



FAY

RANCHES[®] *Inc.*

RAGGED MOUNTAIN RANCH

Somerset, Gunnison County, Colorado

\$45,369,000 | 6,483± Acres

FARMS ■ TIMBER ■ RANCHES ■ PLANTATIONS ■ VINEYARDS



Ragged Mountain Ranch | Somerset, Colorado

INTRODUCTION

Ragged Mountain Ranch is the quintessential 6,483± acre Colorado mountain ranch located on McClure Pass, 90 minutes from Aspen and Snowmass and only 20 minutes to the town of Marble, Colorado. Ranches of this size are very rare in this part of Colorado. With over 17 miles of National Forest border, including two inholdings, numerous ponds, a small reservoir, seasonal creeks, irrigated hay fields, dark timber, aspen groves, and several elegantly restored ranch cabins, there is nothing like this ranch, with this proximity to world-class resort towns.

There are several gas wells on the fringes of the property, but those operations are well run and do not significantly impact the ranch other than to help with road maintenance.

Stunning views of Ragged Mountain from everywhere on the ranch offer the opportunity for many possible trophy homesites with electricity. The restored “cabins” on the ranch are each defined by their character and history. Immediately upon entering the ranch sits the old “post office.” This fully restored cabin was once an actual post office. Next up as you drive through the ranch are the twin set of pristine Beuten cabins that would be excellent to house hunters, guests, or ranch staff. The current main house is known as the Clathis House and though small, has six bedrooms and majestic views. There is a large shop building and ranch manager’s residence also. All of these improvements are on the east side of the ranch.

The west side is mainly undeveloped. The elk and mule deer hunting is superb, with large herds of elk and solitary big bulls and bucks cruising the ranch. Located in over-the-counter GMU 52, hunters may purchase bull elk tags for second and third rifle seasons and archery season wherever hunting licenses are sold. Landowner tags for mule deer and other elk seasons may be applied for through the Landowner Preference Program.

QUICK FACTS

- 6,483 ± Acres
- Four Rustic Luxury Cabins
- Large Shop Building with Ranch Manager Quarters
- 90 minute Drive to Aspen and Snowmass
- 25 Air-Miles to Aspen
- Water Rights
- Irrigated Hay Meadows
- Fantastic Big Game Hunting
- Numerous Ponds and Small Reservoir
- Stunning Mountain Views
- Aspen and Dark Timber Forests
- Good Road Network





LOCATION

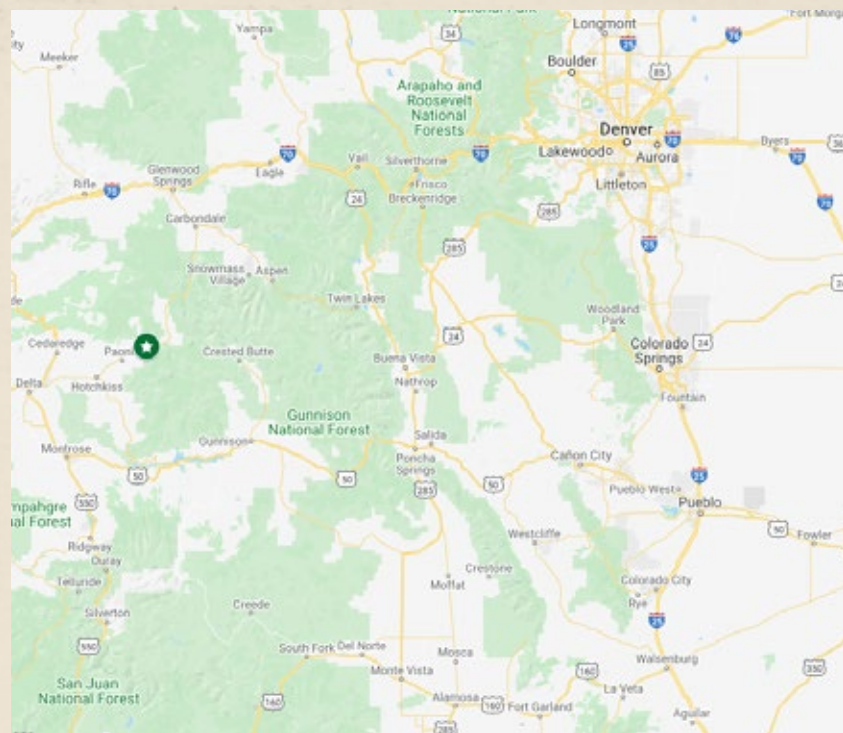
The county road access to Ragged Mountain Ranch is located on the approach to McClure Pass. The ranch is in the very northern part of Gunnison County, which borders Pitkin county near the ranch. There is another direct access gate from Highway 131, McClure Pass, onto the ranch.

