

MASON MORSE

RANCH COMPANY



CURTIS RIDGE RANCH

LOCATION

Parshall, Colorado

PRICE

\$12,533,246

CONTACT

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Curtis Ridge Ranch is a rare opportunity to own a large parcel of beautiful Colorado high country in the heart of the Rocky Mountains. The ranch has a private reservoir, borders the Arapaho National Forest, and has several exquisite home sites with views of the Williams Fork Reservoir and the Continental Divide. The ranch has excellent elk and mule deer habitat, as well as private fishing in Sylvan Reservoir. The ranch is currently used for grazing cattle and elk and mule deer hunting. The ranch would make a wonderful family retreat or could be used as a development opportunity.

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LOCATION

The Curtis Ridge Ranch is located in the Williams Fork Valley southeast of the town of Parshall in Grand County, Colorado. Parshall is an unincorporated town with a U.S. Post Office in Grand County, Colorado. It's located along the south side of U.S. Highway 40 between Hot Sulphur Springs and Kremmling, Colorado. Grand County is in the heart of the Rocky Mountains and contains the towns of Granby, Grand Lake, Kremmling, Hot Sulphur Springs, Winter Park/ Fraser and Parshall. Local residents and visitors enjoy downhill skiing, cross-country skiing, snowshoeing, gold-medal river and lake fishing, hunting, camping, hiking, biking, golfing, rafting, horseback riding and an array of other exciting outdoor activities. Grand County is home to Grand Lake, Colorado's largest natural lake and also borders Rocky Mountain National Park. The county is only 90 minutes from Denver, 45 minutes from Silverthorne and Steamboat Springs and one hour to Vail, Beaver Creek, Keystone, Copper Mountain and Breckenridge.

There are two private airports in Grand County, McElory Airfield in Kremmling (5,500 foot runway) and the Granby Airport in Granby (5,000 foot runway).



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ACREAGE AND DESCRIPTION

The 2,266-acre Curtis Ridge Ranch is primarily mountain recreational and grazing lands and contains several water features including the Sylvan Reservoir which currently has an 880-acre foot storage capacity. The ranch is comprised of native sagebrush and grass rangeland, irrigated hay meadows, aspen/conifer forest and riparian wetland area. The property ranges from generally flat pastures to rolling and steep hillsides. The ranch has a mixture of Aspen, Douglas fir, Blue spruce, Subalpine fir, and Lodgepole pine trees.

There are several pristine building locations throughout the ranch each having their own private views of the surrounding mountains, meadows, pastures and water features. The current owner has completed a conservation easement on portions of the ranch to ensure the long-term preservation of the open space and scenic values as well as preserving the natural habitat for wildlife. Several of the ranch's adjacent landowners have also placed their ranches into conservation easements. Most of the properties that surround Curtis Ridge Ranch are used for cattle ranching (including livestock pasture and hay production), rural residences and hunting.



OPERATIONS

The ranch is currently used for cattle grazing, hay production, hunting and mountain recreation. The ranch can support approximately 250 pairs of cattle from June thru October and harvests approximately 200 tons of hay. The current owner leases the hunting rights to a local outfitter. A portion of the Curtis Ranch offering includes a development opportunity on a 408-acre non-contiguous parcel that has been subdivided into 11 lots by the current owner. The parcel is adjacent to the Williams Fork Reservoir and the utilities to include power, natural gas and phone are installed. This parcel containing approximately 408+/- acres could be removed from the sale at buyer's discretion.



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WILDLIFE AND RECREATION

The Curtis Ridge Ranch has important conservation values as a natural habitat for wildlife due to the undeveloped nature of the property, the surrounding undeveloped private ranch land and conservation easement properties, and the adjacent public lands. The owner has owned the ranch for over 24 years and has worked to improve and restore the wildlife habitat. The property provides habitat for the big game species of elk, mule deer, moose, mountain lion, pronghorn, white tailed deer and black bear.



The Colorado Division of Wildlife National Diversity Information Source list the property and surrounding area as elk winter range, winter concentration, and summer range. It is winter and summer range for mule deer, as well as a mule deer migration corridor. The ranch is summer range for moose, and overall range for black bear, mountain lion, pronghorn, and white tailed deer. The Curtis Ridge Ranch is overall range and production area for sage grouse. A 2007 Study of the property confirmed mule deer and elk use the property in the spring and the fall. Mule deer fawning areas and elk calving areas were located on the property. Smaller mammals known to occur on the property include bobcat, red fox, coyote, snowshoe hare, marmot, jackrabbit, raccoon, and badgers. Habitat is also present for a variety of other small mammals and birds.

This ranch land is important wildlife habitat because of the undeveloped nature of a large ranch. The easement on this property helps to protect habitat for wildlife species and provides connectivity between habitats on the surrounding public and private lands.





WATER RIGHTS AND RESOURCES

The sale of the property includes a transfer of 200-acre feet of water out of Sylvan reservoir. The current storage capacity of Sylvan reservoir is 880 cubic acre feet. The reservoir has a potential to increase its capacity to 2,200 acre feet of storage. The potential for water development on this ranch and the Sylvan reservoir is significant.

Buyers of the Curtis Ridge ranch should have the water rights and potential for water storage development reviewed by a qualified attorney.



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IMPROVEMENTS

The Curtis Ridge Ranch has limited improvements. The present owner would consider selling their current residence which is a 5,500+/- square foot custom-built home located on the banks of William Fork Reservoir. The residence has an additional 46 acres. Further information on the residence is available upon request.

HISTORY

The Curtis Ridge Ranch was originally homesteaded by William Curtis. Mr. Curtis used the land for livestock grazing, as did subsequent landowners. In addition to livestock grazing, the property has also been used for hunting and timber harvest. The current landowner uses the land for cattle grazing, hunting, recreational use, timber harvesting as well as water storage in the Sylvan reservoir.



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TAXES: \$1,921.60

SUMMARY

The Curtis Ridge Ranch is an extremely rare opportunity to own a very large parcel of undeveloped land with close proximity to Denver and the front range of Colorado. There are several opportunities for a perspective buyer. The ranch could be subdivided into smaller gentleman's ranches, the water storage capacity of the Sylvan Reservoir could potentially be developed and increased to 2,200 acre feet, or the ranch could be used as a single family legacy ranch with excellent hunting and recreational opportunities for generations to come.



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To schedule a showing and further information contact:

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