



Penn Ranch

DURANGO, COLORADO

LIVE WATER
PROPERTIES



Hunting | Ranching | Fly Fishing | Conservation

Penn Ranch

Durango, Colorado

343 Acres | Listing Price: \$9.2M



Contact

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No hyperbole is necessary when describing the Penn Ranch, held by the same family for 70 years. Located in one of the most scenic and tightly held valleys in the Rocky Mountains lies the incomparable Penn Ranch. The Ranch boasts ± 343 acres of irrigated pasture, timbered hillsides leading to vast and wild public lands, dramatic views of towering granite peaks, spring-fed ponds, all highlighted by a picture-perfect trout fishery meandering and tumbling its way through the ranch. This offering is a multi-generational ranch holding, accessible year-round, that offers the best-of-the-best for privacy, scenery, recreation, and ready access to some of the most inspiring and untamed wilderness areas in the Lower 48.

Improvements on the property include a primary home of approximately 2,900 sqft and a secondary/guest home of +1,700 sqft, built in 1965 and 1971. A major remodel of the primary home was completed in 2000. In addition to the homes, there is a two-story bank barn and tack shed. Penn Ranch controls approximately 1.44 cfs of water rights with a priority date from 1884. Additionally, the ranch is located approximately ten minutes drive from Vallecito Lake, the largest lake of its kind in Colorado, at an elevation of 7,700 feet and covering nearly 2,700 acres of surface area.

The ranch is thirty-five miles NE of the thriving western community of Durango, and all it offers, from diverse dining options to a full array of shopping, healthcare services, entertainment, and outdoor adventures. Durango is a cultural center in the Southwest, with Fort Lewis, a prestigious liberal arts college. The still active historic narrow gauge railroad is headquartered in Durango and summer and fall offers spectacularly beautiful roundtrip rides to the old historic mining town of Silverton. The world heritage sites of the ancient Anasazi people are close by at both Mesa Verde and Chaco Canyon.





Acreage

The approximate 343 acres that comprise the Penn Ranch range from the irrigated pastures flanking the picturesque Pine River (or Los Pinos) at a base elevation of 7,800 feet. Contained within the deeded acreage of the ranch are pockets of diverse flora with the mighty firs and cottonwoods along the river in a park-like setting of lush green undergrowth to the patchwork of pine and aspens rising along the hillsides. Parallel to the river is a series of spring-fed ponds that serve as a resting spot for all manner of waterfowl and a water resource for big game, not to mention its idyllic setting for stillwater trout fishing with views to the towering cliffs and Granite Peaks rising over 2,000 feet above the valley floor.

The pasture ground is irrigated, utilizing senior rights from the 1884 Kirkpatrick Ditch. The current owners have a grazing lease allowing an operator to graze cattle on their land and the adjacent ranch to the south. The two properties generally support around 25 pairs (mother cows and calves). The property owners determine when the cattle can be on the property and when they must be taken off. Penn Ranch has a seasonal employee who handles the property's irrigation, general maintenance, fence repair, and weed control.