Leaving by this gate, you can be in Marble, Colorado, having lunch at a regionally famous BBQ restaurant within 20 minutes. McClure Pass is a paved highway leading to the Crystal River and Roaring Fork River Valleys and is maintained year-round by the state of Colorado. Leaving the ranch the other way takes you into Delta county, known for peaches, vineyards, and orchards. Three seasons of the year, it is an easy and beautiful one-and-a-half-hour drive to Crested Butte over Kebler Pass. Of course, world-class trout fishing on several famous rivers is minutes to less than an hour from the ranch.



GETTING THERE

The ranch is located between Paonia and Carbondale, Colorado, on Colorado State Highway 133 on the west approach to McClure Pass, a well-maintained year-round highway. From Carbondale, the ranch can be reached by going west on State Highway 133. From Delta, the ranch is reached by going east on State Highway 133. The seasonal Kebler Pass offers a beautiful shortcut between Highway 133 and Crested Butte.

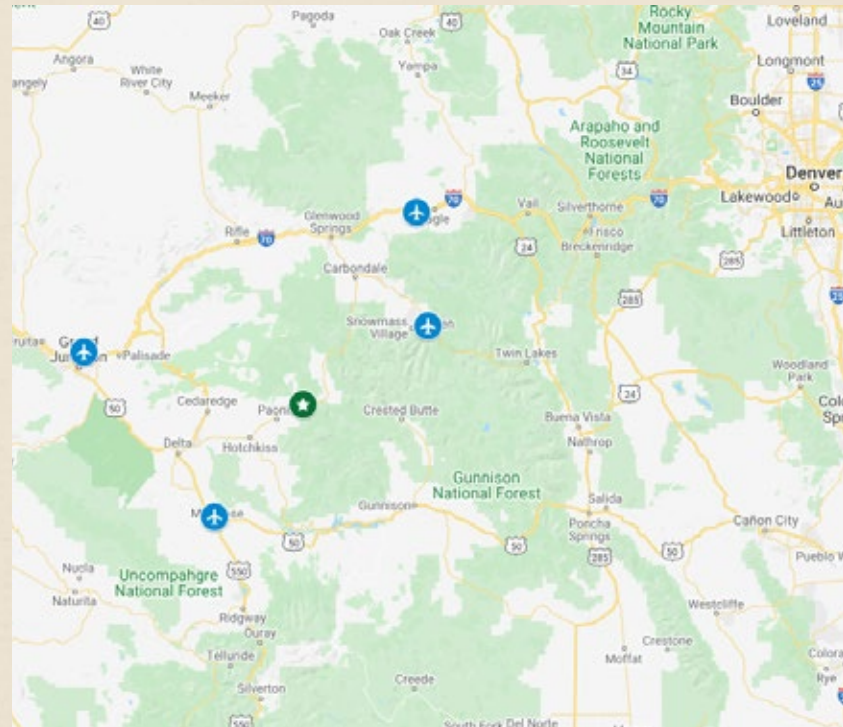


AIRPORT SERVICES

Ragged Mountain Ranch is uniquely located two hours or less from four commercial airports.

