

RIVER RANCH

BY COLUMBUS



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The River Ranch is taking 5th Wheel Trailers to a level never before dreamed of. It is shaking up the market with its single level ranch style design. River Ranch combines the best aspects of three different RV types including the largest basement storage capacity available and interior ceiling height of a class A motor home, the tow ability of a 5th wheel, and the single level living floorplan of a travel trailer. The one-of-a-kind River Ranch—where practical living, storage, tow ability and lavish style sets a new bar of RV luxury.

"Don't just imagine it, live it."

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391MK



390RL



392MB

CONSTRUCTION

- 84" Interior Height Throughout
- All Welded Aluminum Frame Superstructure with 101" Wide Body
- 3/4" Tongue & Groove Plywood Floor
- Residential 5" Radius Wood Truss Roof
- 6' Slide Height (*Living Room Slides*)
- Snap-in Ceiling Molding (*No Staples or Tape*)
- 12V Heat Pads on All Holding Tanks
- R-38 Floor Insulation
- R-40 Roof Insulation
- R-11 Sidewall Insulation
- Vacuum-Bonded Walls with Azdel
- Worry-Free Composite Floors in Basement & Slide Boxes
- 16" Wheels
- Frameless Windows
- Two-Tone Painted Front Cap

INTERIOR

- Large Frameless, Tinted Windows Throughout
- Hidden Hinges
- Soft-Close, Reinforced Doors & Drawers with Upgraded Hardware
- Upgraded Crack/Mold/Mildew-Resistant Flooring
- Hybrid Marine-Grade Carpet
- LED Light Fixtures
- Upgraded True Solid-Surface Countertops in Bathroom & Kitchen
- Roller Day/Night Shades (*Main Areas Only*)
- Power Theater Seating with USB Charging
- 88" Split Sleeper Sofa (*N/A 391MK*)
- Solid Wood Entertainment & End Table Top
- Residential High-End Dining Chairs

EXTERIOR

- Slam Latches on All Storage Doors
- Magnetic Compartment Door Holds
- Two-Tone Aluminum Wheels
- Black Wheel Well Skirting
- Two Exterior Color Choices with Black Metal Skirting (*White, Full-Body Paint*)
- Heated Utility Convenience Center
- Black Tank Flush
- JBL Outside Speakers
- Outside Shower
- Two 30 Lb. LP Tanks
- 30" Entry Door with Window
- Battery Quick-Disconnect
- Dual Power Awnings with LED Lighting
- 8,000 Lb. Axles
- Crank-Down Spare Tire
- Storage Rack in Front Compartment
- TST Tire Pressure Monitoring System

KITCHEN

- Residential Under-Counter Storage
- Additional Lighting Above Dinette Areas
- Deep, Residential, Single-Bowl Stainless Steel Sink with Accessories Kit
- Single-Lever Faucet with Pull-Out Sprayer
- Trash Can with Dedicated Storage
- Full Pantry
- Dishwasher Prep

BEDROOM

- Cabinet-Mounted, Power-Retract TV
- Solid-Surface Dresser Top
- Memory Foam, King Size Mattress
- French Mirrored Sliding Closet Doors
- High-End Bedspread & Pillows
- Reading Lights with USB Charging Ports
- 5,000 BTU Fireplace

BATHROOM

- 60" x 30" One-Piece Signature Spa Walk-in Shower with Teak Wood Seat
- Solid-Surface Counter Top
- Three-Speed Power Vent
- Porcelain Toilet
- Towel Rack Built Into Door
- Undermount Sink with Waterfall Faucet

APPLIANCES

- 24" Insignia Range
- Insignia Four-Burner Gas Cooktop
- 30" Residential Microwave
- 50" LED TV with JBL Sound System and Subwoofer
- 12 Gallon Water Heater
- Washer/Dryer Prep
- (3) 13,500 BTU Low Profile Coleman Mach 8 A/Cs with Energy Management System; (1) with Heat Pump
- 35,000 BTU Furnace with Residential Floor Ducting

