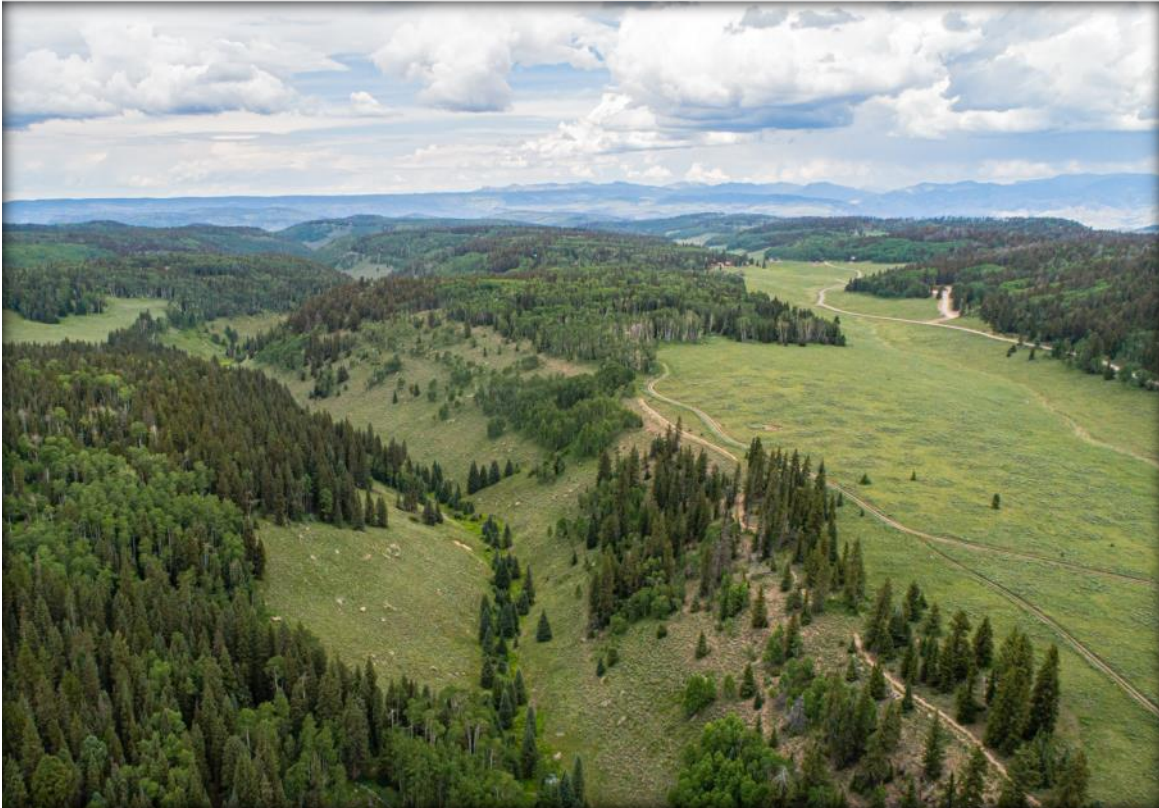


# FAY RANCHES<sub>Inc.</sub>



## **BLUE CREEK RANCH**

Cimarron, Colorado

\$6,900,000 | 690± Acres

FARMS ■ TIMBER ■ RANCHES ■ PLANTATIONS ■ VINEYARDS



## INTRODUCTION

Blue Creek Ranch and Lodge is a spectacular property located between Gunnison and Montrose Colorado. This is an excellent candidate for a family or corporate retreat, or elite hunting lodge for small to medium sized groups. The ranch property is quintessential Colorado alpine Aspen, Blue Spruce and mixed conifer forest terrain with numerous spring fed ponds with quality water rights. It has good trout fishing now and the owner is continuing to develop that aspect of the ranch. Elk and Mule Deer hunting in the area is outstanding.

The wild elk herd is abundant in the area and the ranch backs up to public lands on three sides so recreational opportunities are endless. The property includes a stunning seven bedroom lodge with a kitchenette apartment situated in the small well conceived Arrowhead community that also includes a guest inn, restaurant, and community activities. HOA fees for the Lodge are minimal and there are no HOA fees for the large acreage and no covenants or conservation easement either. The lodge sits on a couple of acres and borders a large greenbelt area and is a short 5 minute drive by car or ATV to the ranch acreage. Having the Arrowhead Mountain Lodge Bed and Breakfast in the community improves accessibility and offers social and infrastructure benefits. There is also the peace of mind provided by the Arrowhead Ranch community fire protection and medical teams. The views from the lodge itself are striking and there is a great sense of serenity and privacy that soothes the souls of those escaping the intensity of urban life.