Approximate Driving Times:

- Aspen Pitken County Airport - 1+ hours
- Eagle County Regional Airport - 1.5 hours
- Montrose Regional Airport - 1.5 hours
- Grand Junction - 2 hours



AREA HISTORY

There is a storied history of mining, homesteading, and agriculture in the mountains of Colorado. The Ragged Mountain Ranch location is no exception to those activities.

The ranch is located near the orchards and vineyards of Delta County, the gold and silver mining of Pitkin County, and marble mining in Gunnison County. Less than 30 minutes from the ranch, over McClure Pass is the town of Marble, Colorado. There is still an operating marble quarry there that in the past has produced the very stone from which the Lincoln Memorial and the Tomb of the Unknowns were constructed. The ranch has several old homesteads from which the water rights evolved and the hand-dug irrigation ditches of generations gone by.



ACREAGE

6,483± total acres

The ranch is very diverse, with immense aspen groves, dark timber forests, areas of open sagebrush, irrigated hay meadows, and ponds. This diversity provides habitat to a plethora of wildlife. The ranch even feels more extensive than its almost 6,500± acres because of the variety of terrain. The east side of the ranch is more developed, containing all the improvements and irrigated hayfields. The west side is wilder, provides an excellent big bull elk habitat, and can become whatever the new owner wants. Around the fringes of the ranch, there are a few operating gas wells with no plans for any further drilling on the ranch.



SCENIC VISTAS

The Raggeds Wilderness and peaks like Chair Mountain, Ragged Peak, and Ragged Mountain dominate the view with several other peaks, dramatic rock cliffs, and gorgeous aspen and dark timber forests in every direction. Beautiful and lush irrigated hay meadows with a stunning mountain and forest backdrop mark this as the iconic Colorado mountain ranch. The Elk Range is the northern guardian of the ranch.