OPTIONS

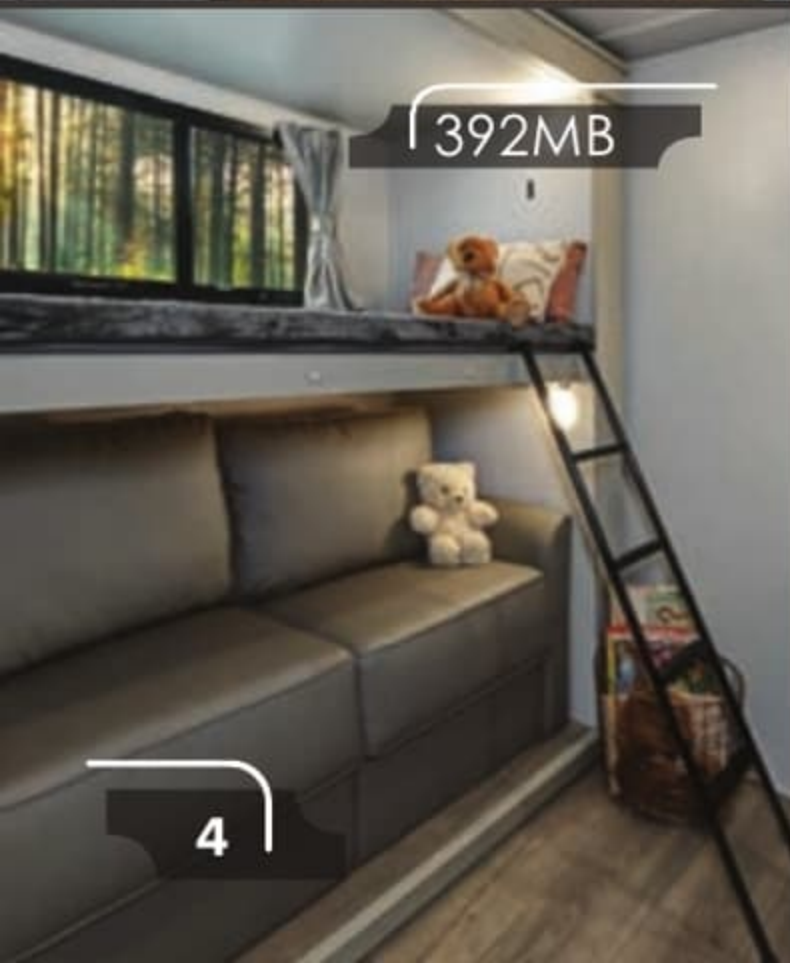
- 23 Cu. Ft. Residential Refrigerator with Ice Maker, Inverter & Wi-Fi
- 18 Cu. Ft. Gas/Electric Refrigerator
- Dual-Pane Windows
- Stackable Washer/Dryer Installed
- Generator Prep (*N/A with Generator Install Option*)
- Goodyear H-Rated Tires with Upgraded Rims
- Full-Body Paint, Moon Grey (*Required with Paint Exterior Option*)
- Slide Toppers
- 200W Solar Panels
- 5.5 KW Onan Generator



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- 6' Slide Height (*Living Room Slides*)
- Snap-in Ceiling Molding (*No Staples or Tape*)
- 12V Heat Pads on All Holding Tanks
- R-38 Floor Insulation
- R-40 Roof Insulation
- R-11 Sidewall Insulation
- Vacuum-Bonded Walls with Azdel
- Worry-Free Composite Floors in Basement & Slide Boxes
- 16" Wheels
- Frameless Windows
- Two-Tone Painted Front Cap

INTERIOR

- Large Frameless, Tinted Windows Throughout
- Hidden Hinges
- Soft-Close, Reinforced Doors & Drawers with Upgraded Hardware
- Upgraded Crack/Mold/Mildew-Resistant Flooring
- Hybrid Marine-Grade Carpet
- LED Light Fixtures
- Upgraded True Solid-Surface Countertops in Bathroom & Kitchen
- Roller Day/Night Shades (*Main Areas Only*)
- Power Theater Seating with USB Charging
- 88" Split Sleeper Sofa (*N/A 391MK*)
- Solid Wood Entertainment & End Table Top
- Residential High-End Dining Chairs

