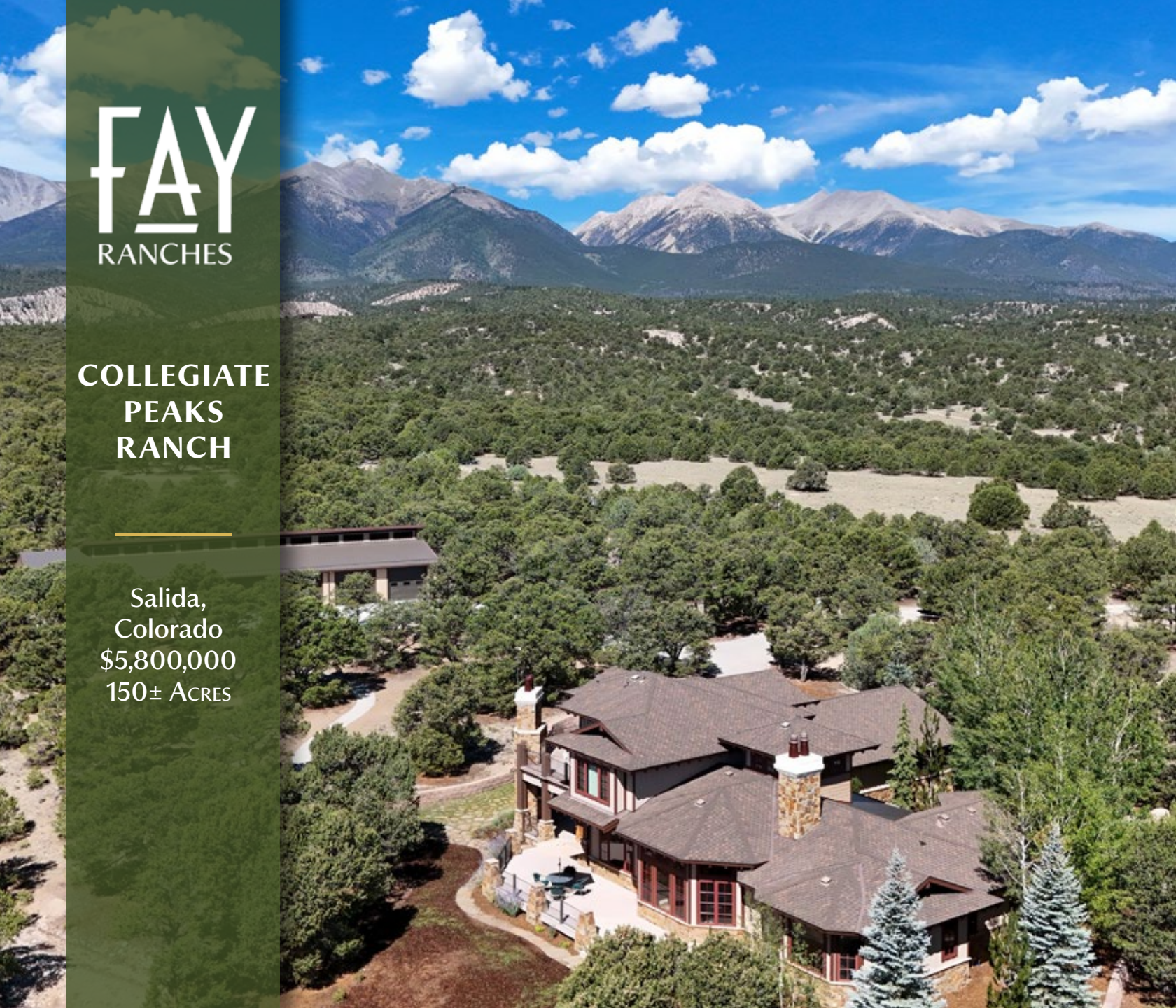




FAY
RANCHES

**COLLEGIATE
PEAKS
RANCH**

Salida,
Colorado
\$5,800,000
150± ACRES



INTRODUCTION

Collegiate Peaks Ranch sits at an ideal 7,800± foot elevation, just minutes from restaurants and shopping in Salida, Buena Vista, and Poncha Springs, yet the ranch enjoys incredible privacy. Skiing at Monarch Mountain is a mere 25± minute drive, and world-class fishing on the famed Arkansas River is 10-15± minutes from your door. This section of the river is also a well-known kayaking and rafting destination. Mount Princeton Hot Springs are just up the road, ready to soothe muscles sore from skiing or hiking.