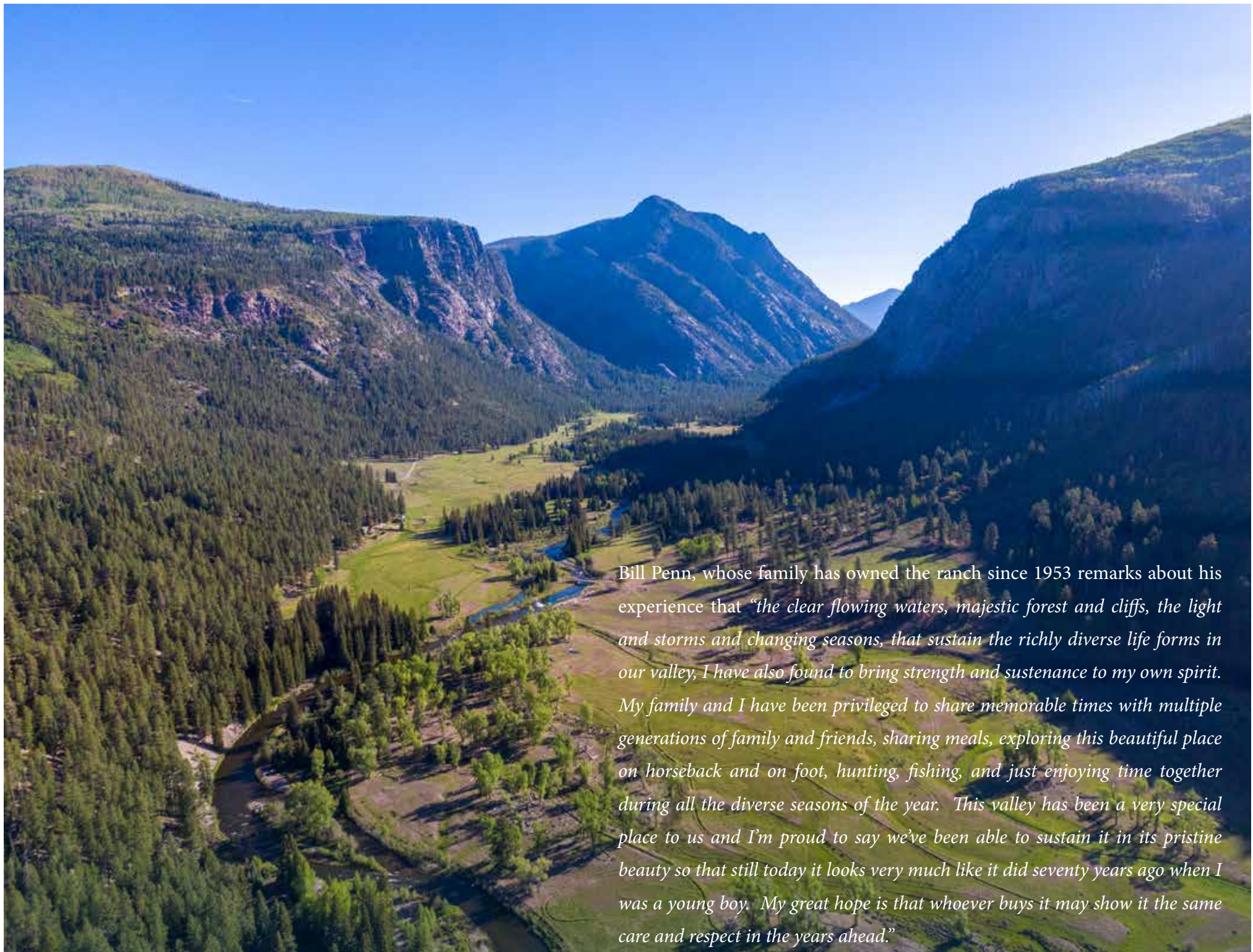
Improvements

The structures on the Penn Ranch were built by following the vision and craftsmanship of the Penn Family. They consist of a two-story cabin built in 1965, and a four-bedroom, three-bathroom ranch house completed in 1975. The home was updated, remodeled and fully winterized in 2000. A tack shed and a storage bank barn lie between the two residences. In 1971, they erected a steel bridge with concrete pillars to access the east side of the river. The steel utilized in the bridge construction came from army surplus airplane hangars. The improvements are ideally positioned to take advantage of the dramatic views of the river valley and inspiring mountain peaks while allowing easy access to the river, pastures, and trailheads.

Should an incoming owner desire to build new homes to match the vision and needs of their family, the ranch is a blank canvas upon which they can turn those dreams into reality.







Bill Penn, whose family has owned the ranch since 1953 remarks about his experience that *“the clear flowing waters, majestic forest and cliffs, the light and storms and changing seasons, that sustain the richly diverse life forms in our valley, I have also found to bring strength and sustenance to my own spirit. My family and I have been privileged to share memorable times with multiple generations of family and friends, sharing meals, exploring this beautiful place on horseback and on foot, hunting, fishing, and just enjoying time together during all the diverse seasons of the year. This valley has been a very special place to us and I’m proud to say we’ve been able to sustain it in its pristine beauty so that still today it looks very much like it did seventy years ago when I was a young boy. My great hope is that whoever buys it may show it the same care and respect in the years ahead.”*



Location

Four miles off a well-maintained county road, Pine River Ranch is an excellent basecamp for adventures for all ages. Bayfield, the nearest place to get groceries, located 25 miles from the ranch, and Durango is 35 miles away. The historic mining city of Durango (pop. 19,071) comes from the Basque word “Urango,” meaning “water town” because of the Gold Medal rated Animas River. It was founded in 1880, by the Denver & Rio Grande Railroad Company. It is flanked to the north by the San Juan Basin and to the south by the foothills of the San Juan and La Plata Mountains.

