

## BUCKHORN MOUNTAIN RANCH - MONTROSE, COLORADO



### EXECUTIVE SUMMARY

Just 15 miles south of Montrose, Colorado off Highway 550, the Buckhorn Mountain Ranch spreads across 6,573± deeded acres of stunningly beautiful high desert land at the base of Storm King Peak. The ranch also encompasses 6,003± acres of leased BLM land for a total of 12,575± acres under its control. Buckhorn Mountain Ranch is almost halfway between Montrose and Ridgway and only 58 miles from the ski slopes, restaurants, and cultural attractions of Telluride.

This exceptional property is both a working cattle ranch with a full complement of livestock facilities and a superb hunting retreat with excellent habitat for mule deer and elk, located in Core Occupied Elk Range (COER) 65. The current owner runs about 300 head of Angus cattle year round and approximately 400 acres of irrigated pastures and hay meadows, as well as numerous stock ponds for cattle and wildlife, and 3 irrigation storage ponds.

A beautiful two-story owner's home has 3,290± square feet, 4 bedrooms, 3.5 baths, two wood-burning fireplaces, a gourmet kitchen, and a separate 747± square foot apartment. The manager's home has 3,278± square feet, 6 bedrooms, 4.5 baths, and a 1,023± square foot detached apartment. Both homes have large detached garages.







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### FACTS

- Acreage: 6,573± deeded/ 6,003± leased acres
- Elevation at headquarters: 6,700 feet above sea level
- Address: 72430 Buckhorn Road, Montrose, CO
- Counties: Montrose and Ouray
- 15 miles south of Montrose
- 19 miles north of Ridgway
- Ranching facilities: corrals, riding arena/horse paddock, calving shed, 20K lb scale, maintenance facilities, irrigation equipment
- Owner's Home: 3,290± sq. ft., 4 beds/3.5 baths, 2 fireplaces, 2-car detached garage
- Manager's Home: 3,278± sq. ft., 6 beds/4.5 baths, 4-bay detached garage.
- Bunkhouse, three cabins, six heated hunting blinds
- Staff housing: two, 1,848± sq. ft. modular homes
- Core Occupied Elk Ranch (COER) 65
- Airport: Montrose Regional Airport, 16 miles, daily non-stop flights to Denver and other major cities



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**\$22,950,000**

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