The 150± acre ranch is fully fenced. The primary residence, a 3,839± square foot mountain contemporary, offers three bedrooms and three bathrooms across two stories, with Hardie Board and stone siding, a composite roof, radiant heat, four fireplaces, and casement windows. The main floor includes a great room with a gas fireplace and vaulted ceilings, plus a kitchen with high-end appliances. The upper-level has additional bedrooms, one with access to an upper-deck fireplace and valley views, and another with mountain views and a dedicated sitting room. The attached garage provides space for three vehicles.

The “toy barn,” with a 1,040± square foot ADU, is unmatched in quality and function - no detail was missed. Four bays, including one with a Bendpak 4-post lift, plus laundry, propane heat, tool and storage cabinets, and a TV sitting area, make this a thing most only dream of.

The property borders Colorado state land to the south and private land on the other sides. With several wonderful outdoor living spaces, coffee in the morning and a glass of wine in the evening take on a whole new dimension. The property is unencumbered and enjoys a variety of wildlife, including visiting elk and mule deer - with the proper license and tag, it's an easy property to hunt.

Of course, the name of the ranch tells the real story. The views of the Collegiate Peaks, the Arkansas River Valley, and the surrounding mountains are stunning, visible from almost every window.

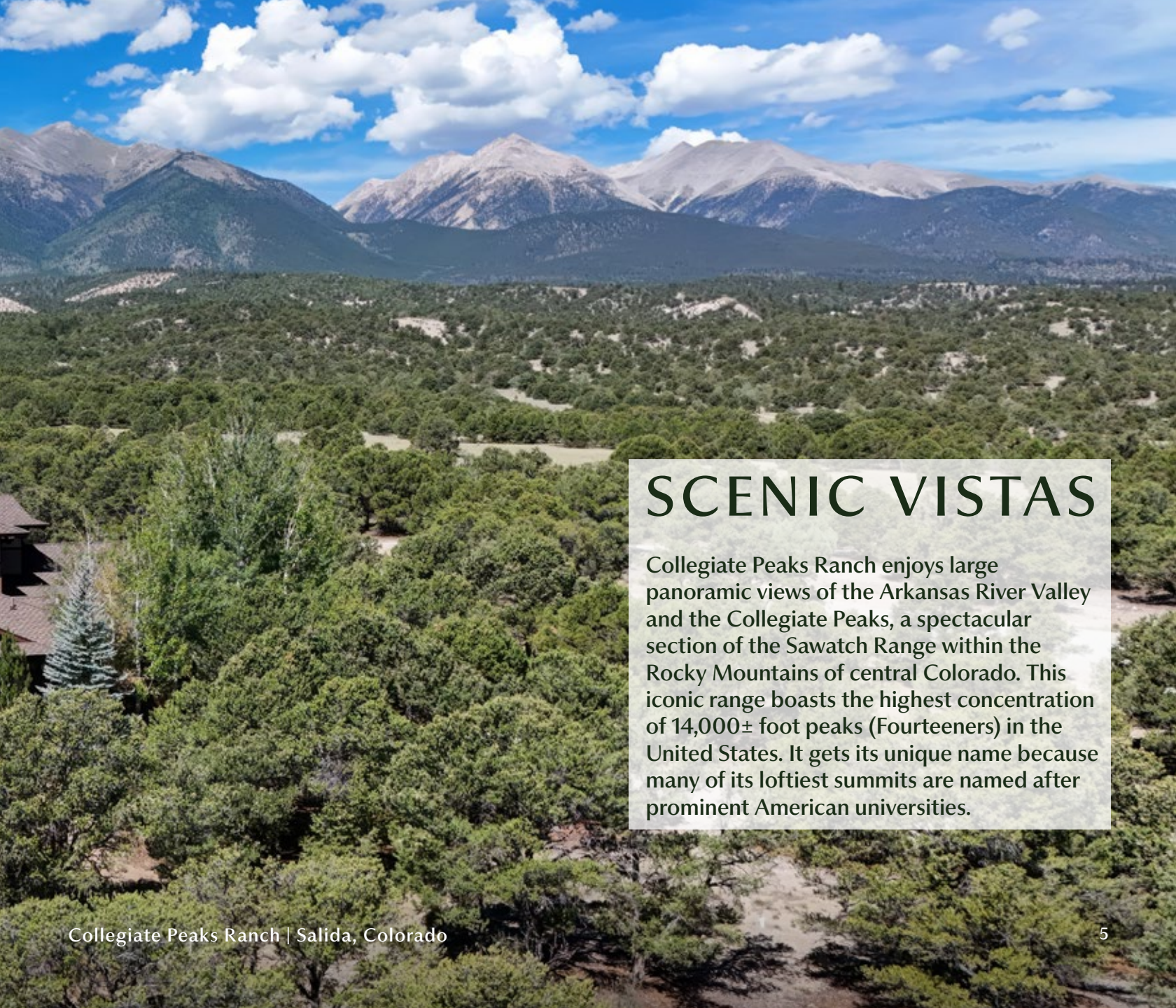
QUICK FACTS

- Custom home
- Borders State land for privacy
- Near Monarch Ski Area
- Ideal 7,800± ft elevation
- Near world-class fly-fishing Arkansas River
- Multiple outdoor living spaces
- No mountain pass front range access
- Year-round access
- 150± acres unencumbered
- Custom toy barn with ADU









SCENIC VISTAS

Collegiate Peaks Ranch enjoys large panoramic views of the Arkansas River Valley and the Collegiate Peaks, a spectacular section of the Sawatch Range within the Rocky Mountains of central Colorado. This iconic range boasts the highest concentration of 14,000± foot peaks (Fourteeners) in the United States. It gets its unique name because many of its loftiest summits are named after prominent American universities.

