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CANYON CREEK RANCH - PLACERVILLE, COLORADO



EXECUTIVE SUMMARY

Located in an area of Colorado that is highly sought after, Canyon Creek Ranch is easily accessible, only 25 miles from Telluride via a year-round county maintained road. Offering 3,247± deeded acres, considered a large holding for the area, this amount of land within proximity to a world-class destination is a rare find. Within an hour's drive of the property, Montrose offers a regional airport and one of the best private FBO's in the state, Black Canyon Jet Center. The cornerstone of this mountain ranch is the absolutely stunning views of the rugged and exceptionally beautiful Sneffel's Mountain Range. Situated atop East Iron Springs Mesa, the land is gentle and rolling while approximately two-thirds of the property is meadows, open pasture and several spring-fed ponds. The remaining one-third is a mixture of oak brush, aspens, ponderosa pines, and heavily timbered areas. Sharing three miles of boundary with the Uncompahgre National Forest, there is a wide array of year-round recreational activities and access to and abundance and variety of Colorado wildlife.



OFFERED AT \$16,900,000



CONTACT JEFF BUERGER
HALL AND HALL
303-861-8282 (OFFICE)
303-229-9932 (MOBILE)
EMAIL: jeff@hallandhall.com

FACTS

- 3,247± deeded acres
- 25± miles to Telluride
- Less than an hour from Montrose Regional Airport and Black Canyon Jet Center
- Adjacent to Uncompahgre National Forest
- Spectacular views of the Sneffel's Mountain Range
- Mild terrain and gentle topography situated on top of East Iron Springs Mesa
- Mixture of meadows, open pasture land and heavily timbered areas
- Year-round county road access
- Modest improvements include two homes and outbuildings
- Located in GMU 61

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