

REPUBLIC RANCHES_{LLC}

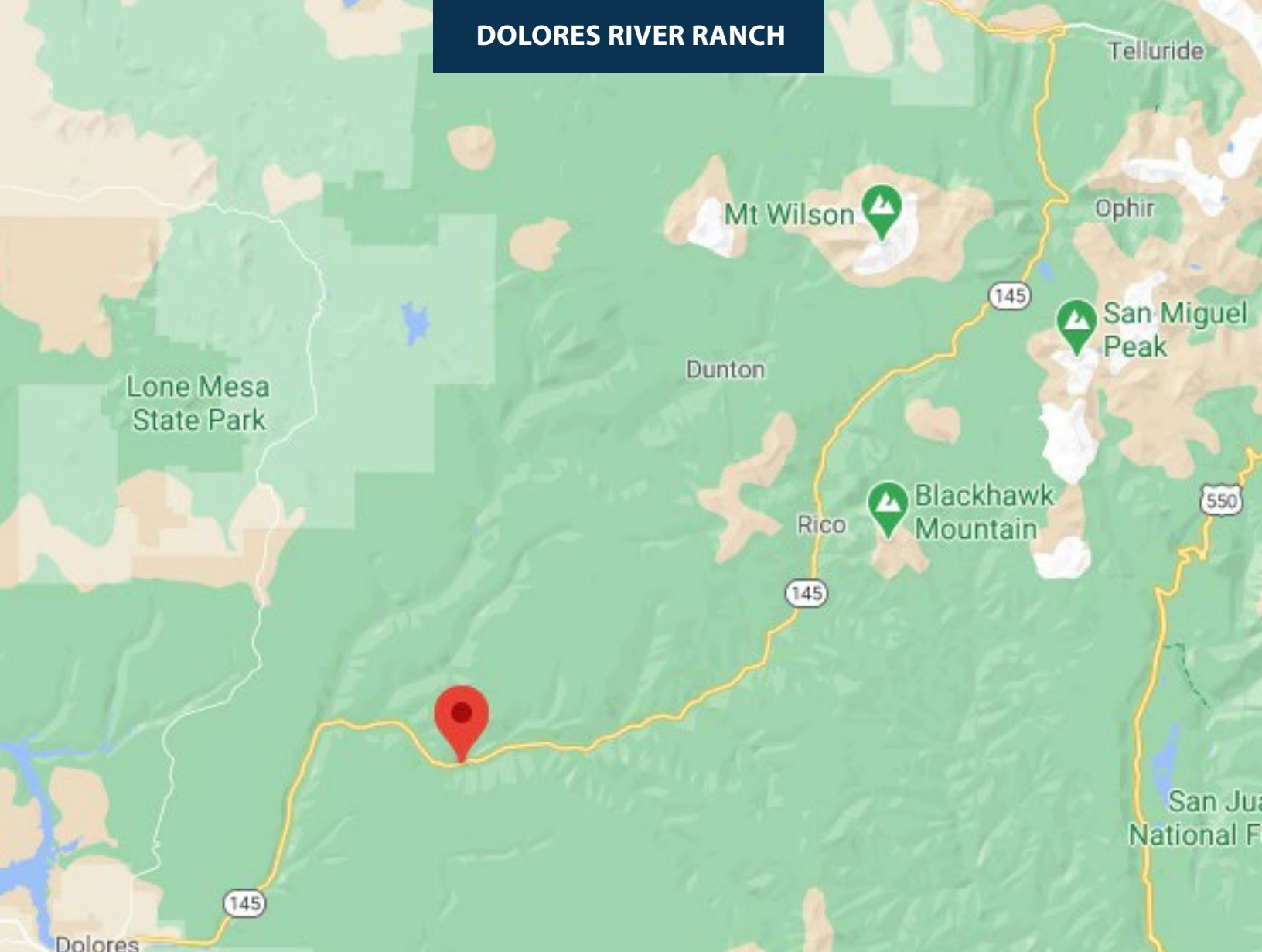
Our Legacy is in the Land

DOLORES RIVER RANCH

Montezuma County, Dolores, CO

318 ± Acres | \$9,500,000 | Shown by Appointment Only

DOLORES RIVER RANCH



“Eventually, all things merge into one, and a river runs through it” (N. Maclean). And that river is the Dolores, dubbed by Trout Unlimited as being one of the “Top 100 Trout Rivers in America.” Emanating from a high-elevation watershed with sparkling headwaters near Lizard Head Pass just south of Telluride, the Dolores is fed by a dozen brook, rainbow and brown trout streams upstream from the Dolores River Ranch. Most notably, the Stoner Creek tributary feeds this stretch of the Dolores with a very rare, pure strain of Colorado River Cutthroat. Located sixteen miles upstream from the second largest lake in Colorado (McPhee Reservoir), sizeable runs of fish ascend the river in the spring and fall, including Kokanee Salmon and Smallmouth Bass. Abundant hatches and indigenous terrestrials distinguish the Dolores from other area rivers and this epic property exclusively controls 1.1 miles of this freestone river with flows distinguished by riffles, runs, bends, cut banks and back eddies.