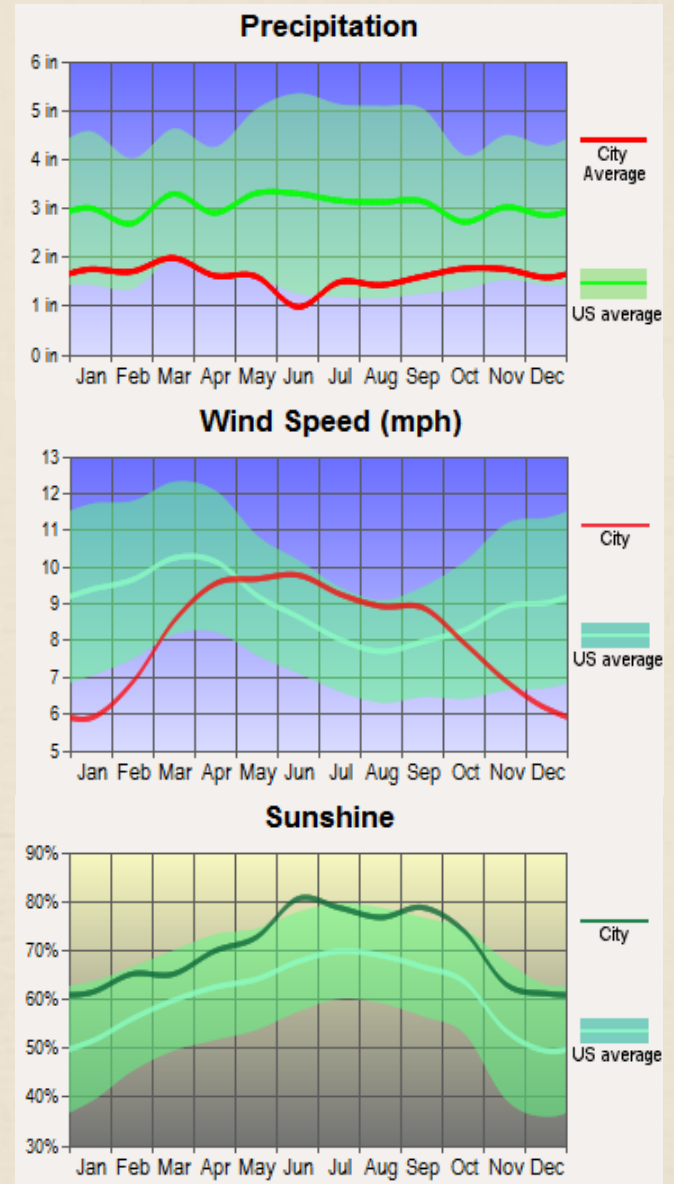
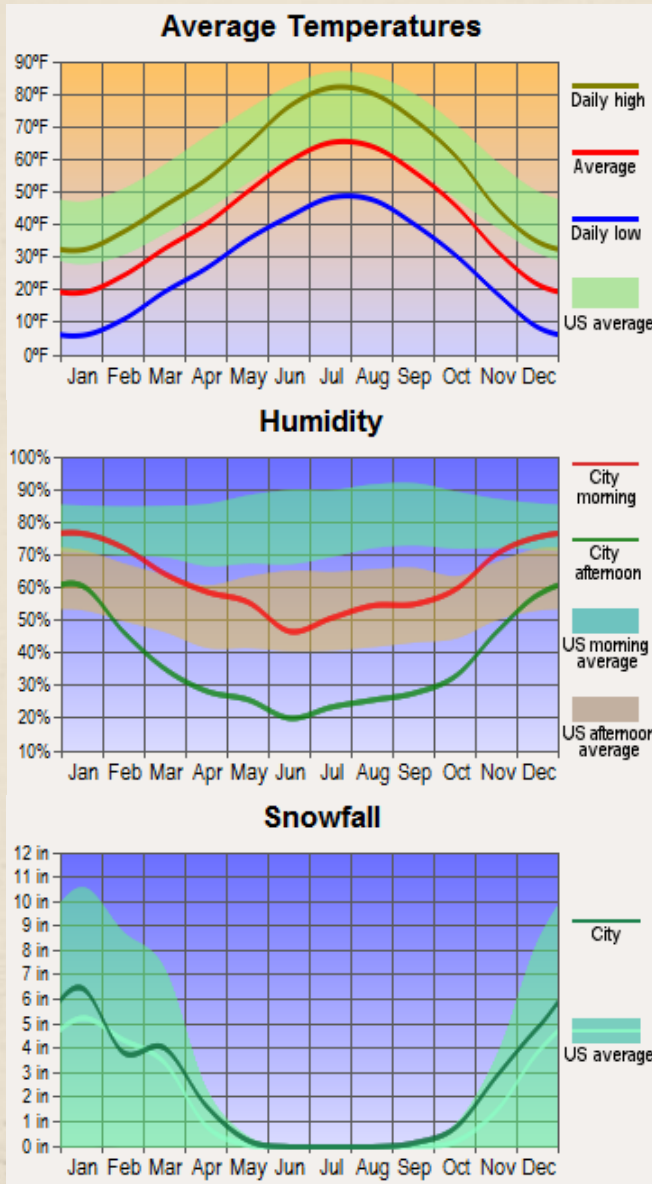




CLIMATE

The ranch is located in the Colorado mountains, so there are four distinct seasons. The ranch's 7,000 ft - 8,400 ft elevation is perfect for cooler summer days and less severe winters. The main ranch gate is accessible year-round off a county road.

Climate information courtesy of <http://www.city-data.com/city/Somerset-Colorado.html>



IMPROVEMENTS

The east side of the ranch has several beautiful residences, though none are large trophy homes. At a minimum, all would make wonderful guest houses or upscale staff quarters. There would be several unique building locations if someone wanted to build the home of a lifetime. Power is available across much of the east side of the ranch. There is also a significant maintenance building and staff residence on the east side. The west side of the ranch is mainly undeveloped but with excellent road infrastructure.

