



LIVE WATER

P R O P E R T I E S

Hunting | Ranching | Fly Fishing | Conservation

DANCING PINE 80

DURANGO, COLORADO

80.06 ACRES | \$2,199,999

Dancing Pine 80 is a stunning, end-of-road 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 80 checks all of the boxes for the discerning ranch buyer offering best in class fishing, a well-maintained primary residence, privacy, and excellent proximity to a host of conveniences and adventures. At the highest point on the ranch, there is a dramatic overlook where you can see the property's large meadows that would be ideal for horse pastures. The 2,039 sqft ranch-style home has both indoor and outdoor amenities such as: a covered patio with a hot tub, two loafing sheds for farm or horse supplies, and established surrounding trees.

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At a Glance

- Pine River and 80 acres of land offer world-class tailwater fishing.
- Less than 30 minutes away from the charming Western town of Durango and its commercial airport.
- 2,039 sqft three-bedroom, two and a half-bath home, and two-car garage with a covered patio with a hot tub.
- Awe-inspiring views of river valley and nearby mountains with the convenience of a 2,500+ acre lake for fishing and boating only 20 minutes away.

** 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.