EXTERIOR

- Slam Latches on All Storage Doors
- Magnetic Compartment Door Holds
- Two-Tone Aluminum Wheels
- Black Wheel Well Skirting
- Two Exterior Color Choices with Black Metal Skirting (*White, Full-Body Paint*)
- Heated Utility Convenience Center
- Black Tank Flush
- JBL Outside Speakers
- Outside Shower
- Two 30 Lb. LP Tanks
- 30" Entry Door with Window
- Battery Quick-Disconnect
- Dual Power Awnings with LED Lighting
- 8,000 Lb. Axles
- Crank-Down Spare Tire
- Storage Rack in Front Compartment
- TST Tire Pressure Monitoring System

KITCHEN

- Residential Under-Counter Storage
- Additional Lighting Above Dinette Areas
- Deep, Residential, Single-Bowl Stainless Steel Sink with Accessories Kit
- Single-Lever Faucet with Pull-Out Sprayer
- Trash Can with Dedicated Storage
- Full Pantry
- Dishwasher Prep

BEDROOM

- Cabinet-Mounted, Power-Retract TV
- Solid-Surface Dresser Top
- Memory Foam, King Size Mattress
- French Mirrored Sliding Closet Doors
- High-End Bedspread & Pillows
- Reading Lights with USB Charging Ports
- 5,000 BTU Fireplace

BATHROOM

- 60" x 30" One-Piece Signature Spa Walk-in Shower with Teak Wood Seat
- Solid-Surface Counter Top
- Three-Speed Power Vent
- Porcelain Toilet
- Towel Rack Built Into Door
- Undermount Sink with Waterfall Faucet

APPLIANCES

- 24" Insignia Range
- Insignia Four-Burner Gas Cooktop
- 30" Residential Microwave
- 50" LED TV with JBL Sound System and Subwoofer
- 12 Gallon Water Heater
- Washer/Dryer Prep
- (3) 13,500 BTU Low Profile Coleman Mach 8 A/Cs with Energy Management System; (1) with Heat Pump
- 35,000 BTU Furnace with Residential Floor Ducting

OPTIONS

- 23 Cu. Ft. Residential Refrigerator with Ice Maker, Inverter & Wi-Fi
- 18 Cu. Ft. Gas/Electric Refrigerator
- Dual-Pane Windows
- Stackable Washer/Dryer Installed
- Generator Prep (*N/A with Generator Install Option*)
- Goodyear H-Rated Tires with Upgraded Rims
- Full-Body Paint, Moon Grey (*Required with Paint Exterior Option*)
- Slide Toppers
- 200W Solar Panels
- 5.5 KW Onan Generator

RIVER PACKAGE

- Six-Point Hydraulic Leveling System
- 8000 Lb. Axles
- Two-Tone Aluminum Wheels
- G-Rated Tires with G-Rated Spare
- Trail Air Flex Air Upgraded Pinbox
- 12 Gal. Water Heater
- (3) 13,500 BTU Low Profile Coleman Mach 8 A/Cs with Energy Management System; (1) with Heat Pump
- Power Cord Storage Reel
- 2" Hitch Receiver
- Tire Pressure Monitoring System
- Frameless Windows
- Battery Disconnect
- 12V Heat Pads on Tanks
- LED Awning Lights
- Morryde LRE4000 Suspension
- Syphon 360 Vent Covers
- 30" Friction-Hinge Entry Door
- Wi-Fi Booster with 4G LTE Capability
- Ladder
- LP Quick Connect
- Back Up Camera Prep
- Slide Topper Prep
- Go Power Solar Prep
- Metal Wrapped Awning
- Composite Basement and Slide Box Floors
- High-Gloss Fiberglass with Azdel
- Two Tone Painted Front Cap
- Touch-Screen Control Operating System

RANCH PACKAGE

- JBL Sound System
- Wall-Mounted Free-Standing Dinette Table w/Extension
- Two Residential Dinette Chairs
- Pop-Up Receipts
- 50" LED TV
- 32" Bedroom TV
- 60" x 30" Signature Spa Walk-In Shower with Teak Wood Seat
- MCD Day/Night Roller Shades (*Living Room Only*)
- Memory Foam Mattress
- Hybrid Carpet
- Aluminum Bed Base with King Bed
- Power Theater Seating with USB Charging
- 50/50 Split Sleeper Sofa
- Upgraded Residential Hardware with Two-Tone Cabinets & Soft Close Doors/Drawers
- Deep-Bowl Stainless Steel Kitchen Sink with Accessories
- Stainless Steel Residential Appliance Package. Includes: 30" Microwave, 24" Range, and Dishwasher Prep
- Washer/Dryer Prep
- Porcelain Toilet
- Large Kitchen Pantry (*Select Models*)
- 5,000 BTU Electric Fireplace in Living Room & Bedroom
- Kitchen Maxx Air Vent with Rain Hood
- Undermount Bath Sink with Solid-Surface Countertop
- Two Folding Chairs
- Wood-Look Linoleum