MAIN HOUSE

Built in 2008, the main residence is a 3,839± square foot Mountain Contemporary Craftsman home with three bedrooms and three baths, comprising a 2,650± square foot first floor and a 1,044± square foot second floor. The meticulous upkeep the owners have provided gives the home the feel of new construction.

Expansive views are enjoyed from most windows in the home and from the beautiful outdoor living areas. The kitchen features high-end appliances and beautiful finishes, complementing the quality of the entire home.

Construction consists of stick frame with Hardie Board and stone siding, a composite roof, and casement windows. Heating is supplied by a propane-fueled hot water boiler and radiant system, with ceiling fans for cooling. The home has four fireplaces and a well water source. The attached garage accommodates three vehicles and includes a bonus workout area.









Collegiate Peaks Ranch | Salida, Colorado

TOY BARN & APARTMENT

The “toy barn,” for lack of a better description, was built in 2022, is a 3,870± square foot contemporary structure with one bedroom and 2 baths, including a 1,040± square foot ADU residence and a 2,780± square foot garage workshop. It features metal and steel beam construction, metal siding, a metal roof, and Marvin casement and fixed windows. Heating and cooling are provided by forced air in the ADU and two heaters and fans in the workshop, all propane-fueled. The attached garage offers four stalls and includes a Bendpac 4-post lift. Let your imagination guide you in the use of this wonderful structure.





Collegiate Peaks Ranch | Salida, Colorado





RECREATION

The Collegiate Ranch is located in a recreational paradise. Skiers will delight with Monarch Mountain Ski Area less than a half-hour away. Fly fishermen, rafters, and kayakers, can enjoy the renowned Arkansas River only minutes away. If you like to hike or mountain bike those too are at your doorstep. The nearby Collegiate Peaks Wilderness Area is a vast 167,584± acre protected wilderness area spanning three national forests. It is an outdoor mecca for backpacking, alpine lake fishing, and peak bagging. Elk and mule deer hunting can be done right on the ranch with the proper license and tags.



