



## Majestic Dude Ranch

MANCOS, COLORADO

50 acres | \$5.2M

CONTACT:

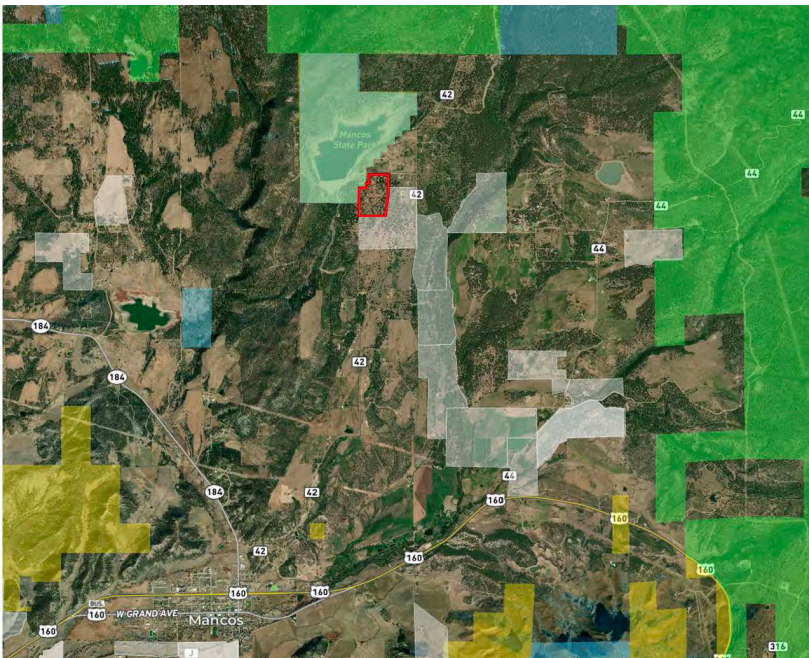
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The Majestic Dude Ranch offers a multitude of activities for guests of all ages, exceptional financials, high-quality lodging options, and vast horseback riding opportunities via numerous permits and leases. This best-in-class dude ranch is located in scenic Southwest Colorado, just 35 minutes west of Durango. A family-owned and oriented guest ranch nestled high in the pristine wilderness of the San Juan Mountains, Majestic Dude Ranch is a long-standing member of the Colorado Dude Ranch Association and The Dude Ranch Association. Majestic Dude Ranch operates with a commitment to the highest standards of hospitality and equestrian

safety, care, and experience. Located steps from Jackson Lake Reservoir and with permitted access to 2.2 million acres of adjacent state park land and public land, the ranch offers an endless array of activities from classic trail rides and fly fishing to mountain biking, ATV rides, archery, skeet shooting, and whitewater rafting among a host of other exciting adventures.

For qualified buyers, the seller is willing to consider owner-financing options and is available to stay on board to help with a smooth transition. With 19 guest cabins in various configurations, the ranch can easily host 65 guests during a typical summer visit with the flexibility to accommodate up to 110 for special events.

FULL BROCHURE COMING SOON



## At a Glance

- Ideally located within close proximity to Mesa Verde National Park, Four Corners National Monument, Telluride and many other area attractions.
- Excellent permits providing access to vast trail system on State Park and public lands over 2.2M acres
- Owner financing options available, and owners willing to stay on to ensure smooth transition
- Option to lease 65 horses and several ranch vehicles
- Excellent guest reviews across all internet platforms including Trip Advisor, Yelp, Facebook and Trip.com
- Located within 45 minutes of 3 rivers for fly fishing and whitewater rafting

*\*\* 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.*