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RIVER RANCH

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Dimensions	Weights	Tanks
Length: 42' 0"	UVW: 13944	Fresh: 75 Gal
Width: 101"	GVWR: 17999	Gray: 78 Gal
Height: 13' 6"	CCC: 4055	Black: 39 Gal
Awning: 15', 21'	Hitch: 2295	

391MK



NEW FOR 2023!

Dimensions	Weights	Tanks
Length: 36' 7"	UVW: 12739	Fresh: 75 Gal
Width: 101"	GVWR: 15999	Gray: 78 Gal
Height: 13' 6"	CCC: 3260	Black: 39 Gal
Awning: 16', 16'	Hitch: 2400	

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390RL



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Length: 42' 0"	UVW: 13944	Fresh: 75 Gal
Width: 101"	GVWR: 17999	Gray: 78 Gal
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Dimensions	Weights	Tanks
Length: 42' 0"	UVW: 14844	Fresh: 75 Gal
Width: 101"	GVWR: 17999	Gray: 78 Gal
Height: 13' 6"	CCC: 3155	Black: 39 Gal
Awning: 15', 21'	Hitch: 2455	



392MB

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Specification Definitions

GVWR (Gross Vehicle Weight Rating): is the maximum permissible weight of the unit when fully loaded. It includes all weights, inclusive of all fluids, cargo, optional equipment and accessories. For safety and product performance do NOT exceed the GVWR.
GAWR (Gross Axle Weight Rating): is the maximum permissible weight, including cargo, fluids, optional equipment and accessories that can be safely supported by a combination of all axles. **UVW (Unloaded Vehicle Weight):** is the typical weight of the unit as manufactured at the factory. It includes all weight at the unit's axle(s) and tongue or pin and LP Gas. The UVW does not include cargo, fresh potable water, additional optional equipment or dealer installed accessories. **CCC (Cargo Carrying Capacity):** is the amount of weight available for fresh potable water, cargo, additional optional equipment and accessories. CCC is equal to GVWR minus UVW. Available CCC should accommodate fresh potable water (8.3 lww per gallon). Before filling the fresh water tank, empty the black and gray tanks to provide for more cargo capacity. Each Forest River RV is weighed at the manufacturing facility prior to shipping. A label identifying the unloaded vehicle weight of the actual unit and the cargo carrying capacity is applied to every Forest River RV prior to leaving our facilities. The load capacity of your unit is designated by weight, not by volume, so you cannot necessarily use all available space when loading your unit.

All information contained in this brochure is believed to be accurate at the time of publication. However, during the model year, it may be necessary to make revisions and Forest River, Inc., reserves the right to make all such changes without notice, including prices, colors, materials, equipment and specifications as well as the addition of new models and the discontinuance of models shown in this brochure. Therefore, please consult with your Forest River dealer and confirm the existence of any materials, design or specifications that are material to your purchase decision. © 2022 Palomino RV, a Division of Forest River, Inc., a Berkshire Hathaway Company. 11/01 Columbus

*Estimated Average based on standard build optional equipment



24/7 EMERGENCY ROADSIDE ASSISTANCE WITH VEHICLE PURCHASE*

TOWING
JUMP-STARTS
TIRE CHANGES
FLUID DELIVERY
LOCKOUT
SERVICE

WINCH-OUT
MOBILE MECHANIC
TECHNICAL
SUPPORT
DEALER LOCATOR
SERVICES



*VALID FOR 1 YEAR FROM DATE OF PURCHASE



PRE-DELIVERY INSPECTION FACILITY

20,000 square feet of quality assurance. The bare essentials for a premium product. This state-of-the-art facility gives immediate daily feedback to production for quality assurance in every unit built.

CUSTOMER SATISFACTION



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