



OFFERING MEMORANDUM



82.9 RIVERFRONT ACRES

Animas Valley

27848 US-550, Durango, Colorado 81301

**BERKSHIRE
HATHAWAY**
HOMESERVICES

COLORADO
PROPERTIES

82.9 Acres

82.9 acres
\$4,500,000.

27848 HIGHWAY 550 # US
DURANGO, CO 81301



A rare Riverfront 83 acre parcel is available for purchase in the Animas Valley, offering opportunities for development and expansion. This parcel features river frontage, a serene 10-acre pond, and a raised 2-acre building pad that provides sweeping 360-degree views of the surrounding landscape. This site is ideal for building a dream home or adding more guest accommodations, such as rental cabins or a luxury lodge.

Zoned for residential use, the land can be developed into a single-family home community or used to expand the current business with additional rental units, further increasing revenue potential subject to county approval. With ample space for agricultural use or outdoor recreational activities, this parcel provides flexibility for future owners to create unique experiences for guests or generate additional income streams.

This parcel also includes water rights, adding significant value to its potential. More detailed information about the parcel's water rights and potential uses will be provided in the exclusive Water Rights section.

A 1,300 sq. ft. greenhouse, built in 2021, enhances the ranch's eco-conscious appeal by growing fruits, vegetables, and herbs year-round.

82.9 Acres

Parcel Overview



- River frontage
- 10 Acre pond with scenic island
- Elevated building pad for dream home
- Power and Septic at site
- Space for more rental units
- Zoning for single family development

Adjacent 22 acres

Also available for purchase



In addition to this 83± acre riverfront parcel, the adjoining 22± acre estate—home to a highly successful, cash-flowing wedding and event venue known as Riverbend Ranch—is also available for purchase. Buyers have the rare opportunity to acquire both properties together, combining large-scale riverfront acreage with an established, profitable business and fully developed event infrastructure.

Spanning over 22 acres, the property includes two beautifully appointed homes, a 4,000 sq. ft. event barn, and multiple structures that support a variety of business operations. The current owners host a leisurely 40-45 weddings per year while maintaining their current lifestyle, along with additional events and a steady stream of revenue from lodging, event services, and vendor partnerships.

Significant investments of over \$1.25 million have been made in capital improvements, ensuring the property and facilities are in excellent condition. The adjacent 83-acre parcel offers endless opportunities for expansion, whether through additional guest accommodations, outdoor activities, or single-family home development.

Ask broker for more info on the business. Financials available upon signed NDA.

Asking \$4,500,000 for the Business and 22 acre parcel with River Frontage

Asking \$4,500,000 for the adjacent 83 acre parcel with River frontage

Property Overview

22.62 Acres

Features



- 3500 sq. ft. event barn
- 1300 sq. ft. 3 bed/2 bath cabin
- 2255 sq. ft. 3 bed/2.5bath river house
- 1000 sq. ft. workshop with bathroom
- Charming gazebo with wraparound deck
- (2) Scenic Ponds for irrigation and recreation
- 800 feet of serene river frontage
- Well, septic system and abundant parking

Property Overview

Zoning

The following information is deemed reliable, but is not guaranteed. Buyers are to perform their own due diligence to their satisfaction.

From The La Plata County Website –
Feasibility and Permitting Process

Before applying for a land use permit in unincorporated La Plata County, most project proposals begin with a Feasibility Evaluation. This first step helps Planning staff identify potential constraints, costs, and requirements associated with your proposal—and determine how likely the project is to move forward successfully.

**The 22-acre and 83-acre parcels fall within two zoning categories:
Five-Acre Minimum Single-Family Residential (5-Acre SFR) and Animas Valley River Corridor (AVRC).**

Five-Acre Minimum Single-Family Residential District

Purpose of District

The purpose of the Five-Acre Minimum Single-Family Residential District is to provide a reasonable use of land that predominantly has no central water or sewer service. Protecting surface water and near-surface groundwater in areas reliant on individual wells and septic systems is a major consideration. Preserving the rural character is also of prime importance. Impervious coverage of a lot shall not exceed fifty (50) percent.

