

# HISTORIC COLORADO RANCH

This historic Colorado Ranch is the perfect escape from the demands of daily life. Only 18 miles from Redstone, the 90 acres feature an updated ranch house complimented by a designer kitchen that will delight the most discerning of chefs while the patios and decks encourage al fresco entertaining or a quiet moment alone. Plentiful irrigation water, large ponds, a year round creek and a tasteful guest cabin add to the immense views of the Raggeds Wilderness. This property can be purchased in two separate parcels. 35 acres includes all the existing improvements, another 54 acres is home to two ponds, river frontage and has a well in place. **\$2,975,000**

**PRICE:** \$2,975,000

**LOCATION:** McClure Pass area

**HIGHLIGHTS:** Beautiful, fenced ranch with totally remodeled ranch house, guest cottage, irrigated pastures, two large ponds, stream through property and wonderful views.



“CLASSIC COLORADO HORSE PROPERTY.” - Jeff



**Jeff Bier**  
**EcoBroker®**  
Broker Associate  
970.963.1061 office  
970.379.0523 cell  
[jeffbier@masonmorse.com](mailto:jeffbier@masonmorse.com)  
[www.mountainproperties.com](http://www.mountainproperties.com)

**m a s o m o r s e**

THE SOURCE FOR REAL ESTATE

385 Redstone Boulevard, Redstone



#### DETAILS:

STREET ADDRESS: 2192 County Road 265  
 LEGAL DESCRIPTION: Part of the  
 Beaver & Hartford Placers  
 CITY: Somerset  
 COUNTY: Gunnison  
 SQUARE FOOTAGE:  
 Residence: 1,978 square feet (Per Assessor)  
 Garage: 568 square feet  
 Lot: 89 acres (Per Assessor)  
 BEDROOMS: One Bedroom  
 BATHS: One and One-Half Bathrooms  
 YEAR BUILT: 1940/2000  
 UTILITY SERVICES:  
 Water: Spring  
 Sewer: Septic  
 Electric: Delta Montrose Electric Association  
 Gas: Propane  
 FIREPLACE: Rock Fireplace/Wood Burning  
 LAUNDRY: Room  
 HEAT: Gas Hot Water  
 PARKING: Plenty  
 PROPERTY TAXES: \$850/yr (2008)  
 ELEVATION: 7,000 Feet  
 PRICE: \$2,975,000  
 TERMS: Cash  
 POSSESSION: Date of Delivery of Deed  
 or Lease Back  
 MLS #: 113321

#### DIRECTIONS:

At the base of McClure Pass, take County Road 265 two miles.  
 Property is on the left.

#### INTERIOR FEATURES:

- New designer kitchen and dining room totally remodeled throughout
- Wood burning rock fireplace
- Big master suite with its own entrance and deck
- Covered porch in front and large patio for entertaining in back

#### EXTERIOR FEATURES:

- Numerous outbuildings including new hay barn
- Barn, shop, guest cottage
- Fenced and cross fenced
- Wonderful raised bed gardens
- Two parcels – 35 acres and 54 acres

#### AMENITIES:

- Picnic area with fire pit and teepee along the creek
- Ponds suitable for small boats and fishing
- Satellite connected for internet, music, etc.
- Excellent irrigation rights
- Surveys

#### INCLUSIONS:

- Close to three wilderness areas, two national forest and a state recreation area

Jeff Bier  
 EcoBroker®

Broker Associate  
 970.963.1061 office  
 970.379.0523 cell  
[jeffbier@masonmorse.com](mailto:jeffbier@masonmorse.com)  
[www.mountainproperties.com](http://www.mountainproperties.com)

\* 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.

m a s o m o r s e

THE SOURCE FOR REAL ESTATE

385 Redstone Boulevard, Redstone