Photo not taken on property



Monarch Mountain Ski Resort, Colorado WikiMedia: Xnatedawgx



AREA HISTORY

Chaffee County, Colorado, is a region with a rich history rooted in mining, ranching, and the expansion of the American West. Prior to European settlement, the Ute people inhabited the area, utilizing the abundant game and natural resources of the Arkansas River Valley and surrounding mountains. The mid-19th century brought an influx of prospectors drawn by the Colorado Gold Rush, leading to the establishment of mining camps and towns like Granite and St. Elmo. Salida, founded in 1880, emerged as a significant hub due to its strategic location along the Denver and Rio Grande Western Railroad. This railway connection facilitated the transport of ore from regional mines and livestock from burgeoning ranches, solidifying Salida's role as a commercial and transportation center. Ranching became a foundational industry, capitalizing on the fertile valleys and high mountain pastures. The area's history is further marked by its natural hot springs, which contributed to early tourism and health resorts, and its enduring connection to outdoor recreation, a legacy that continues to shape the community today.



Arkansas River headwater, Colorado

NEARBY ATTRACTIONS & ACTIVITIES

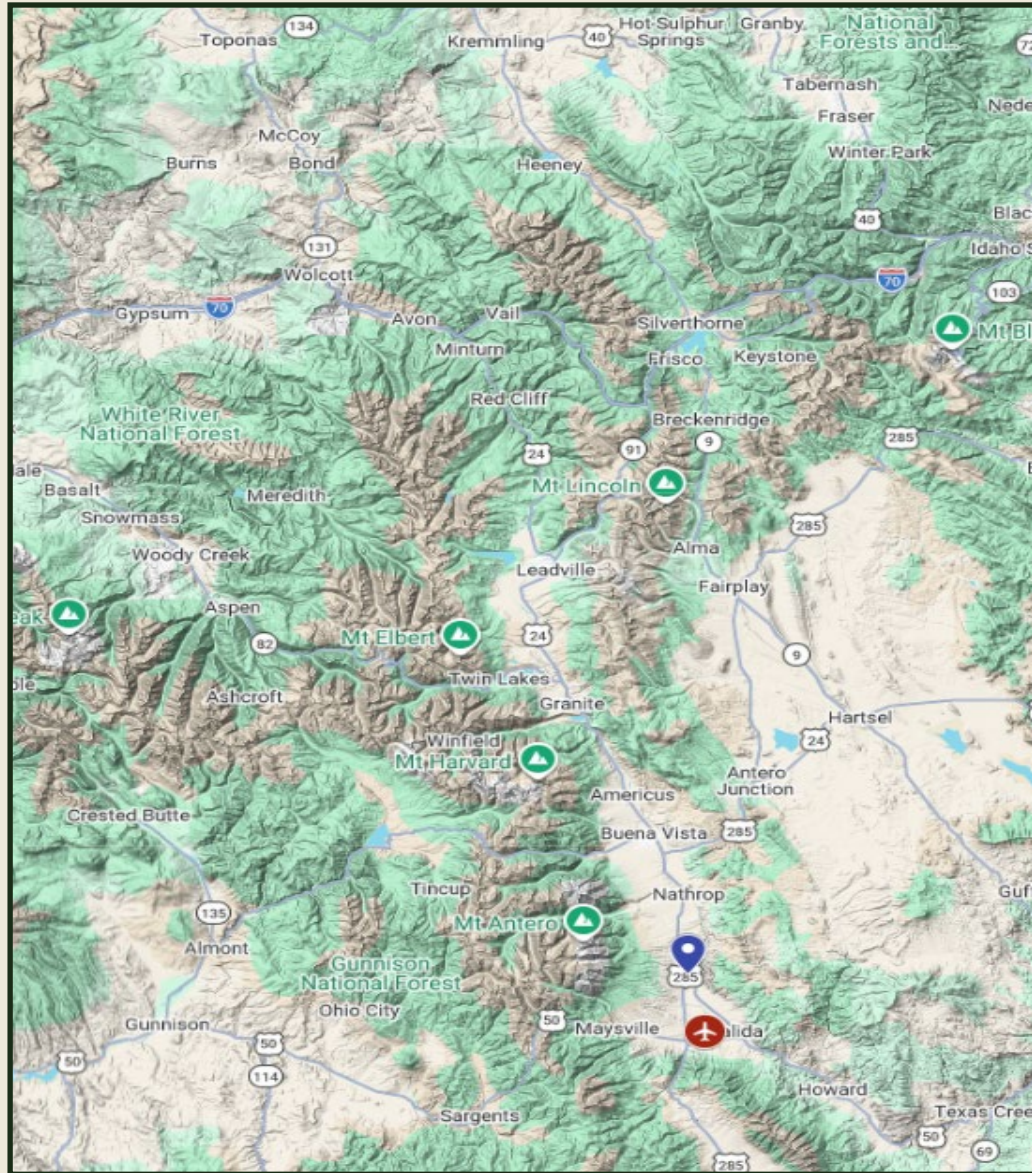
Salida, Colorado, located approximately 15 minutes from the ranch, offers a vibrant arts scene, local breweries, and diverse dining options. The Arkansas River, a prominent feature of the region, provides opportunities for whitewater rafting and fly fishing. Monarch Mountain Ski Area is within a 25± minute drive, offering winter recreation. Browns Canyon National Monument, known for its granite cliffs and diverse wildlife, is also accessible for hiking and exploration. The area provides access to numerous fourteeners within the Collegiate Peaks Wilderness, including Mount Shavano and Mount Princeton, attracting climbers and hikers.