Uses Permitted by Right

- Single-family residential
- Granny flats
- Commercial livestock and agriculture-related operations and accessory structures

Clustering is permitted for developments that set aside at least thirty (30) percent open space. No individual lot shall be smaller than three (3) acres. The difference in land area between the lots and open space may be used for internal roads, larger lot sizes, or greater open space, but not for additional dwelling units.

Special Uses Permitted by Minor Land Use Permit

- Bed and breakfasts (maximum six guestrooms)
- Plant nurseries and greenhouses
- Family day care centers
- Public and quasi-public facilities
- Professional offices
- Research and development facilities
- Low-intensity, tourist-oriented recreational uses

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Property Overview

Zoning

A minimum lot size when subdividing in this district shall be five (5) acres. No outdoor storage of materials is permitted.

Building and site design shall reflect the rural and scenic quality of the valley.

Highway 550 access points shall be consolidated and improved to a level commensurate with any approved development.

Developments shall provide for adequate internal circulation between properties to facilitate the sharing of highway intersections.

Parking shall be as required under Section 70-18.

Animas Valley River Corridor District

Purpose of District

The Animas Valley River Corridor District was established in 1990 and is defined:

- On the east side of the Animas River by the 100-year floodplain boundary
- On the west side by a 500-foot width from the riverbank or the 100-year floodplain limit, whichever is closest to the river

The purpose of the corridor is to:

1. Reduce the private and public cost, property damage, and safety threat of flooding by limiting the intensity and proximity of development near the river.
2. Protect the unique riparian areas along the river.
3. Provide a wildlife corridor.
4. Preserve the scenic corridor within the Animas Valley by limiting building height, impervious cover, and the type and intensity of land uses allowed.

Uses Permitted by Right

- One (1) dwelling unit per existing legal lot of record or per thirty-five (35) acres, whichever is less
- Granny flats
- Commercial livestock and agriculture-related operations and accessory structures

No structure may locate within the floodway or within fifty (50) feet of the riverbank.

Boundary Adjustments

Existing, adjacent legal or nonconforming lots of record may be reconfigured through boundary adjustments if:

1. The resultant lots allow no more dwelling units than originally permitted.
2. The resulting lots are no smaller than twelve (12) acres.
3. All boundary adjustments are accomplished by a plat meeting Section 67-9.IV requirements.
4. The plat designates minimum building setbacks of fifty (50) feet from all property lines.
5. Building envelopes may be required if necessary to mitigate impacts on the river, wetlands, wildlife, or scenic quality.

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Property Overview

Zoning

Special Uses Permitted by Minor Land Use Permit

- Bed and breakfasts (maximum ten guestrooms)
- Plant nurseries and greenhouses
- Public and quasi-public facilities
- Professional offices
- Low-intensity, tourist-oriented recreational uses

No property subdivision shall create lots smaller than twelve (12) acres.

No structures shall be located within the floodway, and in no case within fifty (50) feet of the riverbank.

All outdoor storage shall be screened from off-site view.

Projects accessing Highway 550 must consolidate and improve intersections relative to development intensity.

Adequate internal circulation between sites is encouraged to minimize traffic conflicts.

Parking shall be as required under Section 70-18.

Facilities + Amenities

Water Rights



Combined, the two parcels (105 acres total) benefit from 68 Class A Shares on the Animas Consolidated Ditch, plus senior decreed pumping rights from the Animas River totaling 6 CFS (4 CFS from the ditch and 2 CFS from direct river pumping).

The water rights are senior to the City of Durango, ensuring reliable access even under call conditions. The current system supports irrigation of approximately 52 acres across both parcels and offers capacity for future expansion with additional pumping stations if desired.