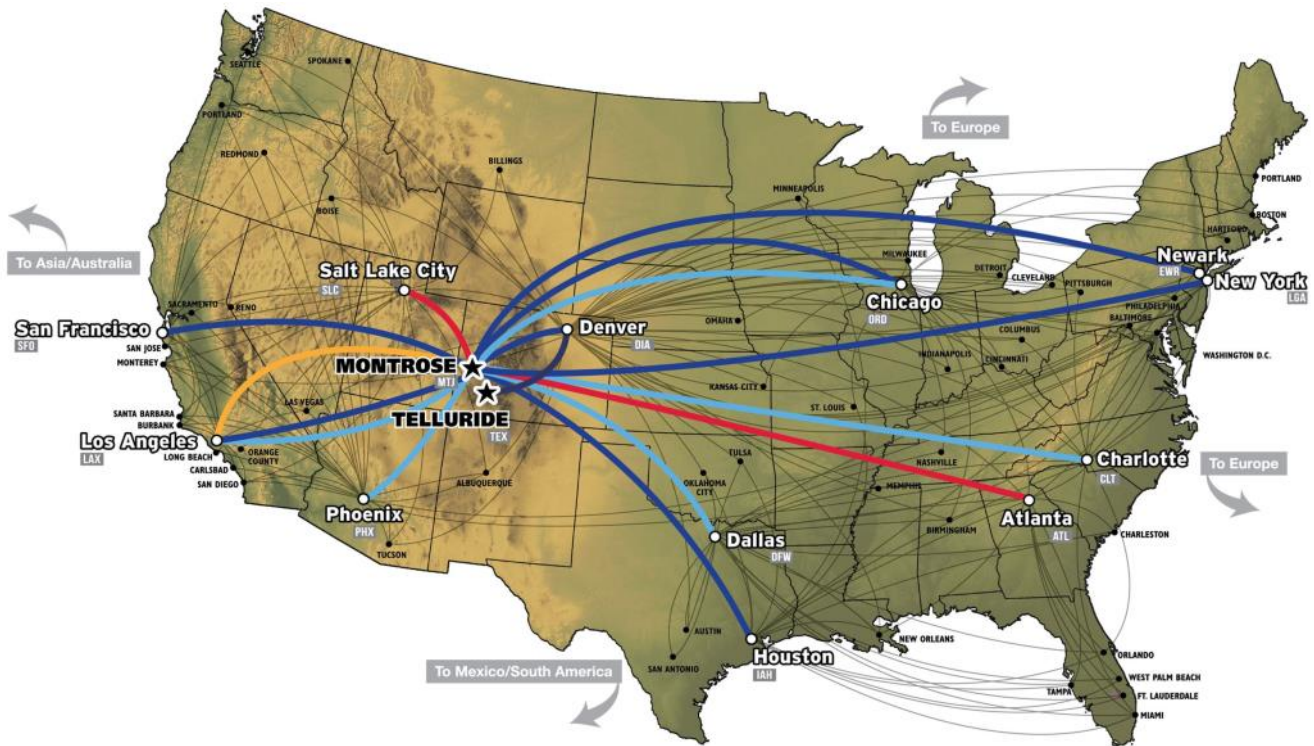
## LOCATION

Blue Creek Ranch consists of two parcels located in the heart of Western Colorado. The ranch parcel and lodge are nestled in the high country between Montrose and Gunnison several miles off of Highway 50 a major east west corridor across Colorado. The location provides convenient access to the best of Colorado recreational opportunities.