Vallecito Lake, nestled in the heart of the pristine San Juan National Forest, is minutes from Penn Ranch. With 12 miles of shoreline, Vallecito Lake holds an extraordinary place in history, being an ancestral home to Colorado’s Ute Indians. The lake beckons adventurers with a wide range of activities throughout the year. Whether you’re an avid biker, wildlife enthusiast, or water sports lover, this haven has something for everyone. Experience the thrill of OHV exploration, embark on scenic horseback rides, fish for large trout and pike, or hike along the area’s trail network. Vallecito Lake Country Market and Rocky Mountain General Store offer options for stocking up on essentials. The Weminuche Woodfire Grill and La Comida Ranchera offer local dining options for regional Southwestern fare. The secluded mountain valley is a short 18-mile drive from Durango.

Getting to the Ranch

The Durango-La Plata County Airport (DRO) offers year-round commercial flight options for Penn Ranch. DRO provides quick boarding and hassle-free security screening and is only one hour from the property. Long-term parking is conveniently situated a few steps away, ensuring effortless travel arrangements. Enjoy the ease of flying with major carriers such as American Airlines and United Airlines, as DRO provides year-round daily nonstop service to Dallas-Fort Worth (DFW), Denver (DEN), and Phoenix (PHX). For added flexibility, seasonal nonstop service to Houston (IAH) is also available. Private air services are accommodated by AVFLIGHT, which is based out of the Durango-La Plata Airport.



