



THREE DOGS RANCH

COLORADO | MONTEZUMA COUNTY | MANCOS

79.23 ± ACRES | \$1,750,000

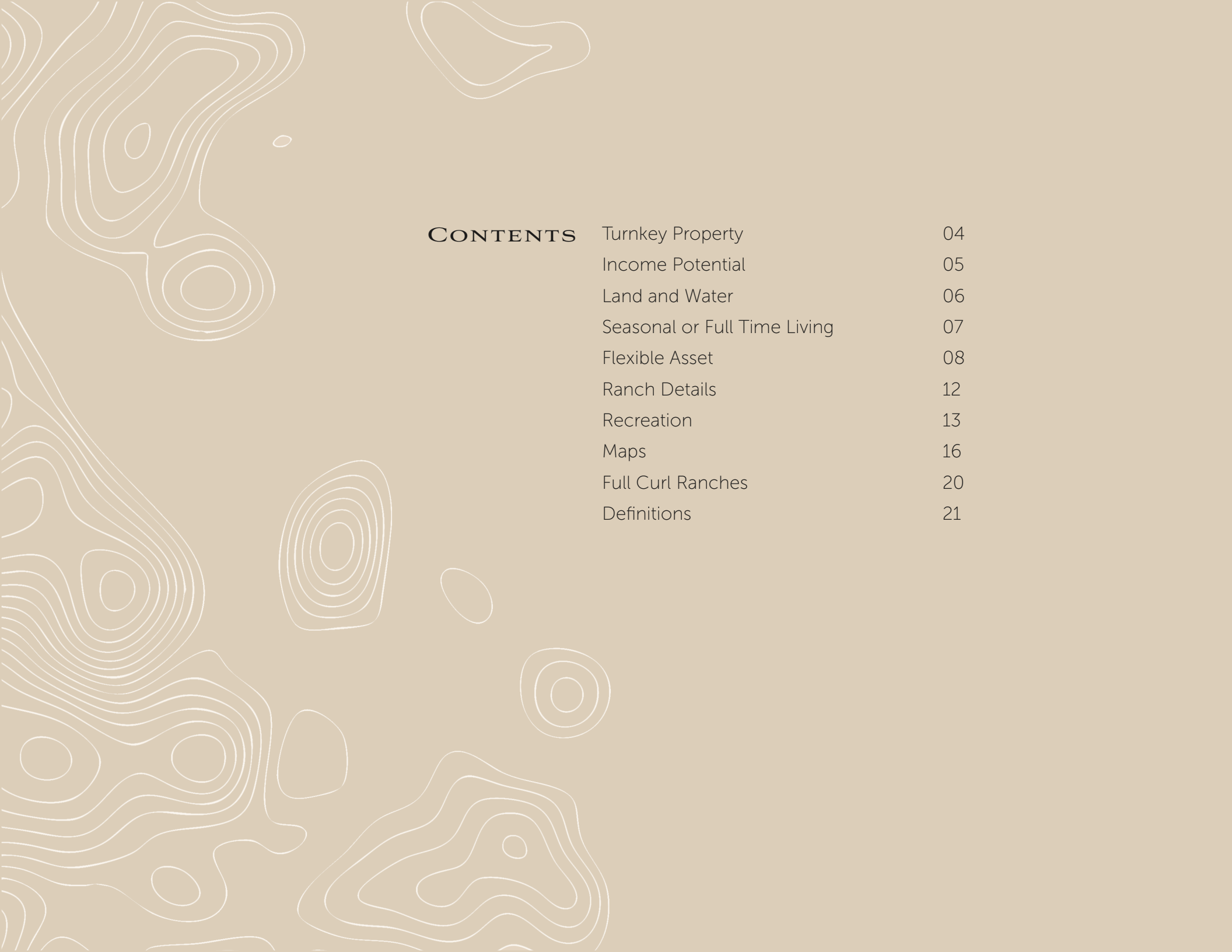


WELCOME



THE PICTURE PERFECT WESTERN RANCH

Three Dogs Ranch offers 79+ acres of historic Southwest Colorado beauty with three fully furnished, newly remodeled cabins—a rare turnkey setup perfect for a family compound or Short-Term-Rental retreat. With deeded water rights, natural ponds, fenced pastures, and a horse barn, the ranch is ideal for equestrian or outdoor-driven living. Panoramic La Plata Mountain views and direct access off Hwy 160 place you minutes from Mancos and endless year-round adventure.