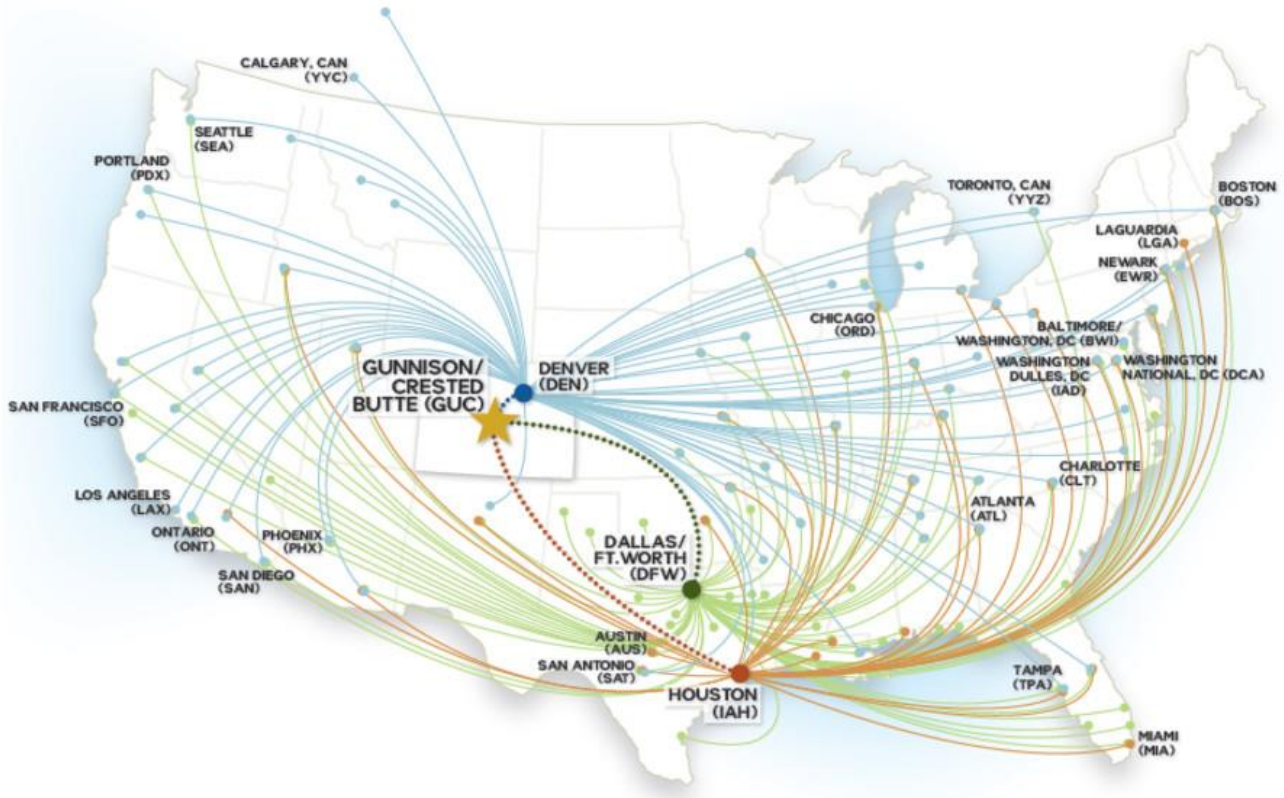
## GETTING THERE

Taking Highway 50 East from Montrose or West from Gunnison, then South on Alpine Plateau Road will take you to the Blue Creek ranch and lodge. The ranch acreage has good all-weather access except for the last mile which is seasonal and usually only accessible by snowmobile or snow-cat during January and February.



## AIRPORT INFORMATION

The upper ranch and lodge are located just 50 minutes from either the Montrose Regional Airport or Gunnison/Crested Butte Regional Airport.



# ACREAGE

690± Acres



# SCENIC VISTAS

Blue Creek Ranch is located on an alpine plateau with breathtaking views of the Black Canyon and the Sheep Mountain area. Aspens, pines, mixed spruce and firs on the nearby hillsides define the valley and set the stage for the mountains in the back drop.