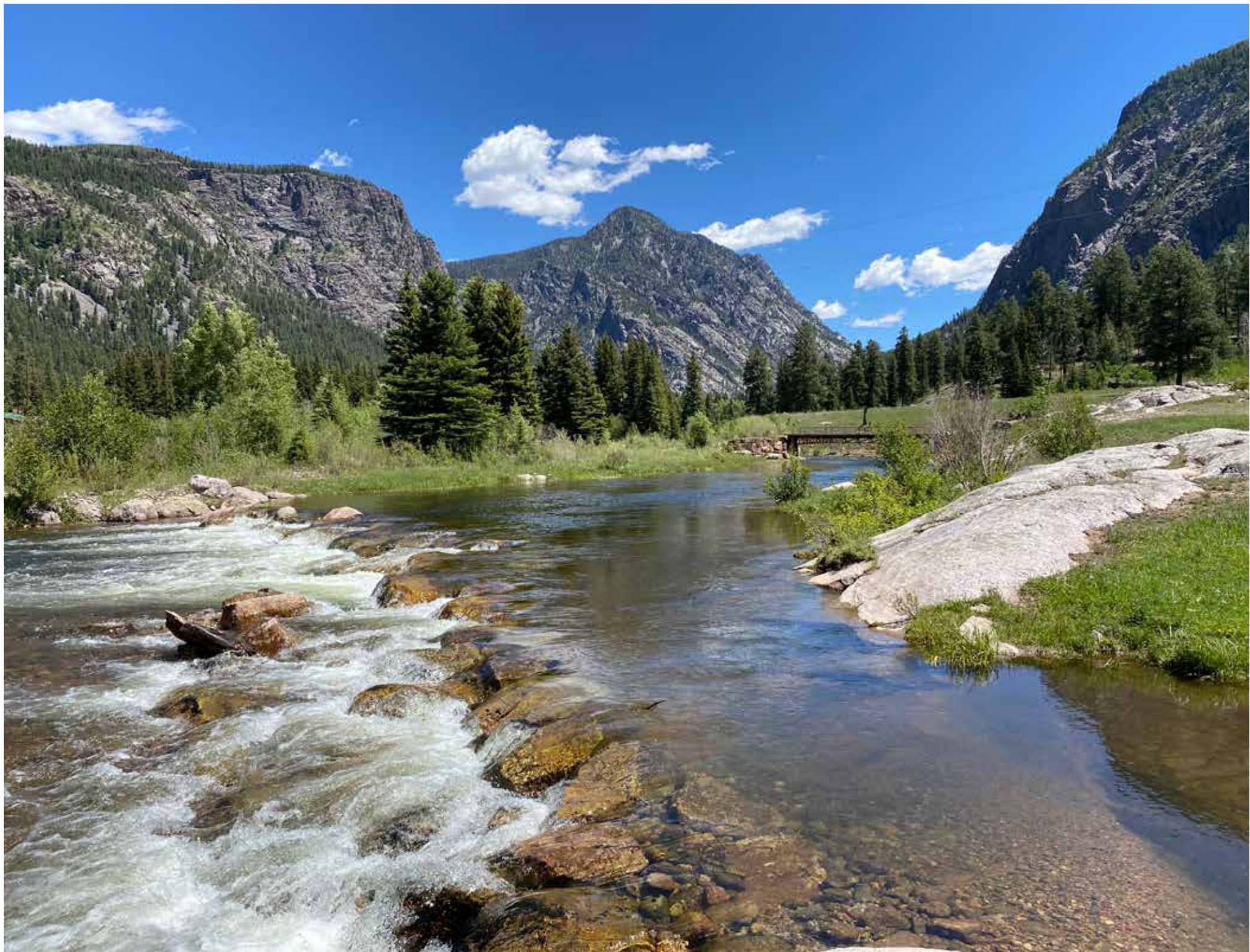


“There are hundreds of magical spots along the trails to the east and west that no one else has access to but us,” says Bill Penn. “The primitive forest has some of the biggest aspen trees I’ve ever seen. From the top, we can see clearly down to New Mexico. The beauty of the valley is enthralling.”

Hiking

There are two trails with access to the vast National Forest above the eastern property lines. The steeper of the two begins where it enters the ranch on the east hillside close to the north boundary line of the property. The other starts on the valley floor adjoining the south boundary. They end on top of the high cliffs on the east side of the valley’s north end. At the summit, are breathtaking views of the mountains north, west, and south and of the valley below.

These trails rise 2,000 feet above the valley floor, to the north giving access to the tops of the cliffs above Granite Peaks Ranch, and to the south overlooking Vallecitio Lake. These two trails follow game trails made by the deer and the elk. They are steep and require regular use and maintenance to provide useable paths for hiking. The lower sections of trail beginning on the north end of the property are currently well maintained.





Live Water

Tumbling from the high in the Weminuche Wilderness, the Pine River, known locally as Los Pinos, is a pristine freestone fishery teeming with feisty trout. Once on the deeded acreage of the ranch, the river meanders through a picturesque stand of towering firs over a series of plunge pools before making its way to the central portion of the ranch. There it opens up to a classic meadow-style fishery with deep holes and undercut banks. Throughout the stretch of premier water, there is no shortage of structure, trout-friendly natural features, and clear casting lanes to target rising fish and the big ones holding in the deeper pockets. The setting is pristine, the insect life is abundant, and the resident rainbows and browns are hard-charging and healthy.



Hunting & Wildlife

Located in GMU 751, the ranch enjoys visits from abundant wildlife. Deer and elk often move throughout the property, and Bighorn sheep can be found higher up on the cliffs. The lush habitat also provides refuge for other game, including bears, mountain lions, turkey, and grouse. The unit allows for over-the-counter tags during the second and third rifle seasons. Most of the lands in GMU 751 are wintering big game areas, making it great for later-season hunting. For the early season, hunters succeed in the “dark timber” of the north-facing slopes in the spruce/fir and aspen forests. The ranch’s proximity to the 500,000-acre Weminuche Wilderness – the largest wilderness area in Colorado – allows game animals to thrive. Rufous and Broad Tailed hummingbirds are abundant. Blue herons, Great Horned owls, Peregrine falcons, Bald eagles, and other raptors are commonplace.





Summary

This incomparable mountain ranch has been deeply cherished and thoughtfully managed by the Penn Family, who have shown an unwavering commitment to land stewardship. There is a reason why this historic western ranch has not been made available in generations. It takes a wanderlust that does not go quietly into the night, with an enduring vision and a passion for the wild. This is a rare opportunity to create a legacy in the wilderness that meanders far, stretches high, and ripples deep. Combining unparalleled access to some of the most scenic and pristine wilderness areas in the Lower 48, views that have to be seen to be believed, exceptional private fishing on both the river and spring-fed ponds, a treasure-trove of wildlife visitors, historic water rights, comfortable improvements all within the thriving Durango community, the Penn Ranch is a best-in-class offering that is as special as it gets.