THE OLD POST OFFICE

The first structure you will encounter when entering the east side of the ranch is The Old Post Office building, just inside the east gate. Once a post office, it is now beautifully restored as a two-bedroom, one-bathroom cabin. This lends itself to the many uses of a guest cabin. But it would also be a cozy place to snuggle in on a snowy night when you have had a couple of glasses of wine in town and don't want to make the drive up to your new custom lodge.





THE BUETEN CABINS

These are two immaculately adorned cabins, perfectly adaptable for several uses: lodging for hunters, staff, guests, or VRBO rental. There is also a historic barn nearby that has not been restored. This small complex is located on the edge of the east side property. There is a well-landscaped gas well location somewhat near these cabins.





CLATHIS HOUSE

The Clathis House is currently the primary and largest residence on the ranch. It is also located on the east side of the ranch, surrounded by lush hayfields with stunning 360-degree mountain views, dominated by the towering peaks of the Raggeds Wilderness. The home features six bedrooms, three bathrooms, a wood-burning fireplace, and one of the most peaceful porches you will ever visit.





SHOP AND CARETAKER RESIDENCE

No ranch of this magnitude would be complete without a well-equipped shop/maintenance building. Ragged Mountain Ranch has a great one that also has an attached caretaker residence.



RECREATION

Ragged Mountain Ranch is located in the heart of Colorado Ski Country. World-class winter sports opportunities are abundant in this part of the world. Snowmobiling, Nordic skiing, and snowshoeing are great compliments to ski days in Aspen or Snowmass, located ninety minutes from the ranch. Some of the best mountain bike trails in the country are within a ninety-minute drive, including those in Crested Butte. Don't want to drive? Create your own trails on the ranch for hiking, biking, or four-wheeling.



Photo not taken on property



Photo not taken on property

HUNTING & WILDLIFE

Ragged Mountain Ranch is located in an over-the-counter elk hunting unit. The ranch could qualify for ten or eleven Landowner Preference Program applications for each species that frequents the property: elk and mule deer primarily. Black bear tags may be purchased over-the-counter. The hunting on the ranch for elk and mule deer is exceptional. The east side of the ranch typically sees large herds of elk come down from the national forest, especially once the hunting season begins.

The east side of the ranch has rarely been hunted. An outfitter currently hunts the west side. The west side of the ranch provides an entirely different hunting experience due to the mix of aspen, dark timber, open terrain, and three remote parcels. One of these parcels has a small reservoir and is entirely surrounded by national forest land.



FISHING

There is no fishing on the ranch itself, however, there are several famous, gold medal trout rivers and streams within ninety minutes of the ranch, including the Crystal, Roaring Fork, Frying Pan, Colorado, and Gunnison Rivers, to name a few. Twenty minutes from the ranch is the Crystal River, one of only a few un-dammed freestone rivers in Colorado.



NEARBY ATTRACTIONS | ACTIVITIES

Several quaint mountain towns are short drives in every direction from Ragged Mountain Ranch. Marble is a small town on the Crystal River, twenty minutes from the ranch, known for a quarry that produced the marble used for the Lincoln Memorial, Tomb of the Unknowns, and many civic buildings. The quarry is still active, and a trip there is not complete without lunch at the regionally famous BBQ restaurant. Paonia is also twenty minutes from the ranch, in the opposite direction, and is well known for abundant orchards and vineyards, boasting some of the highest elevation vineyards in North America. Other easy drives from the ranch include iconic Colorado mountain towns like Aspen, Crested Butte, and Gunnison. Glenwood Springs is also an easy drive and boasts several hot springs to enjoy on cold winter days.