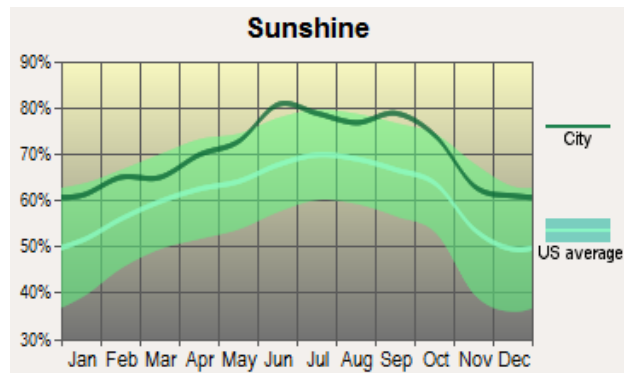
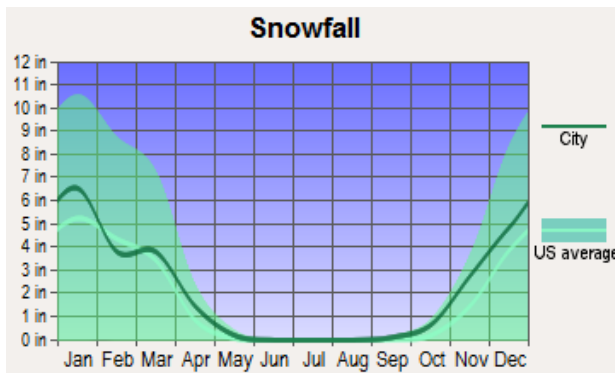
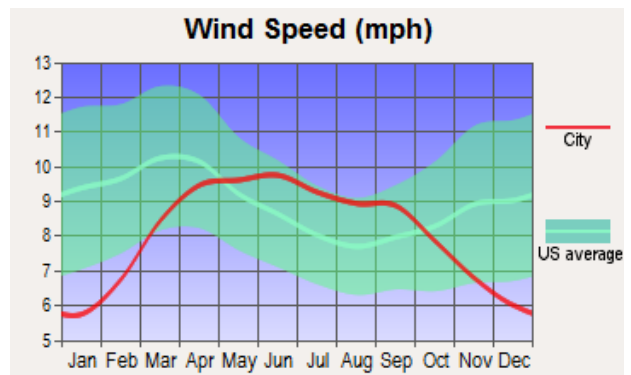
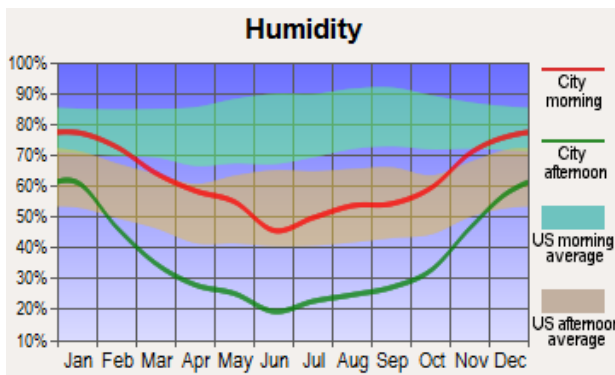
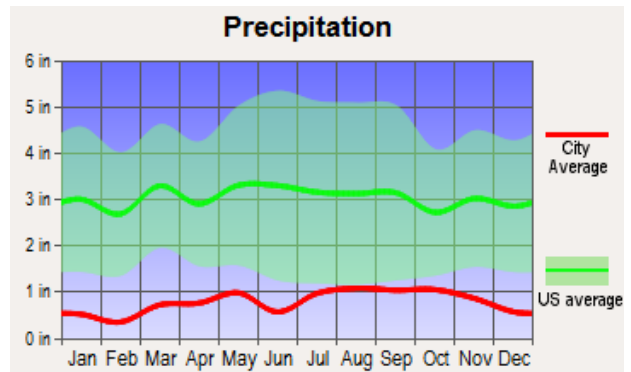
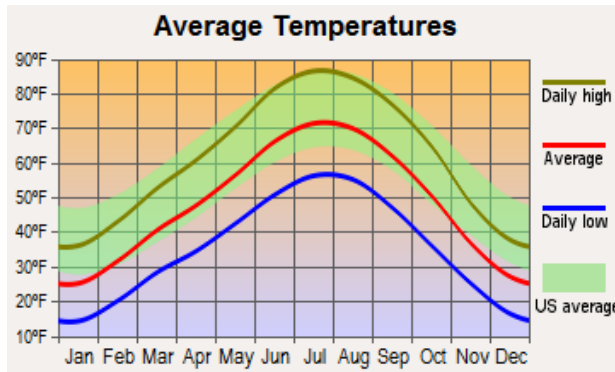


# CLIMATE

*As per coloradoencyclopedia.org Western Colorado Climate:*

Farther west in Colorado, the topography becomes slightly less extreme, with lower elevations and combinations of canyons and plateaus. Elevation and topography remain dominant controls of local climates, but precipitation gets progressively less and temperature progressively warmer approaching the Utah border. ***Western Colorado winter weather is colder but calmer and less variable than weather east of the mountains. Temperatures can drop below 0°F in all areas of western Colorado, but the valleys of west-central and southwest Colorado receive abundant sunshine and the winter climate is not harsh.***

Precipitation west of the Continental Divide is more evenly distributed throughout the year than for the eastern plains. For most of western Colorado, the greatest monthly precipitation occurs in the winter months, while June is the driest month.



*Montrose, Colorado Climate Data courtesy of <http://www.city-data.com/city/Montrose-Colorado.html>*



# RECREATION

## HUNTING

The ranch is located in CO hunting unit 66 with excellent mule deer and elk hunting, many mule deer taken in this unit score over 200 inches and elk will generally score in the 300 to 340 inch range.