The background of the page is a light beige color with white contour lines, resembling a topographic map. The lines are of varying thickness and form, creating a sense of depth and texture. They are scattered across the page, with some areas having more dense lines than others.

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TURNKEY SOUTHWEST COLORADO LIFESTYLE PROPERTY

Three Dogs Ranch is a 79+ acre lifestyle property ideally positioned between Durango and Cortez, placing it at the center of Southwest Colorado's most desirable recreation and second-home corridor. The ranch has been thoughtfully improved to serve a wide range of ownership goals—from family retreat to income-producing asset—while remaining turnkey and easy to enjoy from day one.

Property Highlights

- 79+ acres of usable Southwest Colorado land
- Three (3) fully furnished, newly remodeled cabins (completed 2024)
- Turnkey setup suitable for immediate personal use or rental income
- Flexible layout ideal for multi-generational ownership, guests, or retreats



TURNKEY CABINS | IMMEDIATE USE & INCOME POTENTIAL

The ranch features three independent cabins, each fully furnished and designed to offer privacy, comfort, and flexibility. This configuration allows owners to use the property in multiple ways without compromise.

Cabin & Use Options

- Multi-generational family compound
- Private guest cabins for visiting friends or family
- Corporate or creative retreat setting
- Short-term rental portfolio (VRBO / Airbnb ready)
- Long-term rental or mixed personal/rental use

With furnishings already in place, ownership begins without the delays or costs typically associated with setting up a mountain property.

LAND, WATER, AND WESTERN FUNCTIONALITY

The land itself reflects what buyers seek most in Colorado ownership: cool summer temperatures, open space, water, and scenic views, paired with practical infrastructure.

- Land & Infrastructure
- Deeded water rights
- Natural ponds and reliable freshwater resources
- Fenced pastures suitable for livestock or horses
- Horse barn supporting equestrian use
- Productive ground that is manageable for part-time owners

This balance of beauty and functionality allows owners to enjoy the Western lifestyle without the burden of high maintenance.



DESIGNED FOR SEASONAL OR FULL-TIME LIVING

Three Dogs Ranch performs equally well as a seasonal mountain retreat or a full-time residence. Owners can arrive and settle in immediately, while also retaining the option to generate income when the property is not in use.

Ownership Benefits

- Mild summer temperatures ideal for extended stays
- Fully furnished cabins reduce friction for seasonal ownership
- Low-stress land management compared to heavily forested properties
- Ability to offset holding costs through short- or long-term rentals





A FLEXIBLE ASSET WITH ENDURING UTILITY

Whether envisioned as:

- A private mountain estate
- A family legacy property
- A turnkey income-producing retreat
- Or a combination of lifestyle and investment

Three Dogs Ranch offers three fully furnished cabins, usable acreage, water, and immediate functionality—a rare convergence in today's Colorado market.





"Three Dogs Ranch was a restoration project I was personally involved in from start to finish. Revitalizing a former high-fenced elk ranch required discipline and intention—no shortcuts, no surface-level fixes. Every decision was made with long-term stewardship in mind. From civil engineering plans addressing grading and water flow, to working alongside a professional interior designer to ensure each cabin felt cohesive, functional, and true to the setting, the goal was to do things the right way. Today, the ranch reflects what it was always meant to be: a classic Southwest Colorado property, thoughtfully restored and ready for its next chapter."

A stylized, handwritten signature in white ink, consisting of several overlapping loops and a long horizontal stroke extending to the right.

