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## **DOLORES RIVER** RANCH



RANCH MARKETERS

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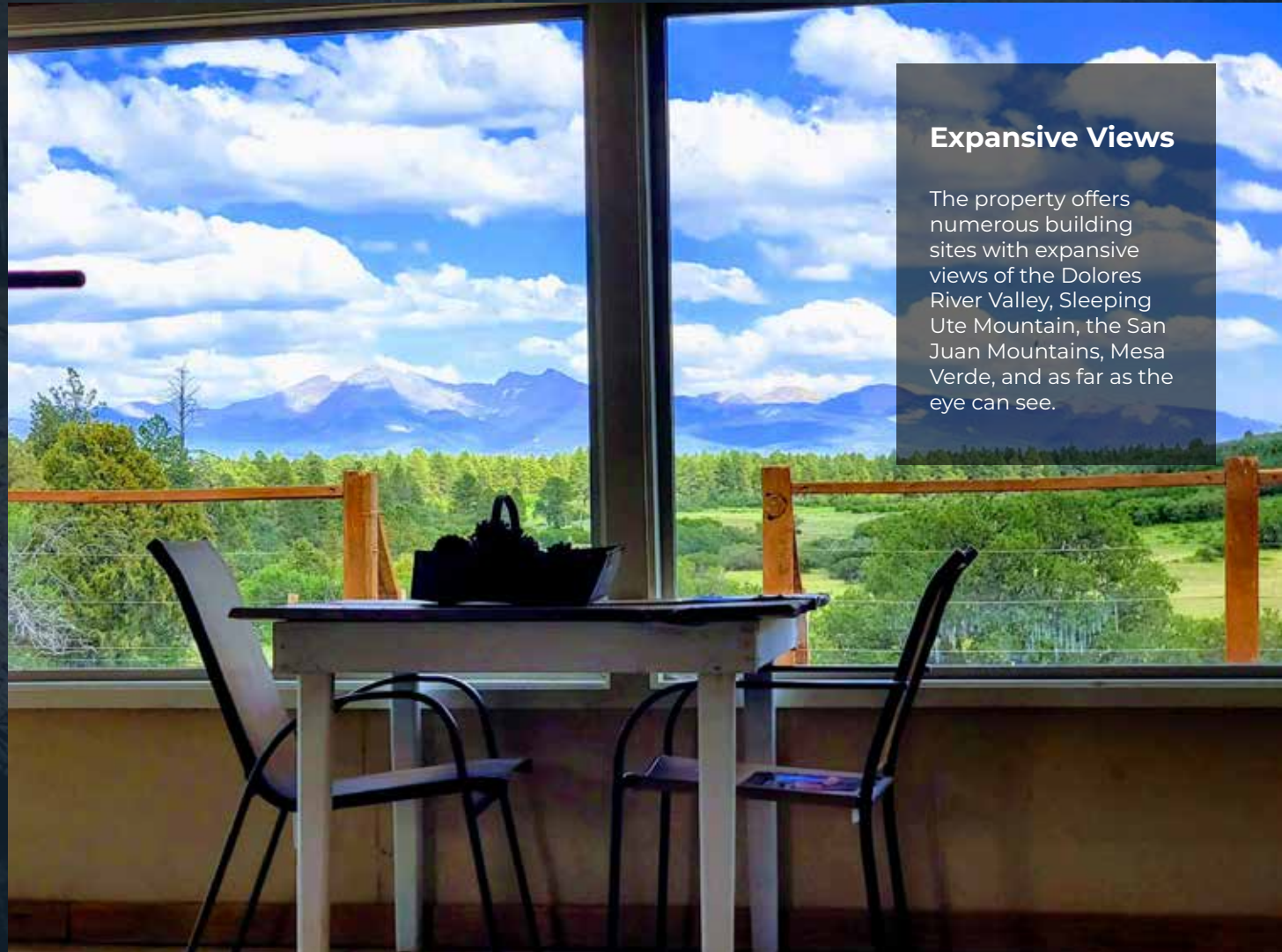