The ranch is covered in Aspen, Blue Spruce and mixed conifers with large open sage meadows, streams and ponds and is bordered by BLM lands on 2 sides and National Forest on a third, providing direct access to thousands of acres of public land for addition hunting and recreation. The hunting on the ranch is also helped when there is hunting pressure on the public land. The adjoining public lands are also great for a variety of recreational activities including hiking, horseback riding and cross country skiing.



## SEASONAL ACTIVITIES

In addition to the seasonal hunting activities there are also many other activities to enjoy seasonally, on the ranch or nearby. Hiking, mountain biking, mushroom hunting, horseback riding, ATVs, whitewater rafting, and wildlife photography are some of the things that will take your mind off the rat race during the warmer months. Winter activities of course include famed Colorado alpine and cross country skiing, and snowshoeing and snowmobiling on the ranch and in the nearby National Forest.

# RECREATION

## FISHING

There is great trout fishing on the numerous stocked ponds on the ranch. Hours of fun for anglers of all ages only minutes from the lodge front door. The owner continues to develop this aspect of the ranch and with the adjudicated water rights that will transfer with purchase, this activity will continue to be a focus of life at the ranch.

World class trout fly fishing is close by with as many as five superb rivers to fish as well as the largest Colorado lake, Blue Mesa Reservoir.



*Fly Fishing at Blue Creek Ranch*



*Blue Mesa Reservoir: Image courtesy of [www.blumesareservoircolorado.com](http://www.blumesareservoircolorado.com)*

# NEARBY ATTRACTIONS & ACTIVITIES

## SKI TOWNS

The Colorado ski towns of Telluride and Crested Butte are only 1.5 hours away, respectively.



**Summit Elevation**  
 12,162 ft / 3,707 m

**Lifts**  
 16

**Total Trails**  
 121



**Summit Elevation**  
 12,162 ft / 3,707 m

**Lifts**  
 19

**Total Trails**  
 148



# NEARBY ATTRACTIONS & ACTIVITIES

## RECREATION

Additional recreational opportunities on the ranch and in the surrounding area are limitless (i.e.) boating, rafting, skiing, snowshoeing, ATV/UTV, ice and/or rock climbing, hiking, horseback riding, fishing and hunting, etc. The Blue Creek Ranch is only 25 minutes from Blue Mesa Reservoir (Colorado's largest lake) and less than an hour from 5 of Colorado's best trout fishing rivers.



*The Alpine Loop is accessible via Blue Creek Ranch*



*Ouray, Colorado*



*Blue Mesa Reservoir*



*Enjoying a nice day on the Blue Creek Ranch*

# WATER SOURCES

The upper ranch boasts extensive water rights, including 24 springs, 2 streams and over 50 ponds, several of which are stocked with various types of trout.