Reese Lovell, Broker

RANCH DETAILS

Deed Acres	79.23± acres
Irrigated Acres	20 ± acres
Leased Acres	0± acres
Vegetation	Irrigated pasture, wetlands, foothill timber (pinion, juniper, Ponderosa), grasslands
Water Features	Ponds
Property Address	44501 Highway 160, Mancos, CO 81328
Main House	2BR/3BA, 1,861 sq ft (2024 Remodel)
Guest House	1BR/ABA, 1,023 sq ft (2024 Remodel)
Guest Cabin	1BR/1BA, 502 sq ft (2024 Remodel)
Ranch Improvements	Detached Garage w/ Loft Cabin, Guest Cabin & Barn
Fencing Type & Condition	10' High Fence (below average)
Access	Year-round access via Highway 160
Elevation	7,450
Utilities	Electricity (Empire Electric Association), domestic water (Mancos Rural Water Company)
Well Permit #	155514
Parcel #	560524400002
Property Taxes	\$6,327.48 (2025)



Mesa Verde National Park



Fly Fishing Regional Rivers

RECREATION IN EVERY DIRECTION

Southwest Colorado is known for its unmatched access to public land, national parks, and four-season recreation. Three Dogs Ranch sits at the center of it all.

Nearby Recreation

Mesa Verde National Park (UNESCO World Heritage Site)

Phil's World mountain biking trails

San Juan National Forest access

Hiking, horseback riding, and wildlife viewing

Fly fishing and regional rivers

Purgatory Resort skiing and winter recreation



PROXIMITY TO CULTURE, DINING, AND SERVICES

Despite its privacy, the property is close to several vibrant communities that add cultural depth and convenience.

Nearby Towns

Mancos: Art galleries, cafés, local dining, strong agrarian culture

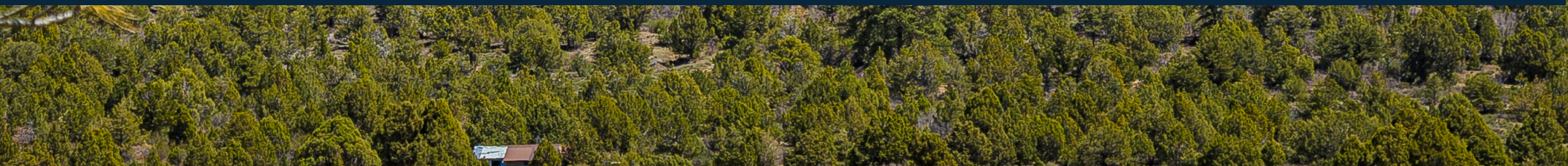
Durango: Regional airport, historic railroad, dining, events, medical services

