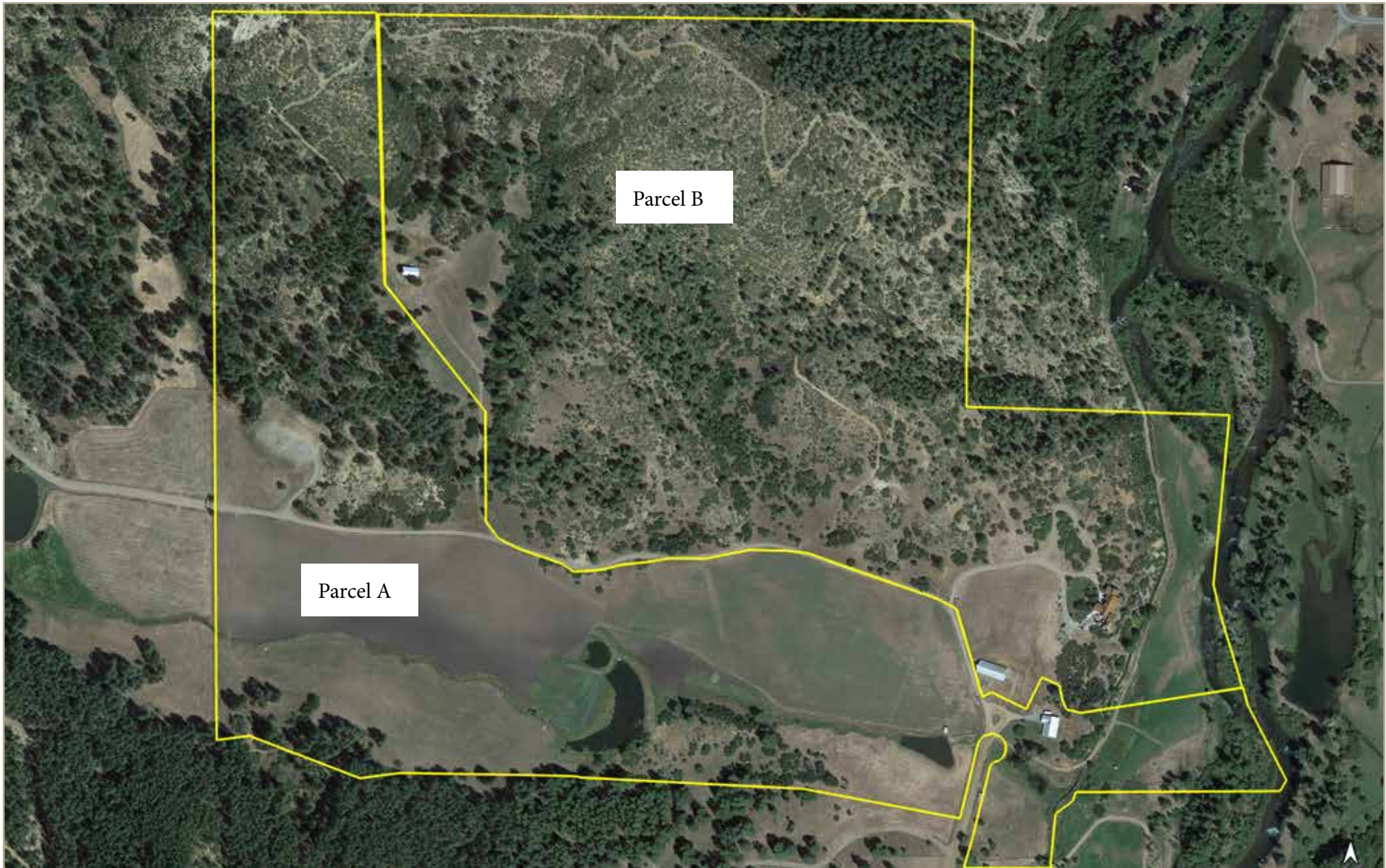
••Maps are for visual aid only accuracy is not guaranteed.



