

# REPUBLIC RANCHES<sub>LLC</sub>

*Our Legacy is in the Land*



## **0 Frying Pan Road**

Eagle County, Basalt, CO

409 ± Acres | \$7,950,000 | Shown by Appointment Only



## OVERVIEW



The property is an incredibly unique, 409-acre site with amazing Ruedi Reservoir views, surrounded by the protected White River National Forest. Situated at an elevation of 7,800 feet, the property is one of the very few private land parcels available around the reservoir, as the entire shoreline and most surrounding areas are either public lands or under conservation easements.

Located approximately 30 miles from Aspen Airport (5 minutes by helicopter), and 60 miles from Eagle Airport, the property is centrally located between Aspen and Vail, Colorado. The property is an outstanding recreational ranch with long-term development potential. Water resources are excellent. The property contains a 66 gallon per minute well (capacity), two creeks and may also draw water from Ruedi Reservoir. This one of a kind site offers year-round access to tremendous mountain and lake activities. The property is minutes away from the Gold Medal trout waters of the Frying Pan River and borders an elk migration zone, elk breeding area and winter concentration range. World-class skiing, dining and lodging are prolific in the nearby Aspen/Snowmass areas.

# PROPERTY



There is one horse barn centrally located on the property. The barn is built of wood interior and exterior walls, concrete slab-on-grade foundation and a sheet metal roof with 4 never-used horse stalls and an upstairs bunk room. There is electricity access on the property.



# WATER RESOURCES



Water availability is prolific. There is a 66 gallon per minute (capacity) well at the horse barn as well as additional available water at a natural spring and flow from two creeks contained on the property. The property may also draw water from Ruedi Reservoir.

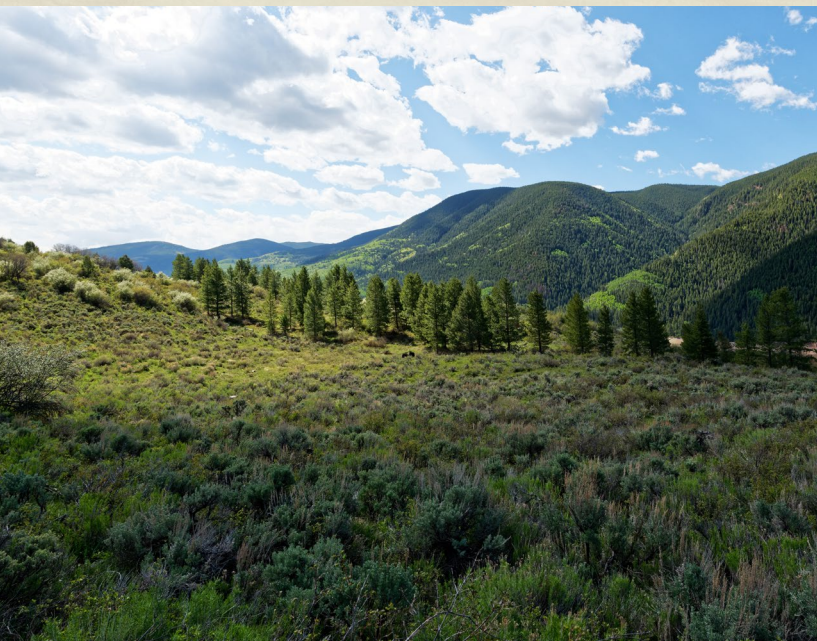
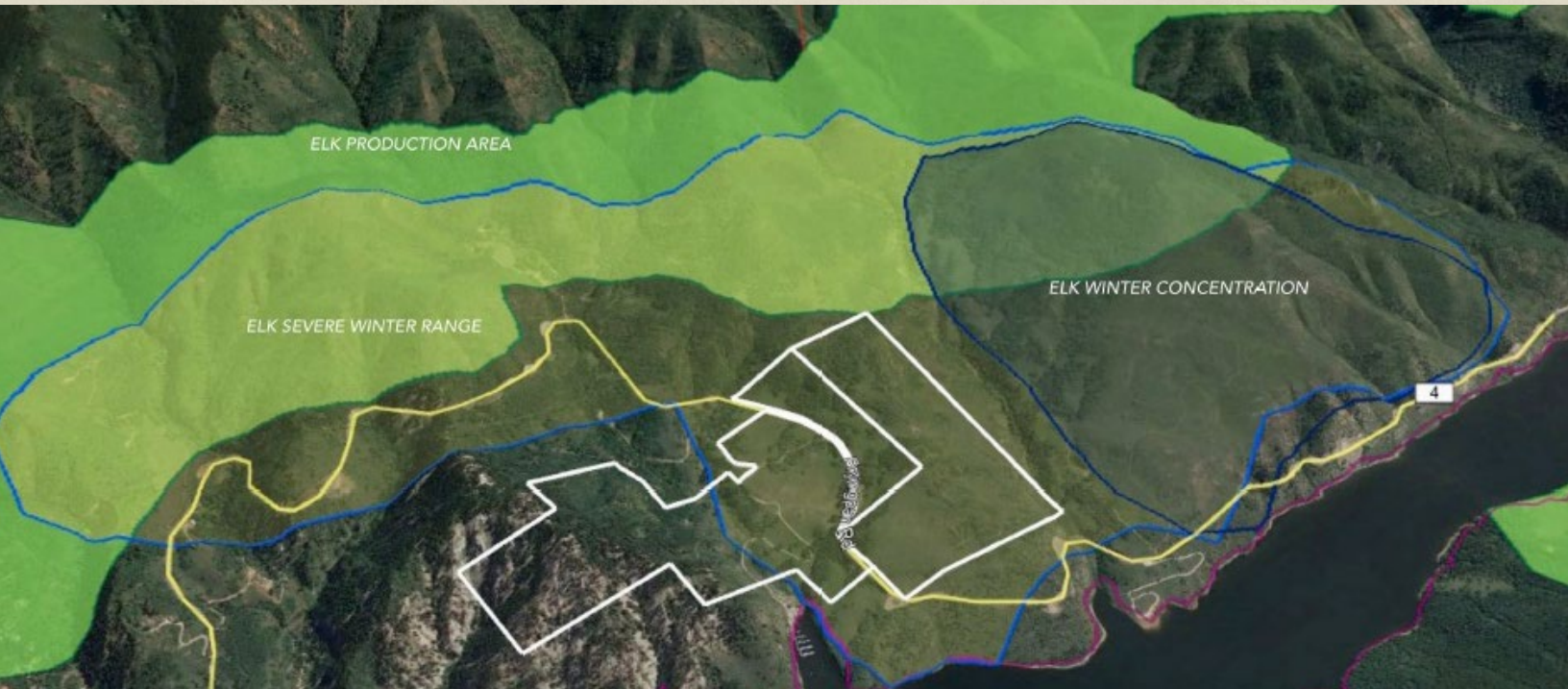