History is woven into this lush 318+ acre landscape with a charming 11-bedroom, half-century-old lodge at the base of the now defunct, but delightfully skiable, Stoner Ski Area (3 trails, 1220+ feet vertical). Other improvements include an early 1900’s historic ranch manager’s cabin, preserved barn and other sheds and outbuildings, in one of which kids are able to fish in a stocked pond from the front porch.

Year-round recreational opportunities for family and friends abound, both on private land that is 70% irrigated and in the adjoining San Juan National Forest. One need only to step outside to embrace mountain biking, hiking, Nordic skiing, snowshoeing, paddle boarding, rafting and hunting — and, of course, storied fly fishing.

NOTABLE FEATURES



- Acreage: 318+
- Access: State Highway 145
- Water Rights: 7 CFS, High Priority
- Irrigated Acreage: 200+ Acres
- River Length: 1.1 Miles+
- Mineral Rights: Fully Owned
- National Forest: Borders
- Lodge: Built 1952, Remodeled 1999 and 2019 (First Floor)
- Use by Right: 9 Homesites



NEARBY ATTRACTIONS

Within easy driving distance, the ranch is a gateway to further adventure and Colorado culture:

- Mesa Verde National Park / 50 minutes
- Historic Dunton Hot springs / 30 Minutes
- Town of Dolores / 15 minutes
- McPhee Reservoir / 20 minutes
- Telluride / 60 Minutes
- Monument Valley, Utah / 2 Hours-40 Minutes

Nearest commercial airports:

- Cortez / 20 Minutes
- Telluride / 60 Minutes
- Durango / 60 Minutes





CHRIS BUSBEE

Broker Associate

Republic Ranches, LLC - Broker

(646) 247- 0338

cbusbee@republicranches.com

MARK MATTHEWS

Broker Associate

Republic Ranches, LLC - Broker

(210) 416-2737

matthews@republicranches.com

The information contained herein has been gathered from sources deemed reliable; however, Republic Ranches, LLC and its principals, members, officers, associates, agents and employees cannot guarantee the accuracy of such information. The information contained herein is subject to changes, errors, omissions, prior sale, withdrawal of property from the market without prior notice, and approval of purchase by owner. Prospective buyers should verify all information to their satisfaction. No representation is made as to the possible value of this investment or type of use, and prospective buyers are urged to consult with their tax and legal advisors before making a final determination. Real Estate buyers are hereby notified that real properties and its rights and amenities in the States of Texas; Oklahoma; Colorado; Louisiana; Arkansas; and New Mexico are subject to many forces and impacts whether natural, those caused by man, or otherwise; including, but not limited to, drought or other weather related events, disease (e.g. Oak Wilt, Anthrax, Chronic Wasting Disease), invasive species, illegal trespassing, previous owner actions, neighbor actions and government actions. Prospective buyers of Texas real estate, New Mexico real estate, Colorado real estate, Oklahoma real estate, Arkansas Real Estate, or Louisiana real estate should investigate any concerns regarding a specific real property to their satisfaction. When buying investment property the buyer's agent, if applicable, must be identified on first contact and must be present at initial showing of the property listing to the prospective real estate investor in order to participate in real estate commission. If this condition is not met, fee participation will be at sole discretion of Republic Ranches, LLC. Republic Ranches, LLC reserves the right to require any or all interested buyer(s) of a particular property to provide proof of financial ability to purchase said property prior to the initial showing or any subsequent showing of the property. Republic Ranches, LLC also reserves the right to refuse to show a property to a potential buyer for any reason at Republic Ranches, LLC's sole and absolute discretion.

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission.
(DD25-5-09) (Mandatory 7-09)

DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE SELLER AGENCY, BUYER AGENCY OR TRANSACTION-BROKERAGE.

DEFINITIONS OF WORKING RELATIONSHIPS

For purposes of this document, seller also means “landlord” (which includes sublandlord) and buyer also means “tenant” (which includes subtenant).

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.

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.

THIS IS NOT A CONTRACT.

I acknowledge receipt of this document on _____.

Signature

Signature

On _____, Broker provided _____ with this document via _____ and retained a copy for Broker’s records.

Brokerage Firm’s Name: _____

Broker

Clear Form