## 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.



## 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.

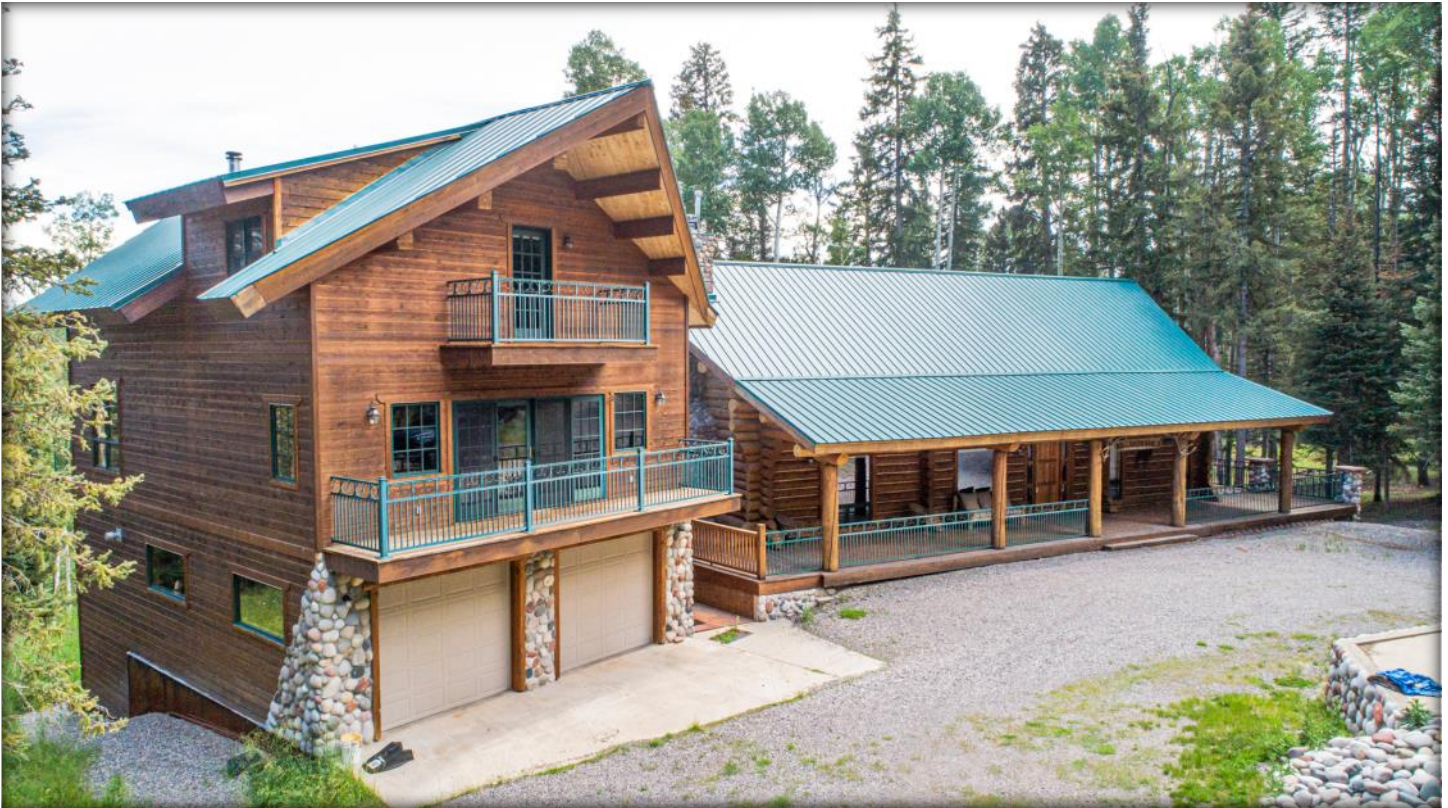


# IMPROVEMENTS

Blue Creek Lodge is located in the Arrowhead area off of Alpine Plateau Road with year-around access and only 5 minutes from the ranch acreage.

The lodge is a beautiful 6000 square foot log and timber frame structure including 7 bedrooms all with private bath and showers, a gourmet kitchen with commercial grade appliances, a massive great room with a large stone fireplace, hardwood floors throughout and a wrap-around deck that provides amazing views. The lodge is tastefully decorated and comes complete turnkey with high end furnishings.

There is a large modern pole building on the ranch that is used as a base for hunting as well as being used for equipment storage.





# IMPROVEMENTS

## GREAT ROOM



# IMPROVEMENTS

## STAIRWAY



# IMPROVEMENTS

## KITCHEN



# IMPROVEMENTS

## BEDROOMS



# IMPROVEMENTS

## BATHROOMS



# IMPROVEMENTS

## GUEST SUITE



# QUICK FACTS

- 690± acres total in two parcels
- Sold Turnkey
- Stunning seven bedroom furnished log lodge
- Located in the heart of Western Colorado
- Close proximity to several regional airports
- Excellent Water Rights
- Recreational opportunities are endless
- Exceptional Fishing & Hunting
- Breathtaking scenery



## SUMMARY

Blue Creek Ranch is truly a once in a lifetime opportunity to own one of the most beautiful acreages and stunning lodges in Colorado, all in one package. The alpine terrain is gorgeous, the air cool and dry, wild game abundant, and the lodge exquisite in its setting and decor. When you are dreaming about the perfect Colorado recreational ranch, you are envisioning Blue Creek Ranch. Spend your days outdoors hiking, trout fishing, hunting, or just exploring on the back of a horse, ATV or on a pair of cross country skis and then retire to a hearty meal prepared in the lodge's gourmet kitchen and served by the massive stone fireplace. The recreational opportunities on and around the Blue Creek/Red Bluff Ranch are endless. The quality of the lodge is unsurpassed. Blue Creek Ranch and Lodge is being sold as a complete turnkey property. Bring a suitcase, take a tour and stay a lifetime. The perfect property for a corporate retreat, family compound, or private residence.