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## Dancing Pine Ranch - Parcels

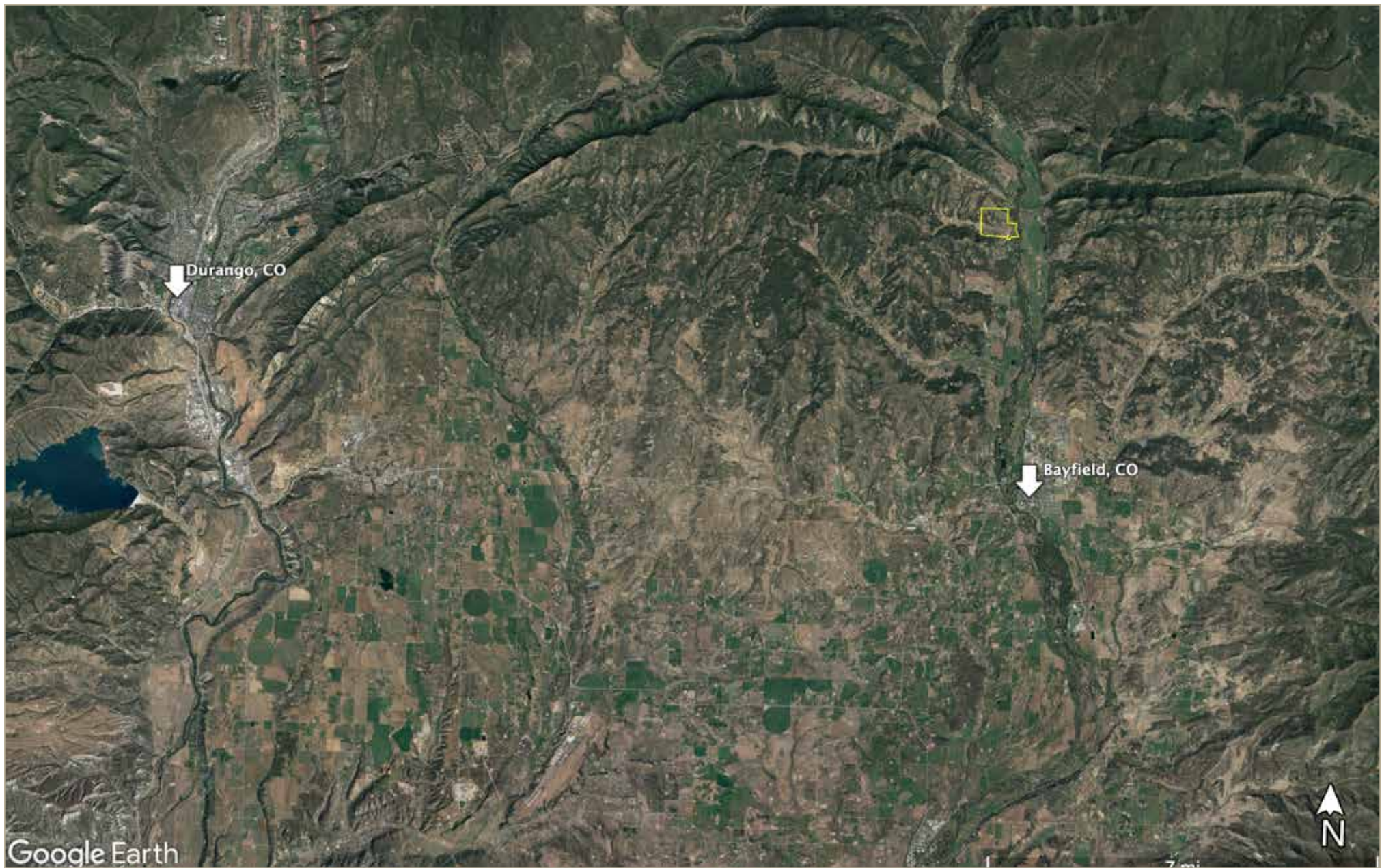
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## Dancing Pine Ranch - Location Map

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## Dancing Pine Ranch - Topography Map

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