83-Acre Parcel (27848) – Water Rights

- Approx. 42.7 irrigated acres, including West (4.4 ac), North (15.9 ac), South (17.2 ac), and oxbow field (5.2 ac).
- 53 Class A Shares on the Animas Consolidated Ditch.
- Water supports crops, haying, or grazing across irrigated fields.
- 4 CFS diverted from the Animas Consolidated Ditch for irrigation.
- Fields are historically maintained as productive agricultural ground.
- Irrigation infrastructure in place with established access to ditch delivery points.
- Combined with the 22-acre parcel, total of 68 Class A Shares and 6 CFS of water rights, senior to the City of Durango.

82.9 Acres

The Greenhouse

- 1300 +/- sf
- Built in 2021 used to grow fruit trees, plants and herbs. Features 3,000 gallon pound to store solar thermal heat during the day and release at night.



82.9 Acres

Existing Containers

7 storage containers existing, do not convey with property; seller may be willing to sell



82.9 Acres



82.9 Acres



82.9 Acres



82.9 Acres



Why Durango, Colorado?

Durango, Colorado, is a vibrant and growing city that combines economic opportunity with an unparalleled quality of life. Nestled in the Four Corners region, Durango offers investors and business owners access to a thriving community, supported by a dynamic local economy and a stunning natural backdrop.

Key Highlights

- **Population Growth:** Durango continues to experience steady growth, attracting new residents and businesses while maintaining its charm as a mountain town.
- **Proximity to Premier Ski Resorts:** Durango is just 30 minutes from Purgatory Resort, a favorite destination for skiing, snowboarding, and year-round activities. It's also within a 2-hour drive of Wolf Creek and Telluride ski resorts, making it an ideal hub for winter sports enthusiasts and tourists.
- **Durango-La Plata County Airport:** Just 20 minutes from downtown, the Durango airport connects the region to major hubs like Denver, Dallas, and Phoenix. This accessibility enhances the area's appeal for both business and leisure travelers, making it easy for clients and guests to navigate.
- **A Second Home Destination:** Durango has become a popular second-home location, particularly for Texans seeking a mountain retreat. Its proximity to the Southwest and year-round recreational opportunities make it a highly desirable getaway destination.
- **Exceptional Quality of Life:** With world-class outdoor recreation, including hiking, skiing, river sports, and cultural attractions, Durango is a haven for those seeking an active, outdoor-oriented lifestyle.
- **Tourist Appeal:** A gateway to the San Juan Mountains and Mesa Verde National Park, Durango attracts visitors year-round, further supporting the local economy.

With an estimated population of 19,820 as of 2025, Durango has seen consistent growth, with a 2.99% increase since 2020.



Next Steps for Buyers

Next Steps:

1. Request Additional Documentation
2. Consult with your Financial Team/Submit Proof of Funds
3. Schedule a Tour/Virtual Meeting w/ Ownership
4. Submit a Letter of Intent (LOI)
5. Move to Purchase Contract (Engage an attorney)
6. Begin Due Diligence

To move forward and explore the full potential of this unique wedding venue and property, we recommend the following steps:

1. Request Additional Information / Schedule a Call

Contact our team directly to request supplemental materials (financial detail, water rights docs, maps/surveys, etc.) and to schedule a call to discuss the opportunity and next questions.

2. Consult Your Financial Team / Submit Proof of Funds

Coordinate with your advisor/lender and provide proof of funds (and lender contact, if applicable) prior to touring.

3. Schedule a Tour or Virtual Meeting with Ownership

Qualified buyers may arrange an on-site tour (respecting event schedules) or a virtual meeting to review operations and property features.

4. Submit a Letter of Intent (LOI)

Present proposed price, structure, timelines, and key contingencies.

5. Move to Purchase Contract (Engage Counsel)

Upon LOI alignment, engage attorneys to draft/review the Purchase & Sale Agreement.

6. Begin Due Diligence

Open the diligence period to verify property, water rights, business operations, and all material items prior to closing.

RIVER BEND RANCH



Contact

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