Property Details

Durango, Colorado | 343 Acres

Listing Price: \$9.2M

Taxes: \$3,961 in 2023

IMPROVEMENTS

Two-story cabin built in 1965

Four-bedroom three-bathroom ranch home
completed in 1975

Tack shed and storage bank barn

ACREAGE

±343 acres

Irrigated pastures

4,000+ ft of both sides of the Pine River (Los
Pinos)

Three spring-fed ponds

LOCATION

25 miles north of Bayfield, the nearest town to get
provisions

35 miles northeast from Durango, Colorado

GETTING TO THE RANCH

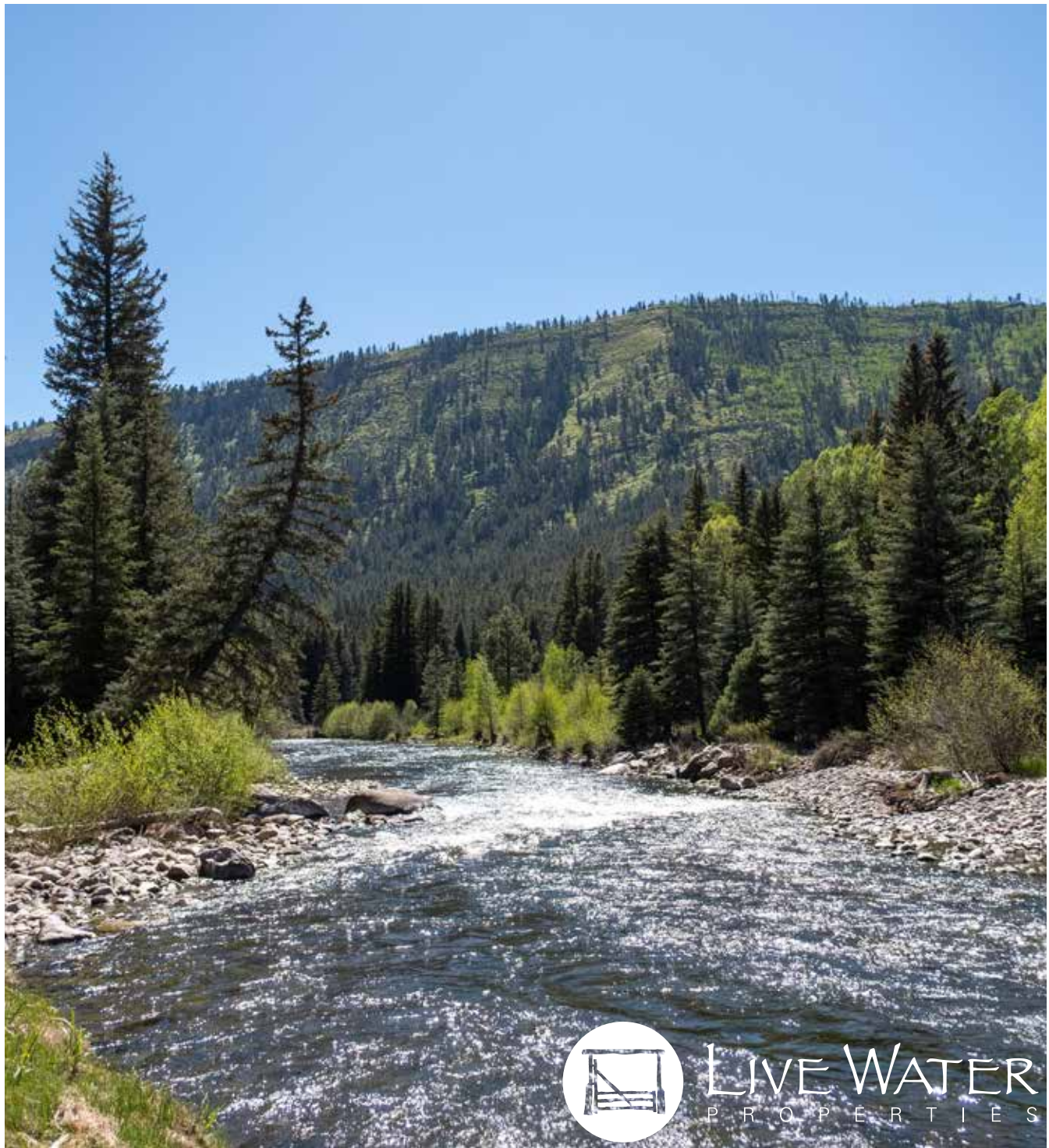
The Durango-La Plata County Airport (DRO) offers
year-round commercial flight options