Cortez: Gateway to Mesa Verde, additional services, and Four Corners access

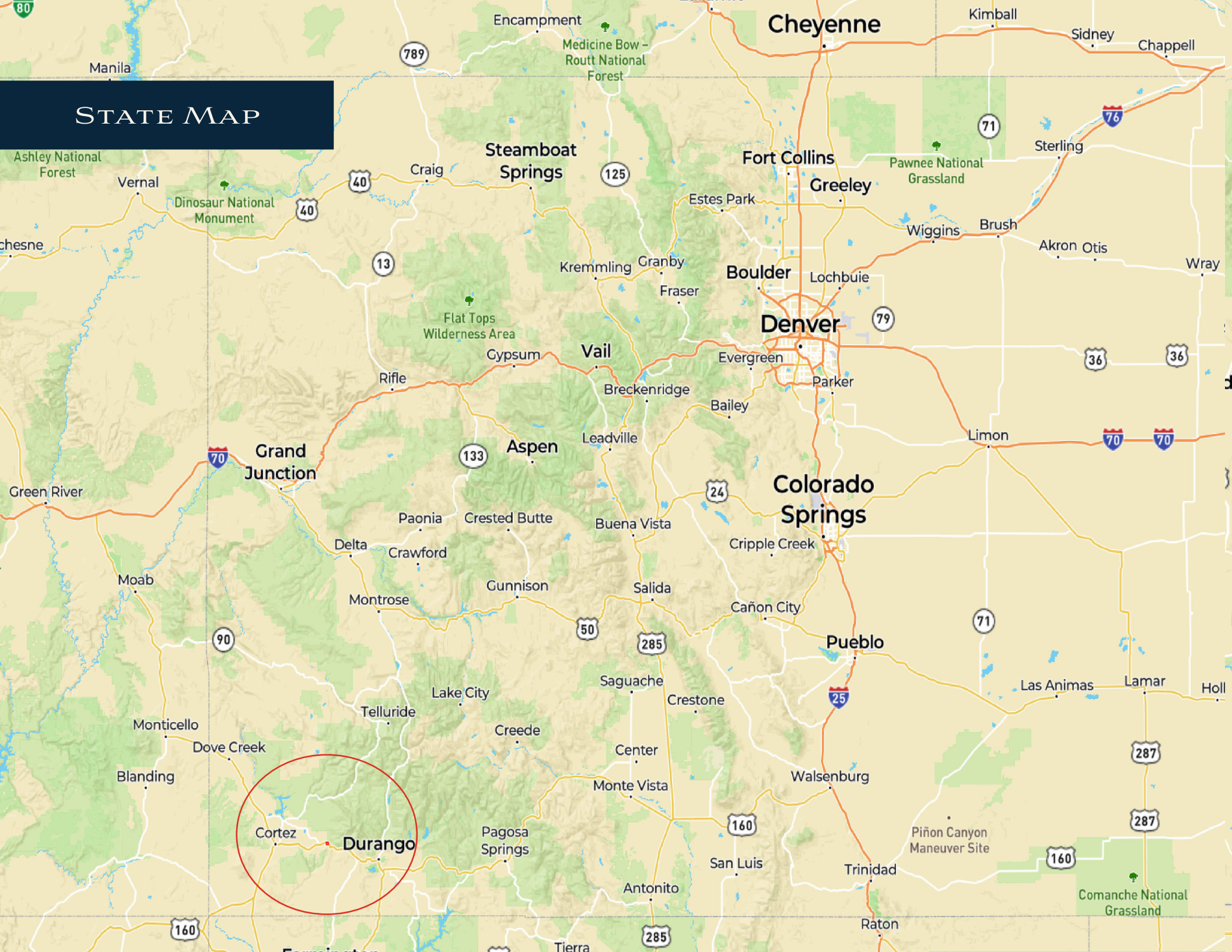


MANCOS, COLORADO: HISTORY

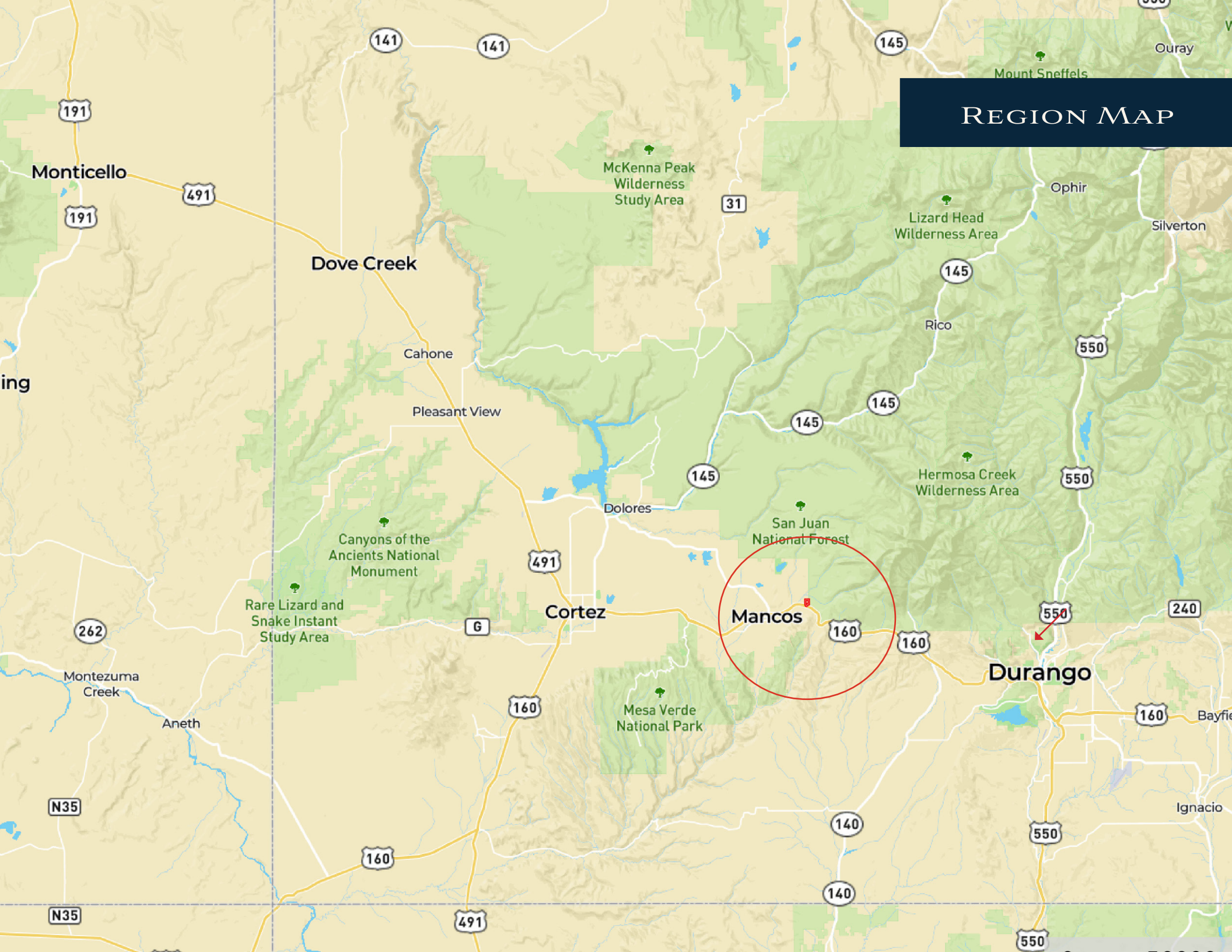
Mancos, known as the "Gateway to Mesa Verde," traces its roots to ancient Indigenous cultures, including the Ancestral Puebloans who lived nearby at Mesa Verde National Park. The town itself was established in the late 1870s following the Hayden Survey, when explorers named the nearby river "Mancos," meaning "one-armed" in Spanish. Originally a farming and ranching community, Mancos grew as a supply hub for settlers and early tourism to Mesa Verde, maintaining its small-town character while preserving its rich cultural and agricultural heritage.



