

## FIRST TIME EVER FOR SALE, IDYLIC COLORADO RANCH!

Nestled at the Base of The Raggeds Wilderness, this 300+ acre ranch includes early water rights, fenced pastures, year round streams, recreational ponds and a complete set of improvements and a half mile of National Forest boundary. Outbuildings consist of a barn and corrals, hay sheds, equipment shop, the original homestead cabin, additional storage and livestock buildings. In the same family for over three generations! This is a rare opportunity to own a scenic working ranch. **\$3,000,000**

**PRICE:** \$3,000,000

**LOCATION:** Somerset, Muddy Creek

**HIGHLIGHTS:** Irrigated farm, ponds, creek frontage, water rights, out buildings, spectacular views.



"RANCHES LIKE THIS ARE VERY HARD TO FIND" - Jeff Bier



**Jeff Bier**  
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THE SOURCE FOR REAL ESTATE

385 Redstone Boulevard, Redstone



#### DETAILS:

STREET ADDRESS: 19331 Highway 133  
 LEGAL DESCRIPTION: Lengthy – In Office  
 CITY: Somerset  
 COUNTY: Gunnison  
 ELEVATION: 7,200 Feet  
 SQUARE FOOTAGE:  
 Residence: 924 square feet (Per Assessor)  
 Garage: 1,200 square feet  
 Lot: 300+ acres (Per Assessor)  
 BEDROOMS: Two Bedrooms  
 BATHS: One and One-Half Bathroom  
 YEAR BUILT: 1973  
 UTILITY SERVICES:  
 Water: Well  
 Sewer: Septic  
 Electric: Delta Montrose  
 Gas: Propane  
 FIREPLACE: Pellet Stove  
 LAUNDRY: Area  
 HEAT: Electric / Wood Stove  
 PARKING: Ample  
 PROPERTY TAXES: \$580/yr (2007)  
 PRICE: \$3,000,000  
 TERMS: Cash  
 POSSESSION: Negotiable  
 MLS #: 105300

#### RANCH FEATURES:

- Working ranch
- Equipment shop
- Hay storage
- Barn and corrals
- Original homestead cabin
- Large pond
- Creek frontage
- Generous irrigation rights
- Fenced and cross fenced
- Comfortable two-bedroom modular home
- Amazing views of the Raggeds Wilderness

#### ADDITIONAL FEATURES:

- Owned by same family for over 70 years
- Quiet, peaceful, rural setting

#### AMMENITIES

- Access to National Forest
- Muddy Creek flows through ranch

#### POSSIBLE USE

- Working ranch
- Primary residence
- Private recreational retreat
- Horse Enthusiast property
- Hunting

#### DIRECTIONS:

Take Highway 133 over McClure Pass. Property is on both sides of Highway, located approximately 17 miles south of Redstone. Jeff must accompany all showings.

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\* While the information contained herein is deemed reliable, it cannot be guaranteed: Subject to errors, omissions, prior sale, changes or withdrawal without notice.



NOTICE TO PROSPECTIVE PURCHASERS: Mason & Morse Real Estate, its agents and brokers are acting as agents of the Seller with a responsibility to represent the Seller's interests. \*Square footage of improvements was obtained from the Assessor's office. (County records are probably unreliable). Prospective purchasers are advised to verify this information through actual measurement of any improvements.

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