

# MASON MORSE

RANCH COMPANY



## RAYNER RANCH

### LOCATION

Kremmling, Colorado

### PRICE

\$1,300,000

### CONTACT

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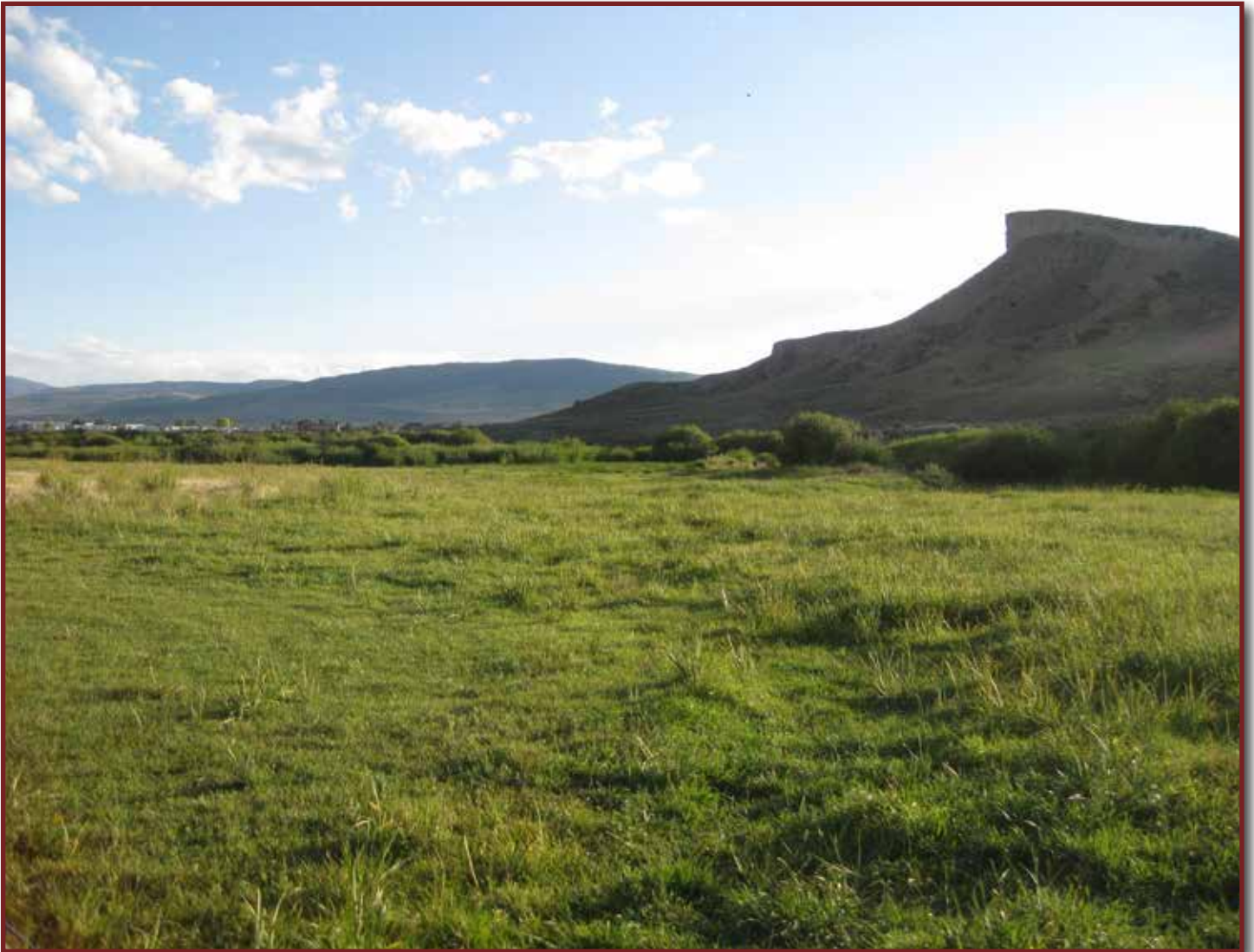
The Rayner Ranch is an amazing setting on the banks of Muddy Creek. It has a spacious three bedroom home with over 4,000 square feet of living space on 116+ acres. Surrounded by BLM on three sides, water rights, nearly one mile of Muddy Creek frontage, irrigated pastures and ponds. What an incredible property for the fishing, horses, hunting or recreation enthusiast.

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## LOCATION

The Rayner Ranch is located in Kremmling Colorado, 45 minutes from Silverthorne, Steamboat, Grand Lake, Winter Park an hour from Vail and one hour forty-five minutes from Denver. Kremmling is quiet little town known as the “Sportsman’s Paradise” which includes a private airport, hospital, grocery store, hardware stores, barber and beauty salon, several restaurants, and a handful of boutiques and shops.



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## ACREAGE AND DESCRIPTION

The Rayner Ranch consists of 116+ acres on Muddy Creek. The ranch has approximately 30 acres of irrigated meadow with a water right of 1.38 cfs from Muddy Creek and another 25-30 acres of sub irrigated pasture. The property is fenced for livestock. There is almost one mile of the Muddy Creek running through the property, which has very good fishing for rainbow, browns, and brook trout. There are three ponds on the property that serve as home to numerous types of waterfowl. Elk herds use the ranch and the adjoining BLM lands for late fall, winter and early spring range.



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## WATER RIGHTS AND RESOURCES

The Rayner Ranch has 1.38 cfs from the Schwab ditch out of Muddy Creek and Schwab ditch #2 out of Star Gulch. There is excellent fishing in Muddy Creek for nearly one mile as the creek winds through the property. The ranch also boasts three ponds that are home to numerous species of waterfowl during the spring, summer and fall seasons.



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## IMPROVEMENTS

The Rayner Ranch has a large 4,020 square foot custom built home with a loft, wood stove, three large bedrooms and an open great room, kitchen and dining room design. The 1,200 square foot shop and three-car garage is attached to the home and has a hot tub room built in complete with six-person hot tub. There is a round pen for exercising and training horses, stack yard for all your hay and horse shed with water and power on the property as well. The property also features a cook out/ barbecue/campfire area down on Muddy Creek.







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**TAXES:** 2011 - \$1275.24

## **SUMMARY**

Very seldom does a ranch with this many recreational opportunities, this close to town come onto the market. This ranch has many opportunities for the sportsman. From the fishing on almost one mile of Muddy Creek, the waterfowl hunting in the fall and elk hunting in the later seasons on this property and adjoining BLM, this property truly is a Sportsman's Paradise.



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# RAYNER RANCH

Kremmling, Colorado ~ \$1,300,000



*To schedule a showing and further information contact:*

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