## PRICE

\$6,900,000

## TERMS

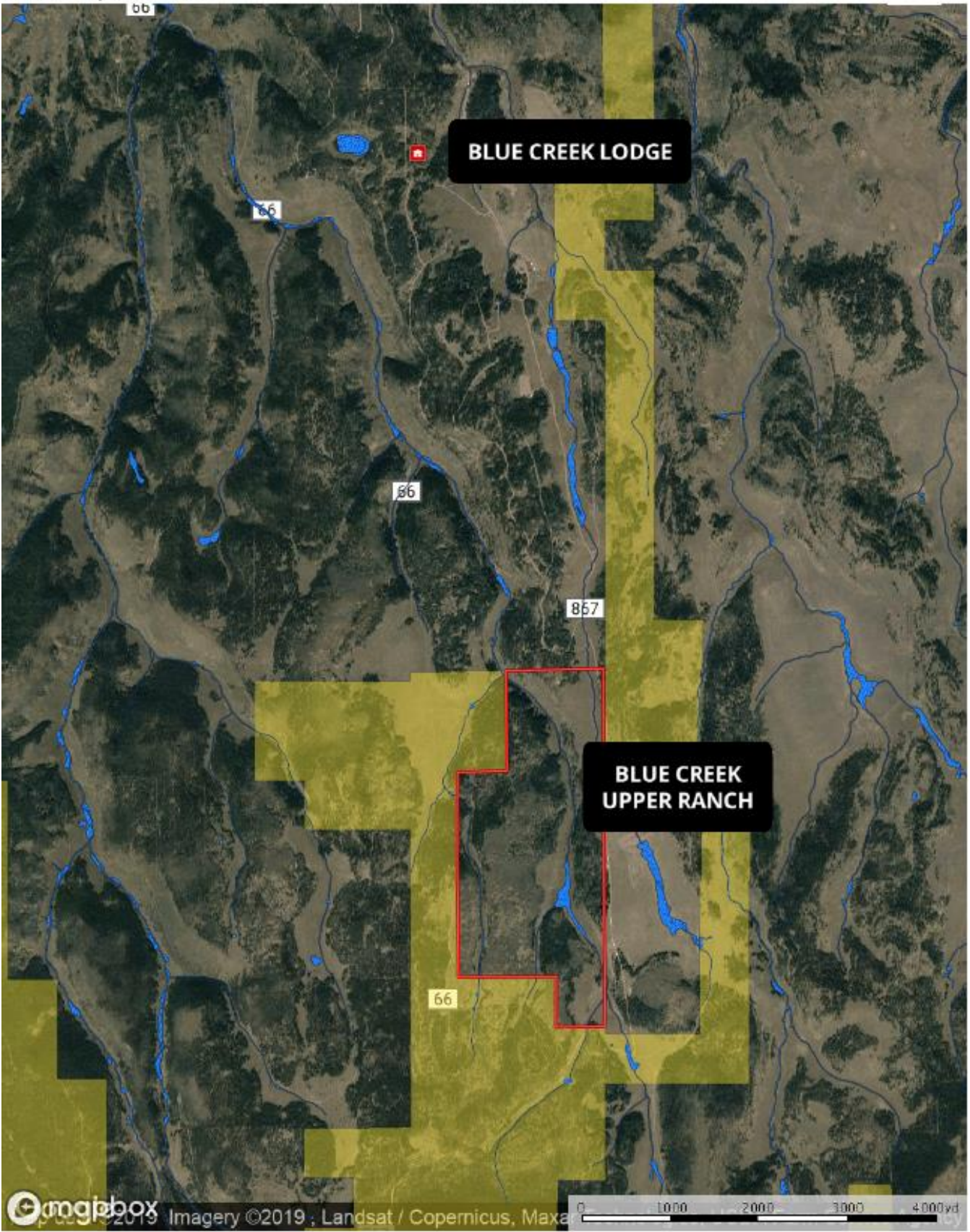
Cash, Conventional Financing, Land Loan, 1031 Tax Exchange