Kayaking on the Arkansas River, Salida, Colorado

LOCATION

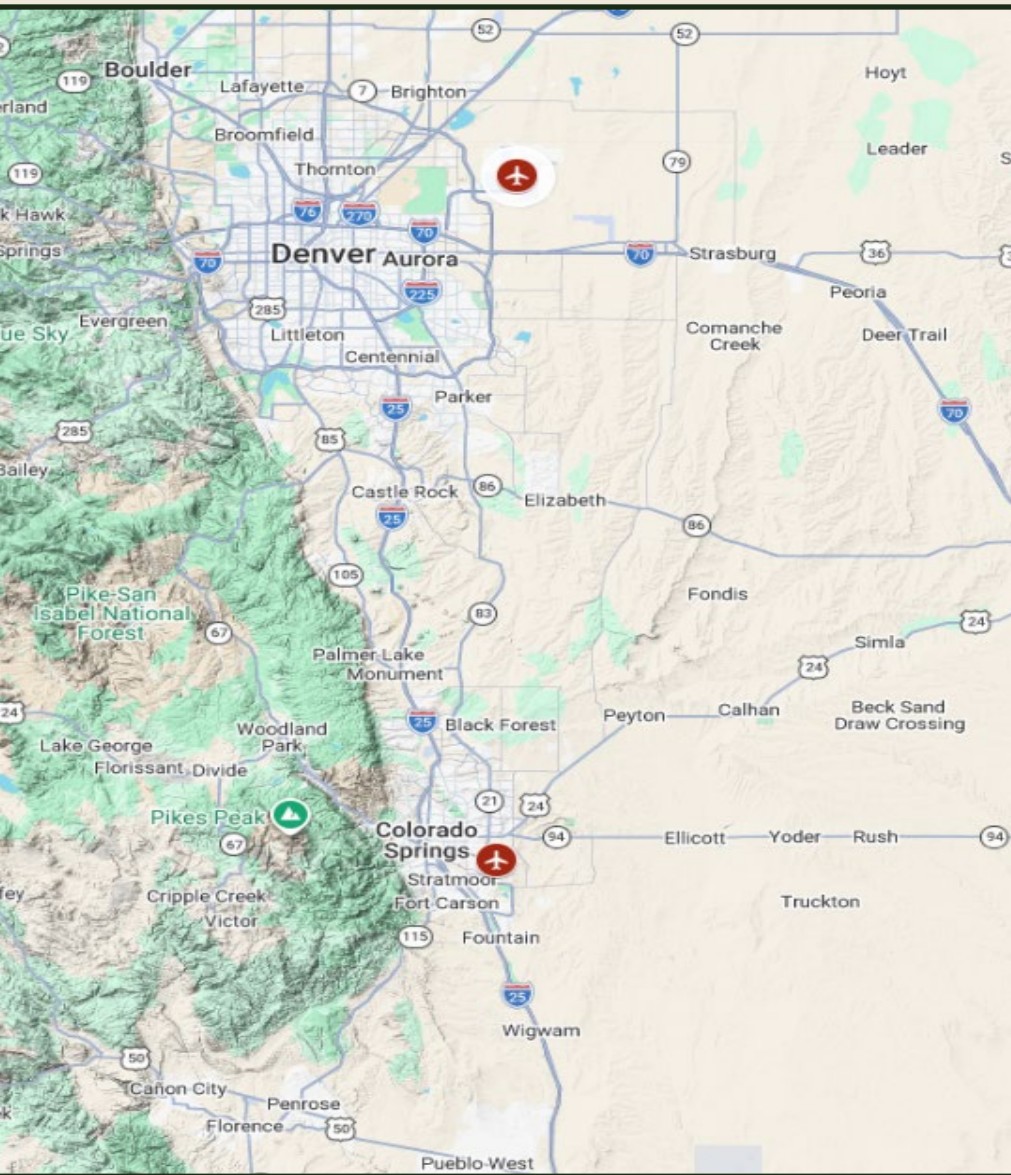
Collegiate Peaks Ranch is situated in Chaffee County, Colorado, near Salida, a historic city on the Arkansas River. The property is positioned within the Upper Arkansas River Valley. Salida is approximately 10 miles south, offering amenities, dining, and cultural attractions. Buena Vista, another community recognized for outdoor recreation, is approximately 25 miles north. The region is known for its access to national forests, the Arkansas River, and its central Rocky Mountain location.



