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## STEALEY MOUNTAIN RANCH - RIDGWAY, COLORADO



### EXECUTIVE SUMMARY

From spectacular views of the San Juan Mountains to an intelligent master plan and luxurious improvements, the Stealey Mountain Ranch combines the best attributes of a Colorado high-country ranch with those of a superb recreational retreat. The land spreads across 2,142± deeded acres at the foot of the Cimarron Ridge and the mighty Courthouse Mountain of the San Juan's. Ridgway, the closest town, is eight miles from the ranch, while Montrose is 35 miles northwest and Telluride is about 47 miles southwest. The diverse terrain, ideal for endless recreational activities, rises in elevation from 7,400 to 9,200 feet above sea level, from lush, irrigated hay fields along cottonwood covered creek banks, over hills of pinion, oak brush, and juniper to alpine meadows, and spruce forests. Bounded by the Uncompahgre National Forest and large, privately held cattle ranches, the property is secluded and yet easily accessible via County Road 8 or County Road 10 from Highway 550.

The current owner has made significant, recent property improvements, including a pressurized water system, roads, fencing, land reclamation, dam repair, and pond enlargement. The cattle barn, machine shop, and horse corrals have been moved to a new headquarters compound away from the owner's home, which is now accessed by an exclusive entrance to ensure privacy. Two creeks cross the property, providing ample water for livestock, irrigation, and large resident herds of elk and deer. Approximately 200 acres of irrigated hay meadows are capable of producing three to four tons per acre. Improvements include a magnificent 8,079-square-foot owner's residence with guesthouse, pool and pool house; a beautifully appointed 3,865-square-foot mountain chateau; a high-country hunting cabin, and staff housing. Just minutes from Ouray, the "Switzerland of America," and only about an hour from Telluride and world-class snow skiing, the Stealey Mountain Ranch offers distinct opportunities for the investor, rancher, and outdoor enthusiast.



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### FACTS

- 2,142± deeded
- 200± acres irrigated hay meadows
- 35 miles to Montrose and the Montrose Regional Airport
- 1 hour± to Telluride, Telluride Ski Resort, and Telluride Regional Airport
- 17 miles to Ouray; 8 miles to Ridgway
- Contiguous to Uncompahgre National Forest
- 8,079± sq. ft. owner's residence, four bedroom suites/ five baths
- 4,912± sq. ft. pool house and indoor, saltwater pool
- 3,865+ sq. ft. mountain chateau, four beds/four baths
- Guest house
- Hunting cabin
- Two staff houses
- Headquarters/office, cattle barn, machine shop, corrals, sheds
- Big Gun sprinkler irrigation system
- Additional building permit approved and paid for, plans available
- Pressurized and treated ranch-wide water system
- Game Management Unit 65
- Abundant large and small game animals
- Two year-round creeks
- Several ponds and catchments
- World-class views of San Juan Mountain Range

OFFERED AT \$24,950,000



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