INCOME | RETURN OPPORTUNITY

Parts of the ranch have traditionally and frequently been used for cattle grazing and hay production. The ranch is perimeter fenced and cross-fenced and has numerous good water rights to irrigate the hayfields. There is a hunting lease on the west side of the ranch, and the east side could also be leased if so desired. There are many other possible income opportunities with a ranch this size, such as creating a guest ranch or even VRBO of the existing cabins.

WATER SOURCES | WATER RIGHTS

The east side of the ranch has numerous water rights that allow for ample irrigation of the hay meadows. Nestled near the national forest in an Aspen Glen is a hidden trout pond that makes for a perfect picnic spot. A small spring-fed reservoir on the west side of the ranch, located in a national forest inholding, is used as augmentation water and draws all critters' species. The reservoir is a perfect "honey hole" for hunters and can also be used for cattle in the summer. A complete summary of water rights is available for interested buyers. There are also four domestic water wells on the ranch.



MINERAL RIGHTS

The Seller owns the mineral rights and operates several gas wells on the fringes of the ranch. There is minimal impact on the ranch other than the positive benefit that the gas company maintains some of the ranch roads and access points. The mineral rights are currently not included in the sale, and there are no plans to further develop wells on the ranch. This issue may be addressed in negotiations.



CONSERVATION | STEWARDSHIP

Each of us at Fay Ranches has a love of the land and a desire to see it remain as productive agricultural ground as well as quality fish and wildlife habitat. Through promoting the use of thoughtful land stewardship, Fay Ranches has guided owners toward a legacy of conserving wide-open spaces, enhancing and creating fisheries and wildlife habitat and implementing sustainable agricultural operations. Fay Ranches is proud to say that since our company began in 1992, the landscape on which we work has been significantly enhanced by the conservation ethic and land use practices of our clients.





SUMMARY

In a part of Colorado where large acreages are rare, Ragged Mountain Ranch offers the opportunity to own an expansive, minimally developed, diverse ranch with excellent hunting, water rights, and 17+ miles of national forest border. The improvements that exist on the ranch are incredibly tasteful, well situated and, yet position the Buyer to build his own dream residence in one of many possible locations if they so desire. The big game hunting is exceptional, and half of the ranch has rarely been hunted. If hunting isn't your passion, wildlife viewing will keep you busy all day, every day. The stunning views from every location on the ranch cannot be duplicated, and at night there are no lights to disturb dramatic views of the Milky Way and a billion stars, with a silence that nourishes the soul. Visit Ragged Mountain Ranch, and you will be enamored with its beauty, value, and unique location.