## CONTACT

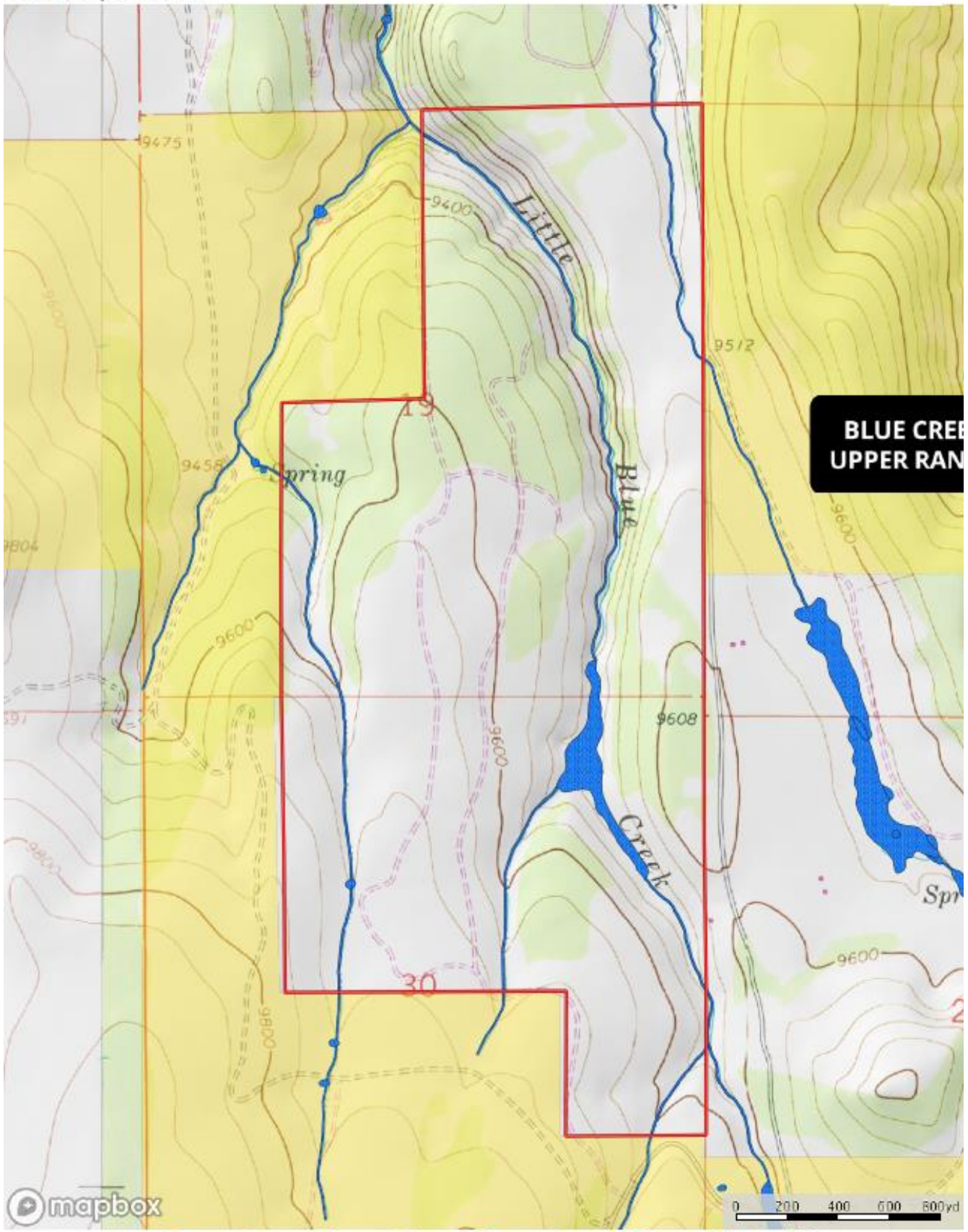
Please call **Jim Vidamour at (719) 890-4590** or email **[jvidamour@fayranches.com](mailto:jvidamour@fayranches.com)** to schedule a showing. This is an exclusive listing. An agent from Fay Ranches, Inc must be present at all showings. To view other properties, fly fishing properties and sporting ranches that we have listed, please visit our web site at [www.fayranches.com](http://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.



Blue Creek  
Gunnison County, Colorado, AC +/-



- Main House
- Boundary
- Forest Service
- State Land
- Plan and Wildlife
- National Park
- Other
- BLM
- Local Government
- Wetlands
- Riparian

Jim Vidmour  
P: 719-890-4500  
jvidmour@fayranches.com 5033 St Hwy 12

The information contained herein was obtained from sources deemed to be reliable. Mapbox® provides no warranty or guarantee as to the completeness or accuracy thereof.

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

**DEFINITIONS OF WORKING RELATIONSHIPS**

For purposes of this disclosure, seller also means "landlord" (which includes sub-landlord) 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 Definitions form on \_\_\_\_\_

\_\_\_\_\_

On \_\_\_\_\_, Broker provided \_\_\_\_\_  
with this Definitions form at \_\_\_\_\_  
(location) and retained a copy for the Broker's records.

Brokerage Firm's Name: Fay Ranches, Inc.

Broker: \_\_\_\_\_

DD 25-5-04. DEFINITIONS OF WORKING RELATIONSHIPS