## FISHING/ HUNTING/ ACTIVITES

Fishing: In addition to excellent fishing on the Ruedi Reservoir, The Frying Pan River (a Colorado Gold Medal trout fishery) is directly below the dam of the reservoir and offers year-round access fishing for wild brown, rainbow, cutthroat and brook trout. Consistently ranked as one of the best trout fisheries in the USA, the Frying Pan flows west for 14 miles from below the Ruedi Reservoir dam to the Roaring Fork River at Basalt. Only the highest quality fisheries are awarded "Gold Medal" status (waters produce at least 60 pounds of trout per acre, as well as a minimum of 14" or larger trout per acre).

Hunting prospects are exceptional. The property borders a known elk migration zone, including an elk breeding area and winter concentration range. There are also mule deer, mountain lion, black bear, grouse, coyotes, and foxes in the area.

Other Activities: World-class snow skiing at nearby Aspen and Vail, as well as boating activities on the Ruedi Reservoir. The property has two dedicated boat slips at the Aspen Yacht Club.



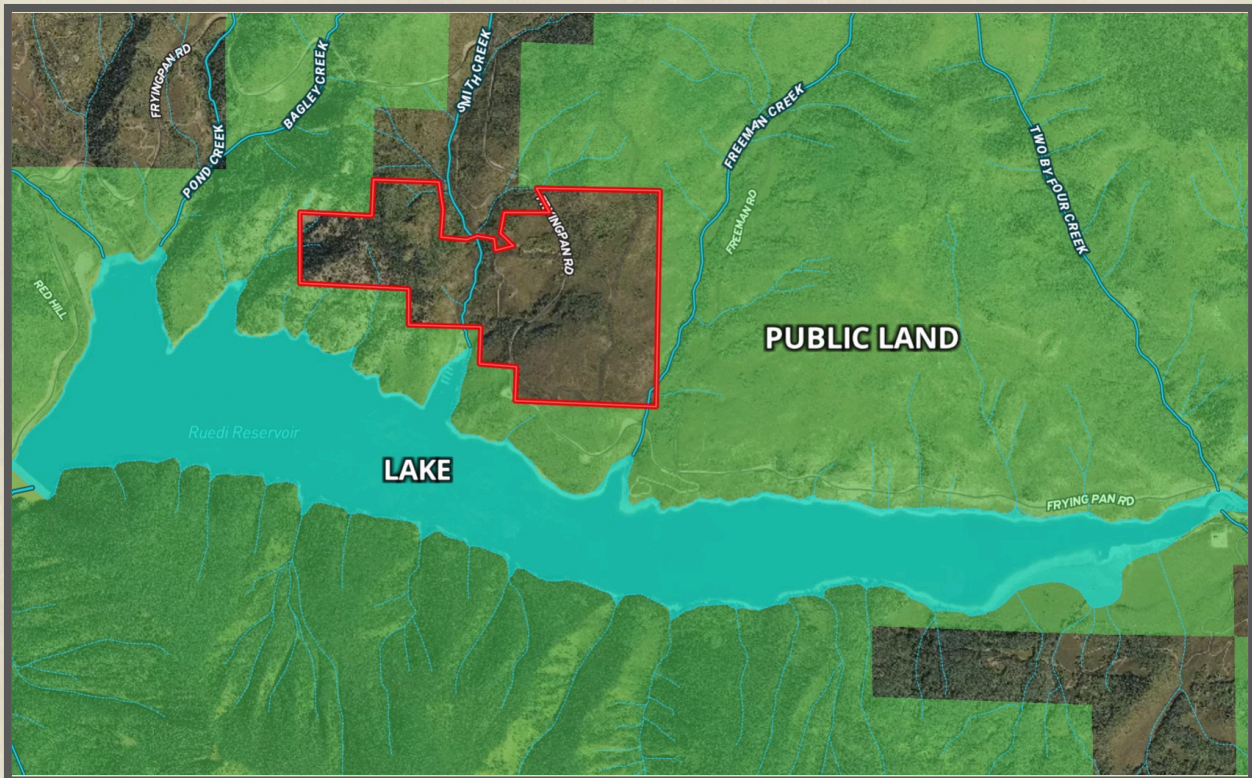
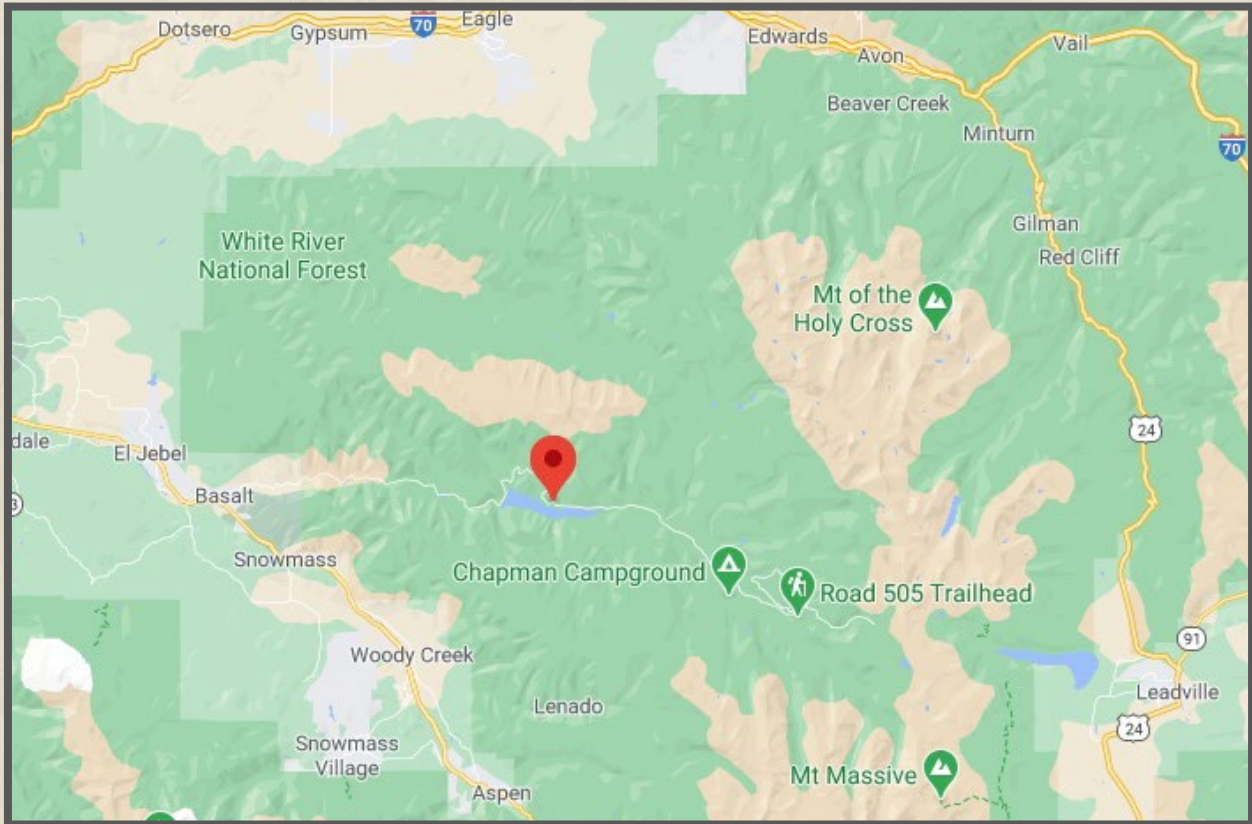
## DEVELOPMENT POTENTIAL

