



3R RANCH

109 RITO BLANCO, PAGOSA SPRINGS, COLORADO



GALLES PROPERTIES
— *Ranch & Luxury* —

Spectacular 191.5 Acre
SW Colorado Legacy Ranch
Along The Rito Blanco River

A Rare Offering

Presenting a rare opportunity to own one of Pagosa Springs' most extraordinary legacy properties - where pristine wilderness, an abundance of live water, and unmatched privacy converge across 191.5 acres of breathtaking Colorado landscape.

Bordered on three sides by National Forest, this remarkable ranch offers mountain views and the ultimate in seclusion and recreation, with a mile of the Rito Blanco River winding through the heart of the property. Two private, trout-stocked ponds - fed by live water flowing in and out - create a serene, park-like setting that is as functional as it is beautiful.

The land itself is nothing short of exceptional. Gently rolling, irrigated meadows blend seamlessly with dense forests of old-growth Ponderosa Pine, Fir, Blue Spruce, and Aspen, while abundant wildlife roams freely across the property, enhancing the true Colorado ranch experience.



Unmatched Beauty

The well-maintained 3,950 square foot home offers 4 bedrooms and 3 bathrooms and captures the surrounding natural beauty, while a separate studio apartment above the garage and multiple additional prime building sites throughout the ranch offer unlimited flexibility.

With no covenants, six separate parcels, three wells, and 5.35 CFS water rights, this property presents endless possibilities - whether as a private family retreat, working ranch, or future generational estate.

Located just 10 miles from downtown Pagosa Springs, the ranch enjoys convenient access to dining, shopping, world class skiing at Wolf Creek Ski Area and soaking in the famous Pagosa Hot Springs ... while still feeling worlds away.

This is more than a property—it's a legacy to be preserved, experienced, and passed down for generations.



Snapshot

PROPERTY SNAPSHOT



LAND & WATER

- ~ 191.5+/- Acres | 6 Separate Parcels
- ~ 3 Sides National Forest
- ~ 1 Mile Rito Blanco Riverfront
- ~ 3 CFS Senior Water Rights
- ~ 2.35 CFS Junior Water Rights
- ~ 3 Wells
- ~ 2 Trout-stocked Ponds
- ~ Irrigated Meadows



IMPROVEMENTS

- ~ 3,950 SF Main Home (4 BR/3 BA)
- ~ Studio Apartment Above Garage
- ~ Extensive Landscaping



