

LAST OF THE BEST!

The scenic "Raggeds", this 300 acre ranch offers everything one could desire in an inspiring setting. World class hunting, National Forest boundary, early water rights, three live streams, large recreational fishing ponds, irrigated and fenced pasture, hay production along with substantial improvements. The main ranch house has had a recent remodel with custom additions and a new guesthouse/caretaker cabin overlooks the pastures and creek. Outbuildings include a bunkhouse and barn with corrals. Just minutes from Redstone! The adjacent 223 acre ranch is also available. **\$2,500,000**

PRICE: \$2,500,000

LOCATION: Somerset

HIGHLIGHTS: Views, water, outbuildings, guest house, ponds, irrigated pasture, National Forest boundary.



"29 MILES AWAY YOU CAN BUY A SMALLER RANCH WITH FEWER AMENITIES...FOR \$12,000,000. THIS IS A MAJOR OPPORTUNITY." - Jeff Bier



Jeff Bier
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THE SOURCE FOR REAL ESTATE

0290 Highway 133, Carbondale



DETAILS:

STREET ADDRESS: 20250 Highway 133
 LEGAL DESCRIPTION: N 1/2, Section 32
 CITY: Somerset
 COUNTY: Gunnison
 ELEVATION: 6,800 feet
 SQUARE FOOTAGE:
 Residence: 3,200 square feet (Per Assessor)
 Garage: 1,600 square feet
 Land: 302 acres (Per Assessor)
 BEDROOMS: One Bedroom
 BATHS: Two and One-Half Bathrooms
 YEAR BUILT: 1982
 YEAR REMODELED: 2005
 UTILITY SERVICES:
 Water: Well, Spring
 Sewer: Septic
 Electric: Delta, Montrose
 FIREPLACE: Wood Stove
 LAUNDRY: Room
 HEAT: Electric and Wood Stove
 PARKING: Two-car Garage
 PROPERTY TAXES: \$1,167/yr (2007)
 PRICE: \$2,500,000
 TERMS: Cash
 POSSESSION: Date of Delivery of Deed
 MLS #: 105380

DIRECTIONS:

Just over McClure Pass about six miles from the top. Driveway is on the left.

INTERIOR FEATURES:

- New kitchen with granite counters
- Open living and dining area
- New master suite with excellent upgrades
- New sunroom with wonderful views, perfect for your indoor jungle
- Large loft for guests or use as den / family/ or office room
- New Carpet throughout
- Huge garage / storage / workshop area / exercise room

EXTERIOR FEATURES:

- Beautiful extensive pastures
- Year round stream frontage
- Three live streams and creeks
- Barn, corral, bunkhouse
- Scenic, large ponds for fishing and boating

AMENITIES:

- New Guest or Caretaker cabin with garage
- Boarders National Forest with access to wilderness
- Early water rights
- Fenced and cross fenced

INCLUSIONS:

- All corral panels
- Two Freezers
- Various equipment

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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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 385 Redstone Boulevard, Redstone