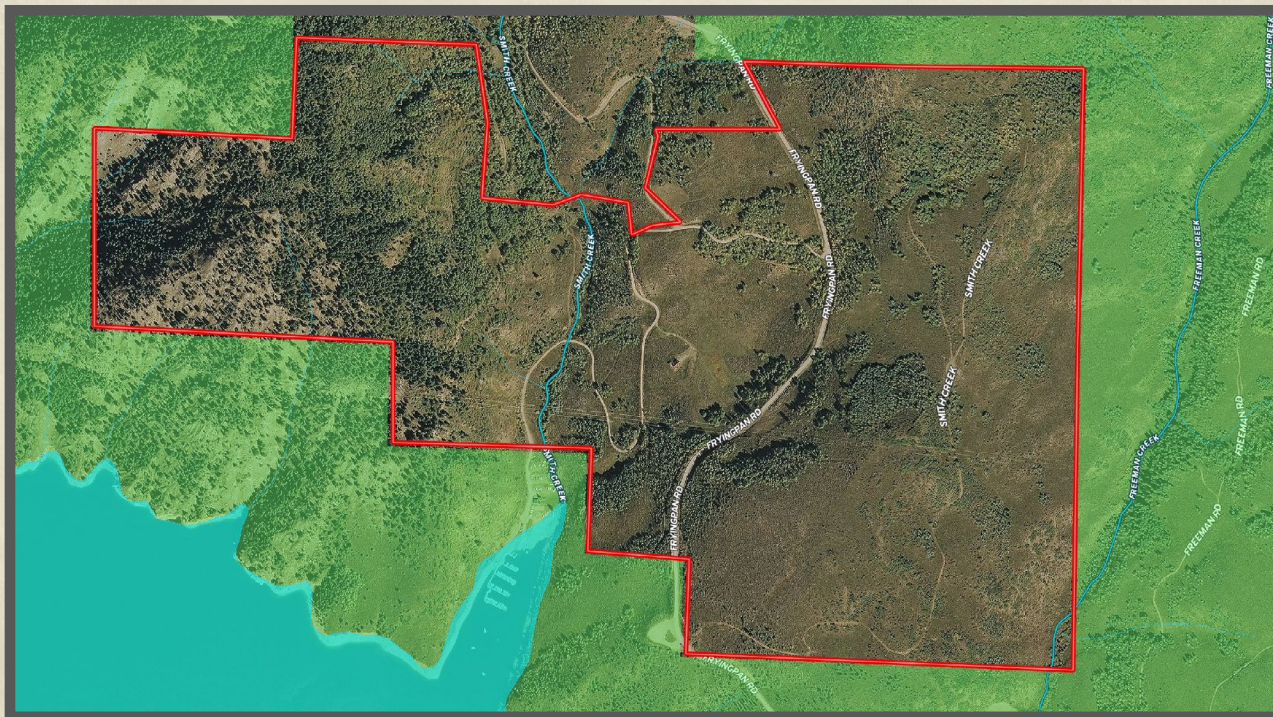
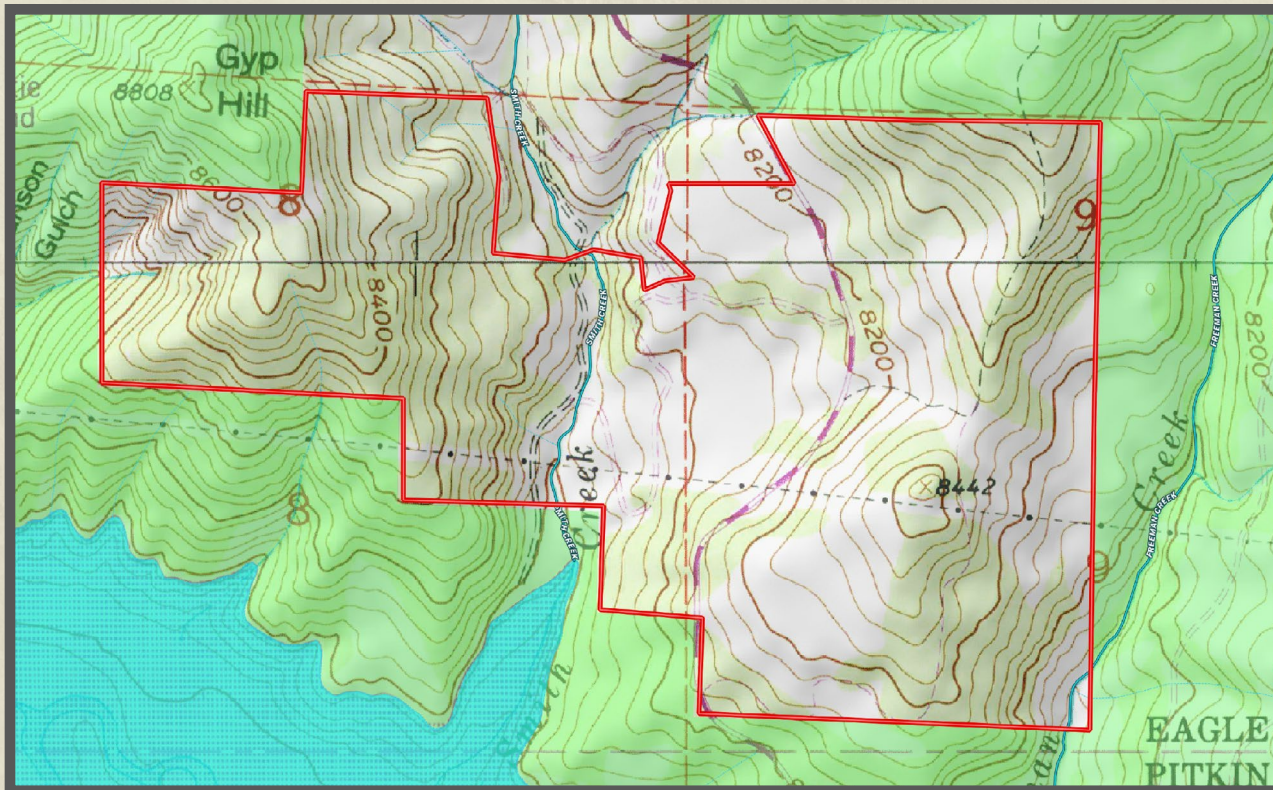
The current owner envisioned a series of private residential plots and/or a resort community for the site. Significant due diligence work has been completed with respect to development including:

- The 409 acres has been permitted for 11 separate 35-acre lots. Each lot may contain a 15,000+ SF guest lodge and 1,800 SF accessory dwelling. Each parcel may be owned by up to four owners each;
- A Phase 1 Environmental Study was completed in 2018. The report noted no material issues;
- A detailed Water Adequacy Report was completed in 2018. Water resources are plentiful for significant site expansion and development;
- A Wildlife Impact Study was completed in 2018. No material issues.



# MAPS





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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