INFRASTRUCTURE

- ~ 3 Wells
- ~ Starlink Internet

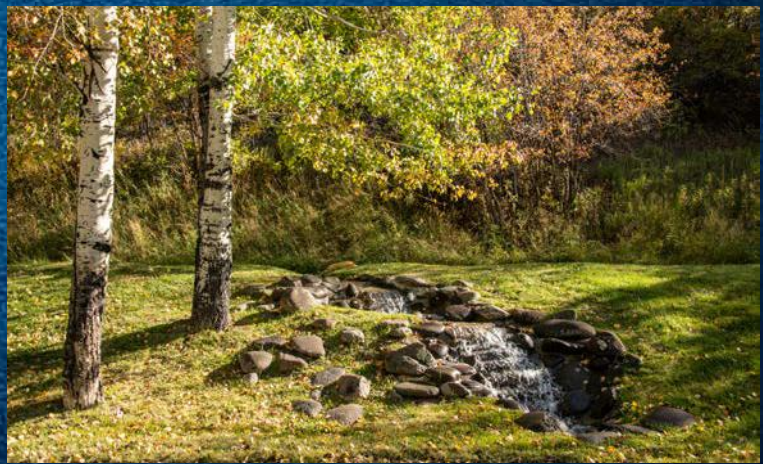


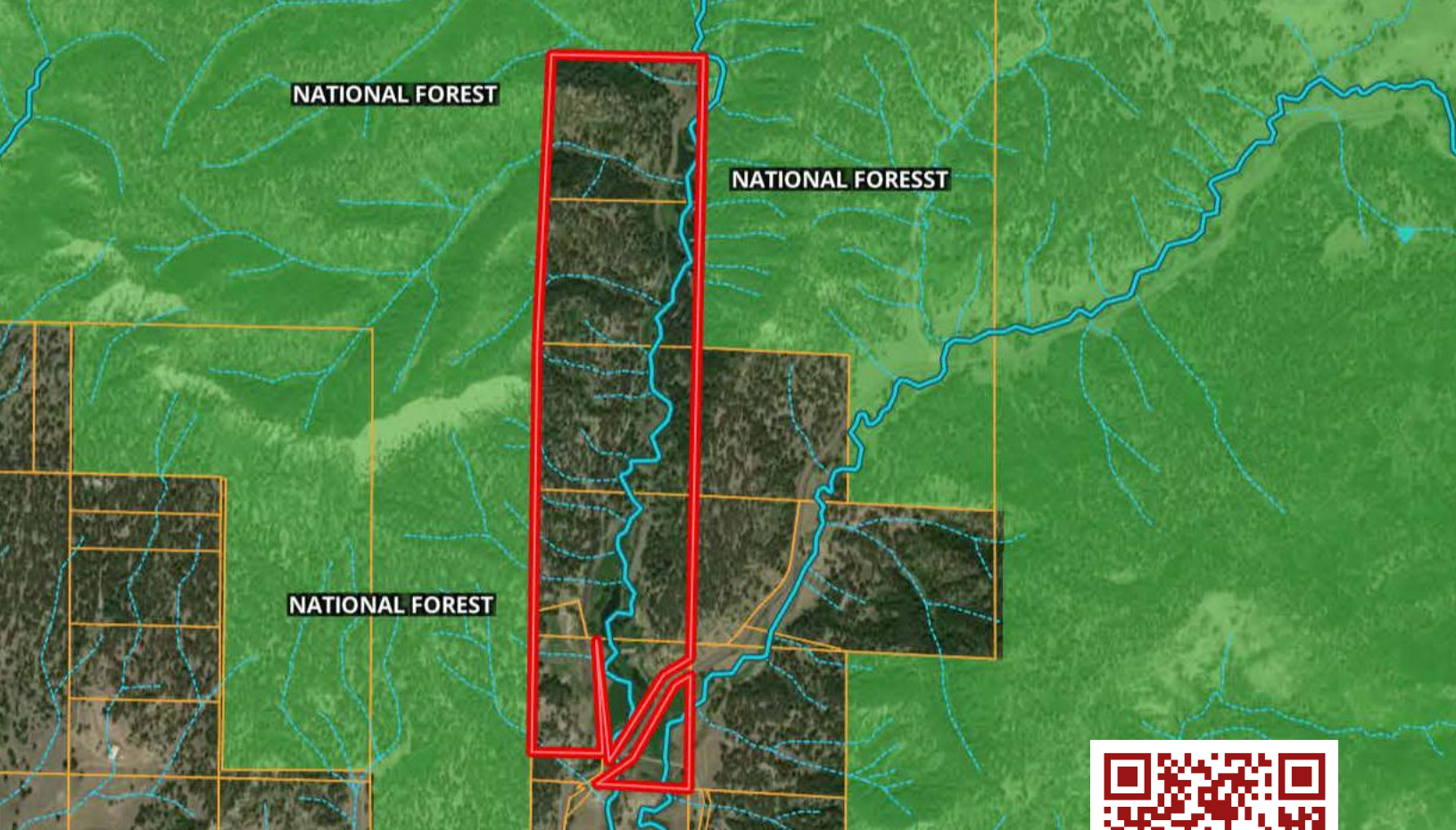
TAXES / ZONING / AREA

- ~ No HOA/No Covenants
- ~ Zoned Agricultural
- ~ Taxes \$5,116.56 (2025)



PLEASE NOTE THAT CURRENT YEAR TAXES MAY DIFFER FROM PRIOR YEAR. BUYERS ARE ADVISED TO REFER TO COUNTY RECORDS FOR ADDITIONAL INFORMATION.





The Location

Click Above Or Scan
To View Interactive
Property Map



WHERE IS PAGOSA SPRINGS, CO?

FLYING TO PAGOSA SPRINGS

Commercial air service is available at La Plata County Airport in Durango with direct flights to Denver, Phoenix and seasonally to Dallas. Private air service is available in Pagosa Springs at Stevens Field.

DRIVING TO PAGOSA SPRINGS

Albuquerque	214 Miles
Santa Fe	152 Miles
Denver	277 Miles
Durango	60 Miles



Stevens Field in Pagosa Springs offers an 8,100 foot runway for private aircraft, while Durango offers commercial air service an hour away.



The Lifestyle

With millions of acres of National Forest and wilderness land surrounding this beautiful area, year-round recreational opportunities abound in and around Pagosa Springs. From soaking in the world famous Hot Springs and mountain biking, hiking and fishing in the many lakes and rivers, to skiing at Wolf Creek Ski Area, snowmobiling and hunting, this beautiful corner of the world will take your breath away.



Discover Pagosa Springs



SCAN TO VIEW PROPERTY WEBSITE



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Information presented here is intended to be accurate but is not guaranteed and should be verified with an independent party prior to purchase.