CONTACT

For more information please contact

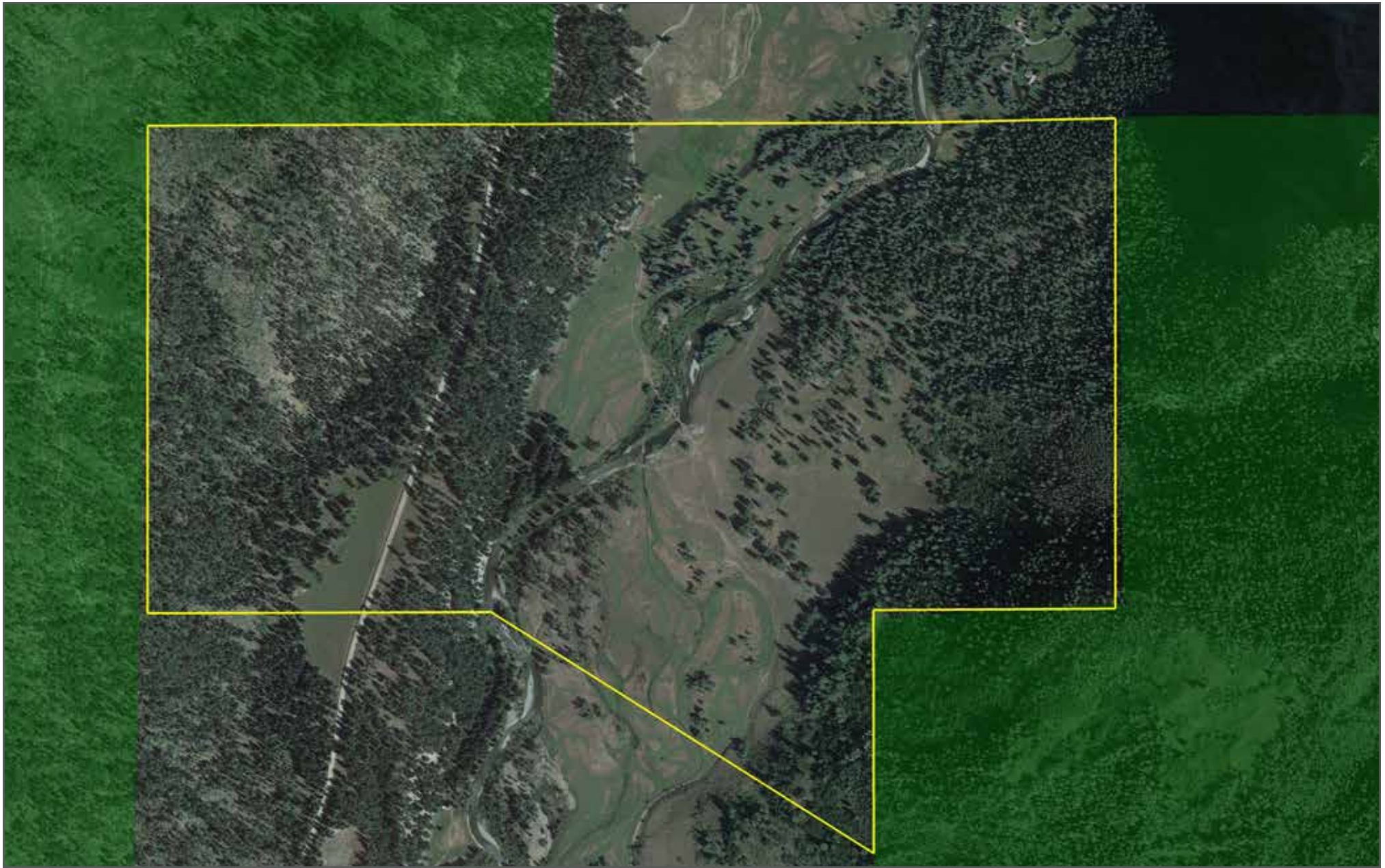
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Notes:

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.