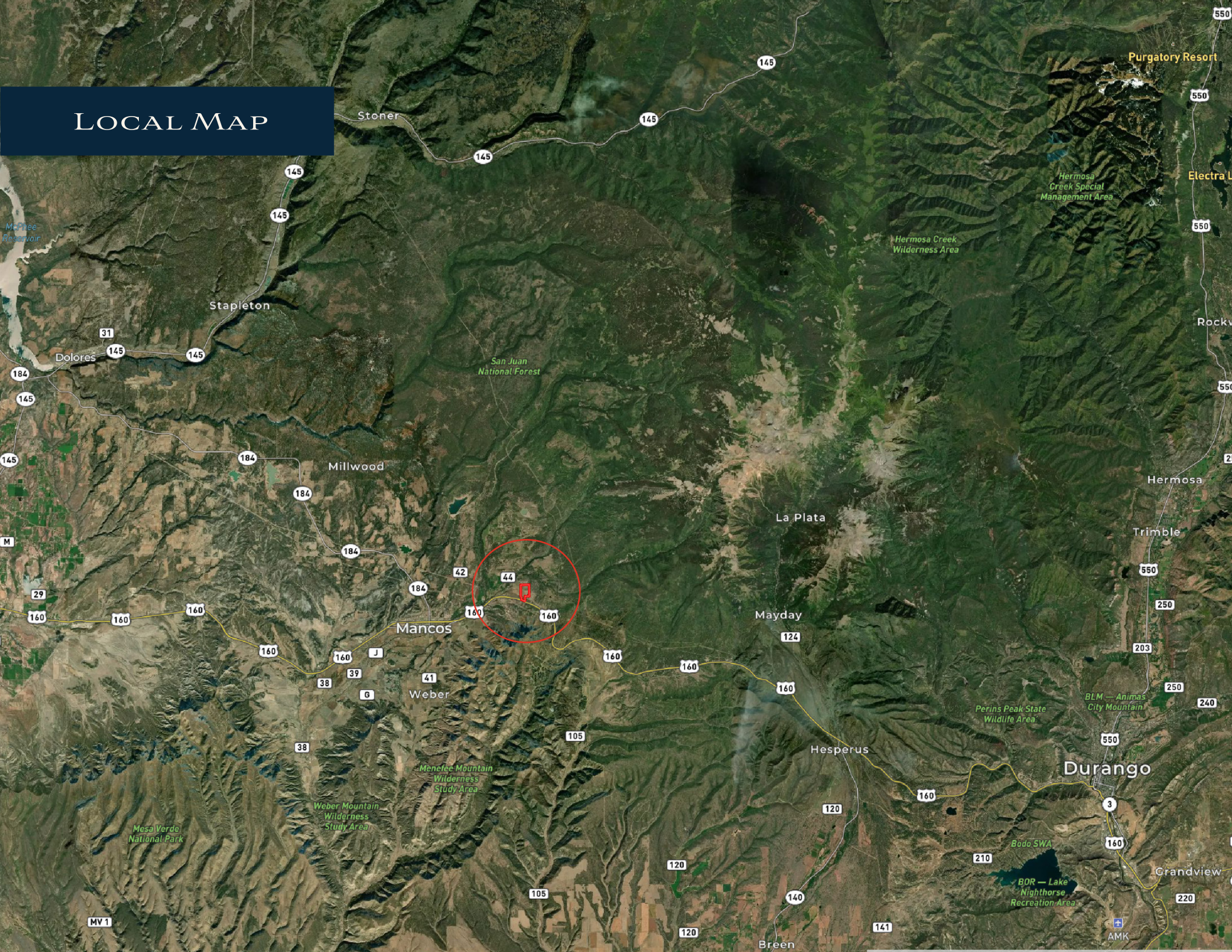
STATE MAP



REGION MAP



LOCAL MAP



BOUNDARY MAP





*We prioritize quality, not quantity.
We are about achieving highest &
best use, in every deal.*

Western Colorado is a place unlike any other—defined by mountains, valleys, and the lifestyle that comes with wide-open land. Full Curl Ranches exists to help landowners, investors, and families navigate these opportunities with expertise and integrity.

Unlike traditional ranch brokerages, we operate on a limited-client model to deliver advisory-level service. Every property is approached with rigorous due diligence, strategic positioning, and an unwavering focus on highest and best use.

From ALTA surveys and water-rights review to financial modeling and exit planning, our process brings M&A-style precision to ranch real estate. Our clients choose Full Curl because results, transparency, and stewardship matter.

We don't aim to be the biggest brokerage—just the most trusted.

Reese Lovell
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DEFINITIONS OF WORKING RELATIONSHIPS

SELLER'S AGENT:

A seller's agent (or listing agent) works solely on behalf of the seller to promote the interests of the seller with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the seller. The seller's agent must disclose to potential buyers all adverse material facts actually known by the seller's agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the seller.

BUYER'S AGENT:

A buyer's agent works solely on behalf of the buyer to promote the interests of the buyer with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the buyer. The buyer's agent must disclose to potential sellers all adverse material facts actually known by the buyer's agent including the buyer's financial ability to perform the terms of the transaction and if a residential property, whether the buyer intends to occupy the property. A separate written buyer agency agreement is required which sets forth the duties and obligations of the broker and the buyer.

In Colorado, Buyers should be aware that different real estate brokerage relationships are available which include seller agency, buyer agency or transaction-brokerage.

TRANSACTION-BROKER:

A transaction-broker assists the buyer or seller or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction without being an agent or advocate for any of the parties. A transaction-broker must use reasonable skill and care in the performance of any oral or written agreement, and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a buyer's financial ability to perform the terms of a transaction and if a residential property, whether the buyer intends to occupy the property. No written agreement is required.

CUSTOMER:

A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party's agent or as the party's transaction-broker.

Please contact Full Curl Ranches for a complete discussion of potential working relationships for this property. A written relationship disclosure will be provided to a prospective buyer prior to engaging in brokerage activities as defined by the Colorado Real Estate Commission.



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Reese Lovell of Full Curl Ranches is the exclusive agent of the Sellers. Full Curl Ranches is acting as a Seller's Agent and will cooperate with other agents acting as a Transaction Broker or Buyer Agent only.

NOTICE: Offering is subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of purchase by owner. Information regarding land classifications, acreages, carrying capacities, potential profits, etc., are intended only as general guidelines and have been provided by sources deemed reliable, but whose accuracy we cannot guarantee. Prospective buyers should verify all information to their satisfaction. Prospective buyers should also be aware that the photographs in this brochure may have been digitally enhanced and may simply represent the view from the property or local area attractions or locations.

THANK YOU

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