# RANCH PROPERTY BRIEF

\$2,850,000 NEW | 1,120 ACRES | DOLORES, COLORADO | MONTEZUMA COUNTY

The Dolores River Ranch located in Southwest Colorado sits on top of Haycamp Mesa offering tremendous views from various locations. Bordered on 3 sides by national forest the terrain varies from canyons marked by rock outcroppings and overhangs to rolling wildflower-filled meadows with ponds and springs. There are still historical remnants from when hay was cut in the meadows. The ranch is modestly improved allowing for a new owner to mold and shape it to their vision. With an abundance of untapped potential, the ranch offers excellent hunting and recreation opportunities for those looking for the perfect getaway.

Or for those looking for a more permanent home, the property offers numerous building sites with expansive views of the Dolores River Valley, Sleeping Ute Mountain, the San Juan Mountains, Mesa Verde, and as far as the eye can see.



## Expansive Views

The property offers numerous building sites with expansive views of the Dolores River Valley, Sleeping Ute Mountain, the San Juan Mountains, Mesa Verde, and as far as the eye can see.







# LOCATION

D O L O R E S   L I E S   4 0   M I L E S   F R O M   T H E   4   C O R N E R S   M O N U M E N T

Located approximately 5 miles east of Dolores, Colorado in Montezuma County only an hour drive from Durango, CO with commercial jet service. The property lies on top of Hay Camp Mesa and is bordered by the San Juan National Forest on 3 sides falling off to the Dolores River Valley and CR 36.

Dolores, once a station for the Rio Grande Southern Railroad, lies just 40 miles from the 4 Corners Monument. The area is known for its Native American history with numerous historic sites such as Mesa Verde and the Canyons of the Ancients. The town of Dolores sits in a narrow valley on the banks of the Dolores River at the edge of the San Juan Mountains just upriver from McPhee reservoir.

## **Access**

Access to the property is by Forest Service Rd 392 and CR 36.

## **Elevation, Topography, Vegetation**

Dolores River Ranch sits from about 7,100 ft. to around 8,000 ft. The property has everything from open meadows with high elevation grasses and forbs to thick oak brush, large mature oak motts and lots of majestic old-growth ponderosa pines and aspen groves.









# HUNTING

HOME TO THE BOONE & CROCKETT WORLD RECORD TYPICAL MULE DEER SCORING 226 4/8

The property lies in GMU 73 which was home to the Boone & Crockett World Record Typical Mule Deer scoring 226 4/8. Montezuma County is on an upward trend of Trophy production since 1984 and is ranked 11th for total B&C trophy entries.

## **Mule Deer**

Tags can be drawn about every year to every other year in the regular draw and the property also qualifies for the Landowner Preference Point Program.

## **Elk**

Elk hunting is also good and either sex tags are good for units 71, 72, 73, 711. Elk tags can consistently be drawn every other year for 1st rifle season.

## **Bear**

Bear hunting is very good with excellent bear habitat. Both Colorado residents and nonresidents drew 100% with 0 points.

## **Turkey**

Turkey hunting is excellent with large populations and over the counter tags for both Spring and Fall seasons.









# RECREATION

## LIMITLESS OPPORTUNITIES FOR RECREATION

There are limitless opportunities for recreation with close proximity to skiing, snowmobiling, fishing, hunting, backpacking, and camping to name just a few. Durango Mountain Resort is just a 1 ½ hour drive. The Dolores River, McPhee Reservoir and the San Juan National Forest is right out your backdoor.

### Water and Power

The property has a well with solar pump located at the Hogan and a generator provides power for the Hogan. Closest electric is located along the property line adjacent to the Dolores River.

### Timber

There is some potential timber value. Parts of the nearby national forest have been logged and a sawmill is located outside Dolores.

### Minerals

None

### Map







**RANCH MARKETERS**

## **CONTACT US**

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