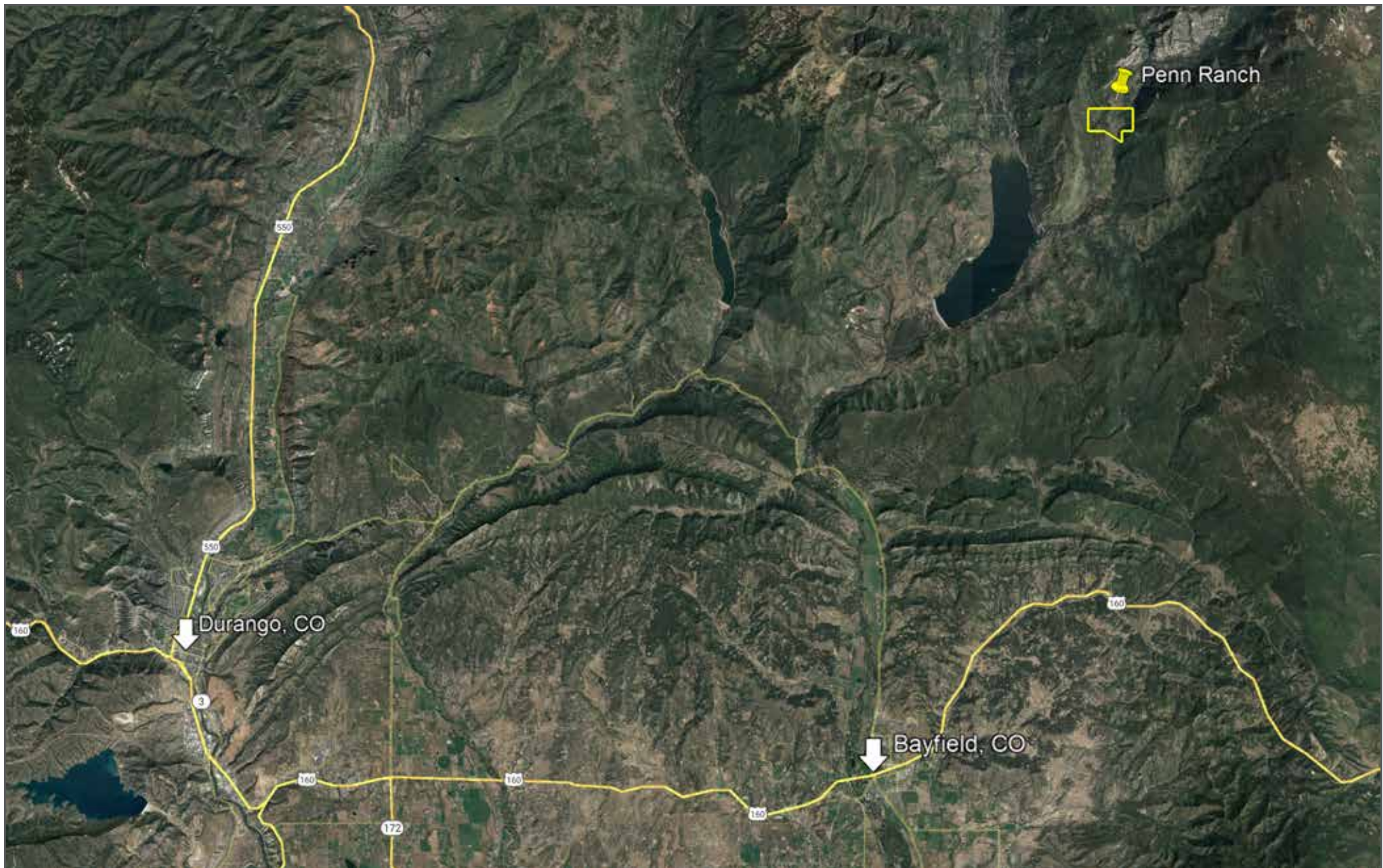
Penn Ranch - Aerial Map

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



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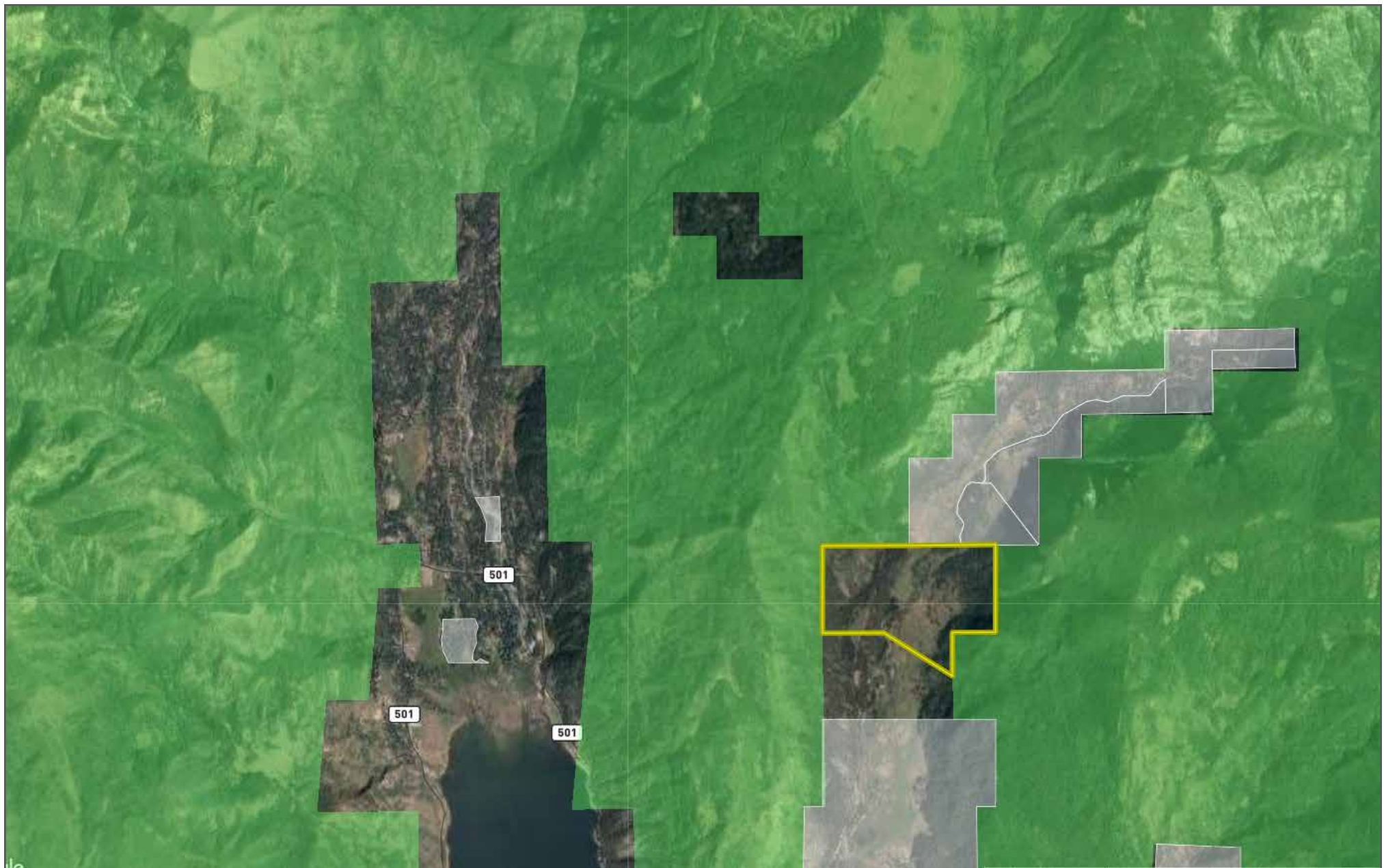
Penn Ranch - Location Map

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



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Penn Ranch - Public Lands Map

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

— Property Border

■ Properties Under
Conservation Easement

■ USFS



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