PRICE

\$45,369,000

TERMS

Cash, Conventional loan, Land loan, 1031 exchange

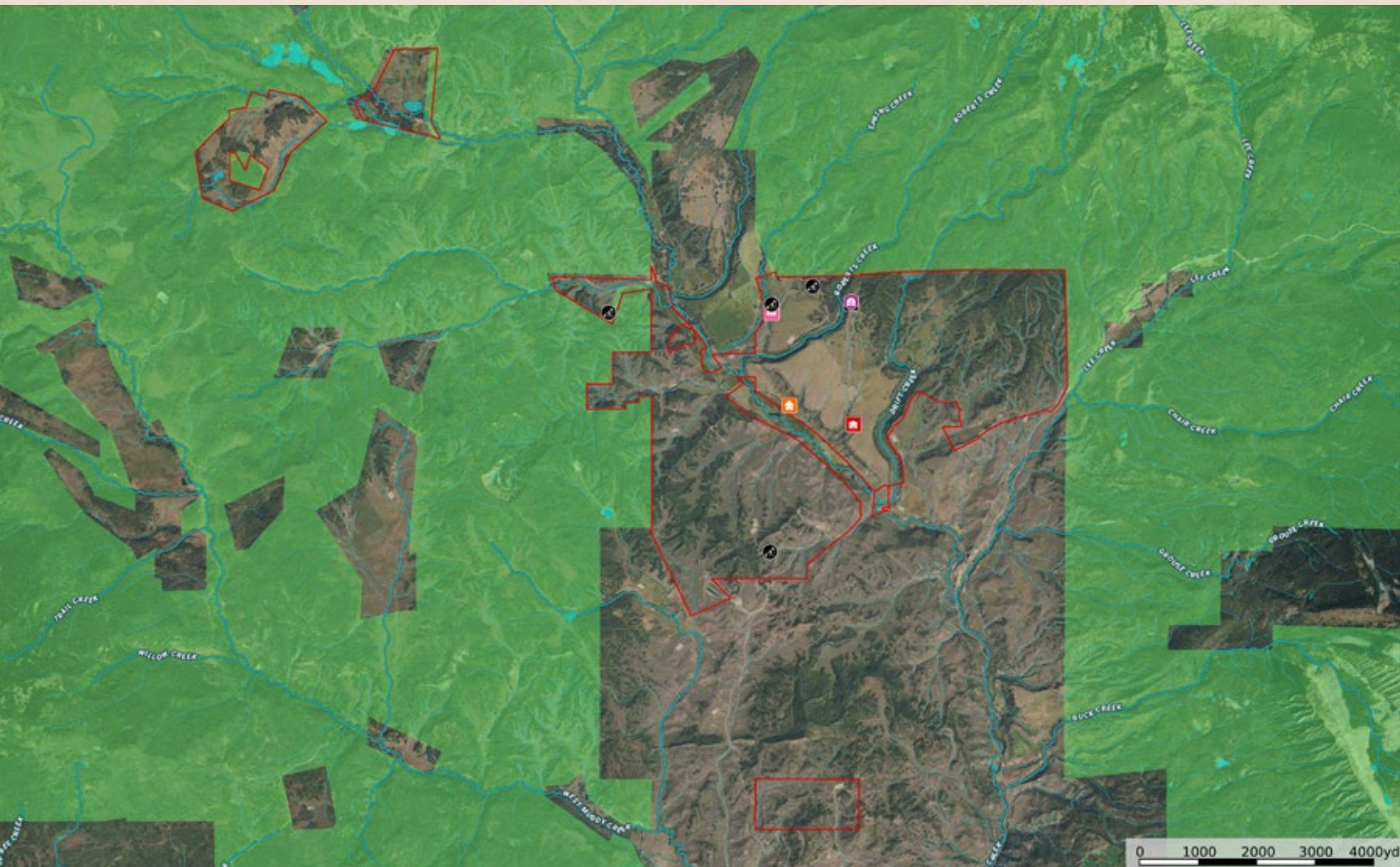
CONTACT

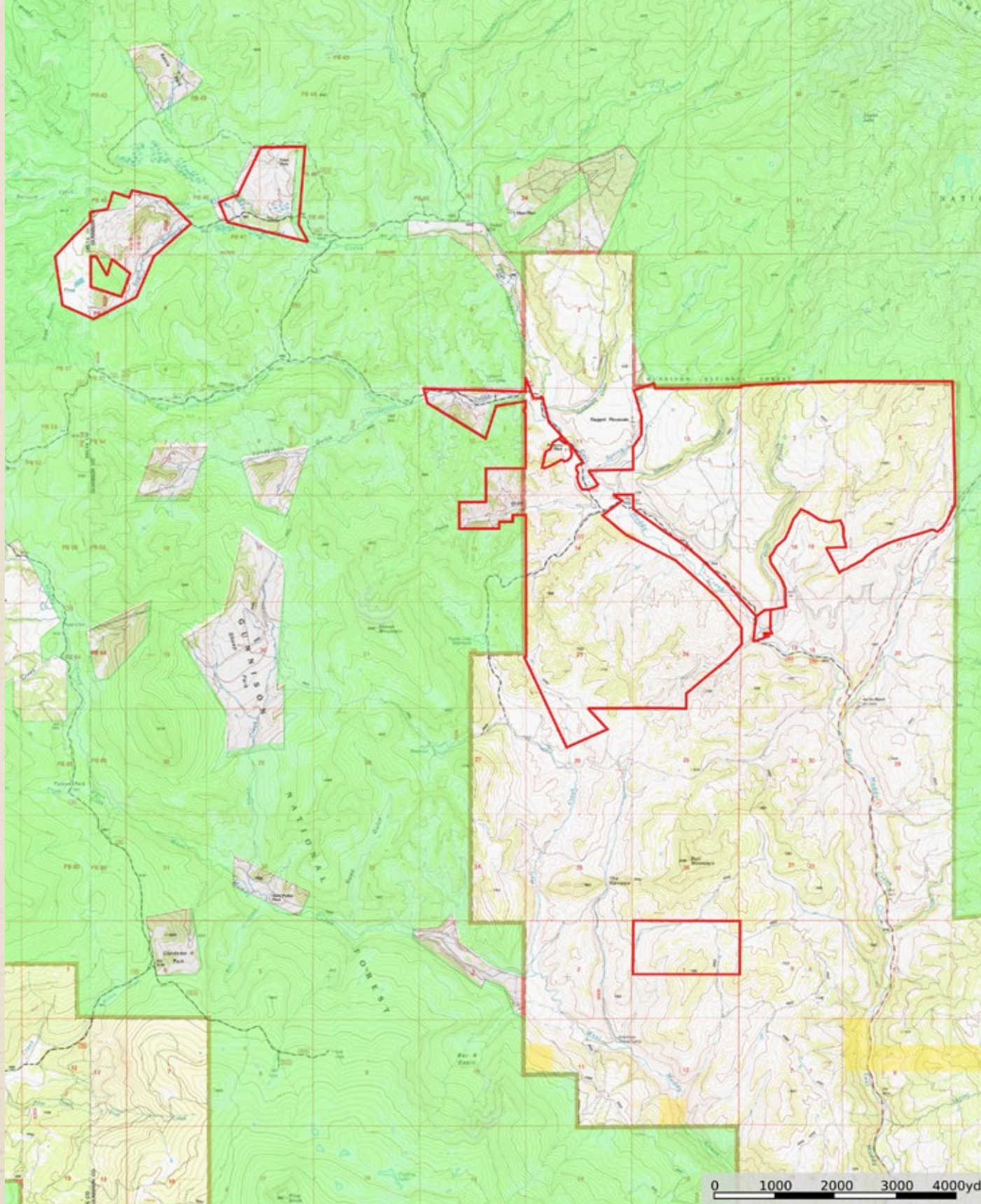
Please contact **Jim Vidamour** at **(719) 890-4590** | jvidamour@fayranches.com to schedule a showing. This is an exclusive listing. An agent from Fay Ranches must be present at all showings, unless otherwise noted or other arrangements are made. To view other properties, fly fishing properties, and sporting ranches that we have listed, please visit our web page at www.fayranches.com.

NOTICE

Offer is subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of purchase by owner. Information regarding land classification, carrying capacities, maps, etc., is intended only as a general guideline and has been provided by the owners and other sources deemed reliable, but the accuracy cannot be guaranteed. Prospective purchasers are encouraged to research the information to their own satisfaction.







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Fay Ranches, Inc
James Vidamour
Ph: 719-890-4590

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 a copy of this document on *n/a*.

Signer: _____ Date: _____

On *n/a*, Broker provided *n/a* with this document via *n/a* and retained a copy for the Broker's records.

Brokerage Firm: *Fay Ranches, Inc*

Broker *James Vidamour*
James Vidamour

Date: *6/25/2019*

(DD25-5-09) **DEFINITIONS OF WORKING RELATIONSHIP**

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FAY RANCHES[®] *Inc.*

Invest & Enjoy

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