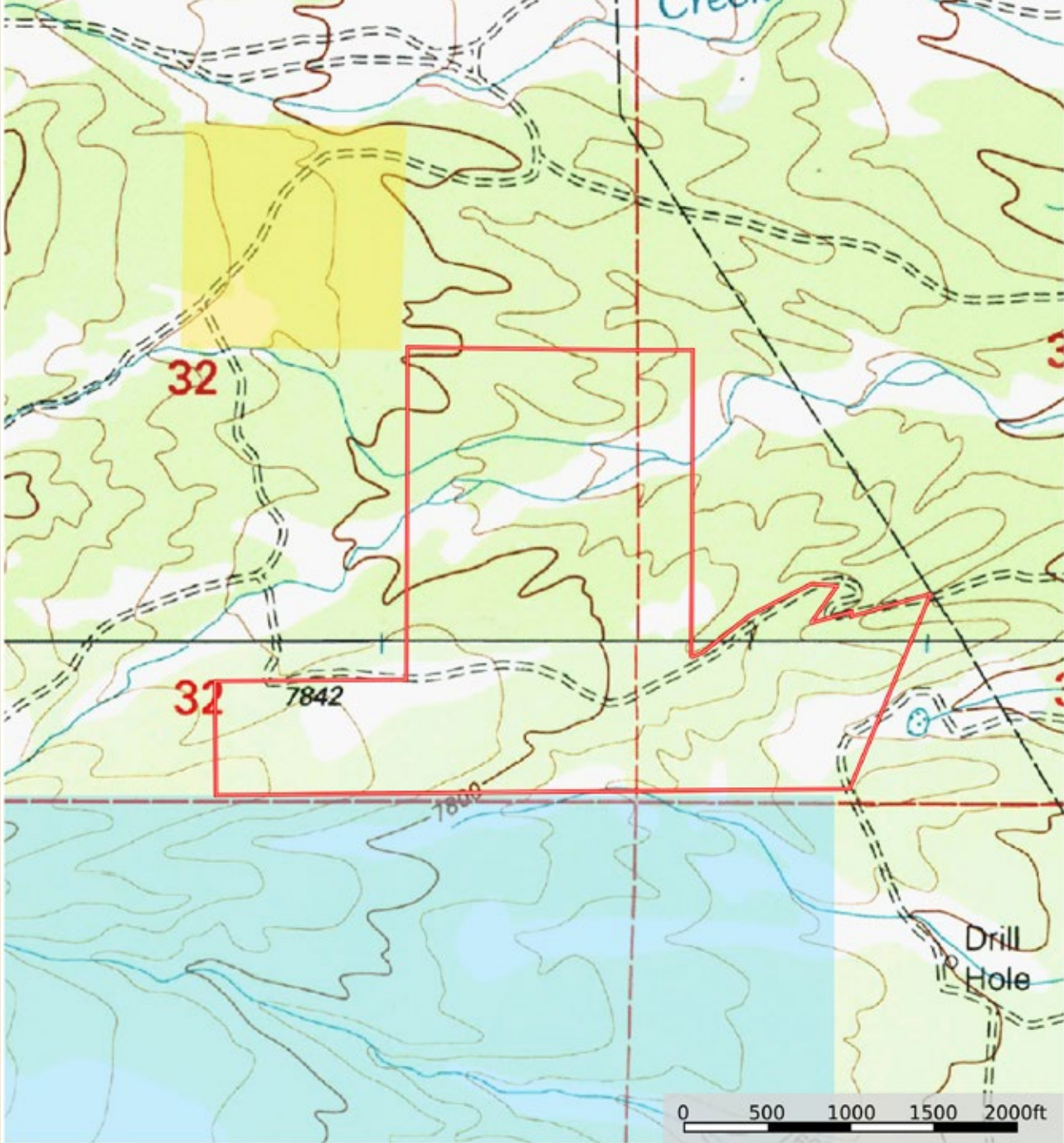
AIRPORT SERVICES

The Collegiate Peaks Ranch is accessible via several airports.

- Harriet Alexander Field (KANK) in Salida is a general aviation airport located approximately 15 miles from the property, offering services for private aircraft.
- For regional commercial flights, Colorado Springs Airport (COS) is approximately 90 miles east, with an estimated drive time of 1 hour and 45 minutes, providing various domestic connections.
- Denver International Airport (DIA), a major international hub, is approximately 140 miles northeast, typically a 2.5-hour drive, offering extensive national and international routes.







MINERAL RIGHTS

All mineral rights appurtenant to the property and owned by the seller will convey to the buyer at closing. Mineral rights are not guaranteed. It is suggested that the buyer conduct a mineral search with a title company.

CONSERVATION | STEWARDSHIP

Through thoughtful land stewardship, owners can conserve open space, enhance fish and wildlife habitat, and support sustainable agricultural operations. Conservation easements and long-term stewardship help preserve the character and productivity of working lands for future generations.

Each of us at Fay Ranches loves the land and wants to see it remain a productive agricultural ground and a quality fish and wildlife habitat. Through promoting thoughtful land stewardship, Fay Ranches has guided owners toward a legacy of conserving wide-open spaces, enhancing and creating fisheries and wildlife habitats, and implementing sustainable agricultural operations. Fay Ranches is proud to say that since our company began in 1992, our clients' conservation ethics and land-use practices have significantly enhanced our work landscape.



SUMMARY

