

PRESTIGIOUS EL DORADO RANCH

420 ACRES ON THE FLORIDA RIVER



7,543 SQ. FT. MAIN RESIDENCE



A SCENIC FISHING POND



RANCH MANAGER'S HOME



LUSH PASTURES



7778 CR 240, DURANGO
— EL DORADO RANCH



photos by Paul Ambrose

OFFERED AT \$9,750,000
MLS #714837

420 private acres
7,543 sq. ft. main house
(5 bedrooms and 8 baths)
1,474 sq. ft. managers home
Hay barn & equipment building
3-car garage



Welcome to the El Dorado Ranch! This is a unique opportunity featuring 420 acres of rolling meadows and dramatic mountains in the Florida River Valley; less than 6 miles from historic downtown Durango. This legacy ranch offers the ranch lifestyle in totality. Over 5,000 linear feet of the Florida River runs through the property—an excellent fishing habitat. The 7,543 sq. ft. main residence with nearly 12,000 sq. ft. under roof, is a piece of art in and of itself. Perched above the working portion of the ranch, the home embodies every detail you'd expect in this caliber of home. Also included is a 1,474 sq. ft. manager's home, a hay barn, an equipment building and paddocks to assist in the ease of the operation.



THE Wells Group
REAL ESTATE
BROKERAGE

LEADING
REAL ESTATE
COMPANIES
OF THE WORLD

EQUAL HOUSING
OPPORTUNITY

**JOHN WELLS, ABBI MUNN
AND JOE BOB McGUIRE**

JOHN 970.375.7022 | ABBI & JOE BOB 970.375.7000
WWW.ANGLINGPROPERTIES.COM | WWW.JOEBOBANDABBI.COM
901 MAIN AVE. | DURANGO, CO 81301



CUSTOM BUILT LEGACY RANCH

The inviting den offers a charming fireplace, hardwood flooring, walls of windows and a high ceiling. ▼



The ► cozy loft area overlooks the great room.



The spacious kitchen, open to the great room, includes ► an arched breakfast bar and beautiful glass front cabinetry.



◀ Quality construction with attention to detail can be found throughout this spectacular home.

The fabulous gourmet island kitchen provides stainless steel designer appliances, granite countertops and ▼ hardwood flooring.



The dramatic great room features a soaring beamed & planked ceiling, a grand floor-to-ceiling rock fireplace and a giant wall of windows.

TRUE COLORADO RANCH LIVING WITH STYLE



- 1. Breakfast area adjacent to the kitchen
- 2. Gourmet Kitchen with ample storage
- 3. Great Room with a dramatic rock fireplace
- 4. Nestled in the pines on 420 acres
- 5. Great Room offers impressive views
- 6. Florida River runs through the property

photos by Paul Ambrose



EL DORADO RANCH – 7778 CR 240, DURANGO

The definition of the word El Dorado is a place of EXCEPTIONAL ABUNDANCE. True to its definition, the property in its current state is exceptional in every way, offering the unbelievable abundance of real estate features the discerning buyer is looking for.

LOCATION. The location is unique in that it is simply minutes from the amenities of Durango Colorado, including top level services, world class dining, shopping, entertainment and cultural events all packaged into a town of 18,000 residents. The location is a short distance to city conveniences, while the tranquil and relaxing setting on the Florida River allots the benefits of private, year-round live water living. The river has been rehabilitated to create deep pools and ample holding areas. Rainbows, Browns, Cutthroat and Brook trout can be expected to rise to a dry fly on any given cast. Enjoy excellent fishing from the river or the pond on the property which also provides irrigation water for the high quality hay fields and landscaping. In addition, the property is located near virtually hundreds of thousands of acres of public land, trails and recreational areas. The ranch itself includes an additional 120 acre BLM lease and is contiguous to over a thousand additional acres of BLM.

PROPERTY. El Dorado Ranch is a mix of riparian areas, enhanced fishery, agricultural grounds and mountain meadows, allowing the owner and guests access to whatever they may desire on a given day. The varied types of land are truly unique and complement each other. Consisting of approximately 420 acres, there are a mix of pine, cottonwood, scrub oak, aspen and irrigated mountain pastures all within ¾ of a mile of river bottom land. Within the 420 acres you can lose yourself in fields.

WILDLIFE. There are many species of wildlife that frequent the property. The ranch is in a historic migration path for one of Colorado's largest Elk herds. Furthermore, there are resident deer, mountain lion, bear, coyote and the vast array of smaller wildlife that call El Dorado home.

IMPROVEMENTS. El Dorado Ranch is a turn-key property in its entirety. The main residence is comprised of some of the finest examples of Southwest Colorado's craftsmanship, totaling 7,543 square feet with 5 bedrooms and 4 baths. It is ideally located on a perch overlooking the lower ranch and offers views into the upper mountain meadows. Spectacular floor to ceiling windows bring outdoor living in and provide picturesque Colorado mountain views throughout the living room and kitchen areas. Located directly off the living area is an unprecedented outdoor space equipped with a full outdoor kitchen and prep area; a space adequate for entertainment of all calibers. Privacy abounds in the exquisitely designed master suite, serving as a retreat for owners and featuring a quite office space. Guests will enjoy a private area to themselves with access to the game/family room and their own outdoor patio space. The 1,474 square foot ranch manager's residence has 2 bedrooms and 2 baths, and could also be used as a guest house. Hay barns, an equipment building, corrals and paddocks complete the lower ranch compound.

SUMMARY. Many ranches are marketed on the premise that they are the MOST UNIQUE OR EXCEPTIONAL. This property is legendary with its abundant acreage offering much sought-after privacy while located only minutes from a dynamic community. Unlike any other, the mixture of topography, water, flora and fauna create a unique haven for the fortunate owner.

- MLS: 714837
- TERMS: Cash, Conventional
- ADDRESS: 7778 CR 240, Durango, CO 81301
- LOT SIZE: 420 acres
- TAXES: \$3279.92 (2015)
- SQUARE FOOTAGE: 7,543 (main residence)
- YEAR BUILT: 2008
- BEDROOMS: 5 (main residence)
- BATHROOMS: 8 (main residence)
- HEAT: Floor Radiant, Fireplaces, Geo-thermal Heating
- COOLING: Refrigerated Air
- FIREPLACE: Great room, den and master suite
- WATER SYSTEM: Domestic Well
- SEWER SYSTEM: Septic System
- GAS: Propane Tank Owned
- GARAGE: 3-car garage
- ADDITIONAL STRUCTURES: Manager's Home, Hay Storage and Equipment Building
- LAND: The property adjoins BLM lands on the south providing an excellent buffer. To the east is a privately owned ranch of over 1,000 acres which also provides exceptional privacy. Over 5,000 linear feet of the Florida River runs through the ranch, plus a large fishing pond.

OFFERED FOR **\$9,250,000**



THE **Wells**
Group
REAL ESTATE
BROKERAGE

**JOHN WELLS, ABBI MUNN
AND JOE BOB McGUIRE**

JOHN 970.375.7022 | ABBI AND JOE BOB 970.375.7000
WWW.ANGLINGPROPERTIES.COM AND WWW.JOEBOBANDABBI.COM
901 MAIN AVE. | DURANGO, CO 81301