Location, quality, privacy, and access are the core elements of the Collegiate Peak Ranch. Situated within a short distance of world-class fly-fishing, skiing, rafting, kayaking, hiking, and a plethora of outdoor activities, the ranch is still only minutes from shopping, live music, restaurants, and medical services. The home and “toy barn” are constructed with impeccable attention to detail and quality finishes, with particular attention to site location and orientation. You will enjoy year-round access to this private sanctuary bordered by other large parcels and a large piece of state land, offering a buffer from the intensity of today’s world. Access to the large cities and airports of the Front Range does not require crossing a high mountain pass; rather, it is via Highway 50, which follows the Arkansas River Canyon, without the uncertainty often encountered on a mountain pass. Once you arrive at the ranch, you will find a wonderful four-season mountain climate due to its near-perfect 7,800± foot elevation.





PRICE
\$5,800,000

TERMS

Cash
Conventional Financing
1031 Exchange

CONTACT

Please contact **Jim Vidamour, ALC**, at **(719) 890-4590** | jvidamour@fayranches.com to schedule a showing. This is an exclusive listing. An agent from Fay Ranches, Inc. must be present at all showings, unless otherwise noted or other arrangements are made. To view other properties 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.







Fay Ranches, Inc.

Ph: _____

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 each 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 _____

Signer: _____ Date: _____

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

Brokerage Firm: **Fay Ranches, Inc**

Broker _____ Date: _____

(DD25-5-09) DEFINITIONS OF WORKING RELATIONSHIP

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