

# *Tarryall River Ranch*

*Park County, Colorado*



"Custom-designed for trout" aptly describes the Tarryall River Ranch, located only two hours southwest of Denver and one hour from Colorado Springs in the heart of the unspoiled Tarryall Valley. More than a mile of brown and rainbow trout-rich Tarryall Creek winds through the ranch, much of it recently enhanced with habitat features designed to maximize trophy trout production.



The amazing structure in this 20-foot-wide stream harbors abundant rainbow and brown trout, many of which reach 18 to 24 inches. Experienced anglers are sure to satisfy their big-trout cravings here, but novices won't be intimidated by Tarryall's gentle flows.



Set at 8600 feet in a quiet valley amidst Ponderosa pines, aspens and rugged granite outcrops, Tarryall River Ranch could be a page taken directly from a scenic calendar. The Pike National Forest borders two sides of the 322-acre ranch, and views of the 12,000-foot peaks of the nearby Lost Creek Wilderness are unimpaired by any intervening development.



A conservation easement occupies the Tarryall hay meadow portion of the ranch, but includes a 3-acre building envelope. The remaining 160 acres are unencumbered, have excellent building sites, and are traversed by a mile of Sand Creek, a small tributary full of brook trout. 2 CFS of valuable water rights come with the ranch.







In an era when smaller fishing and recreational ranches are increasingly hard to come by, Tarryall River Ranch is a rare find. Tarryall Creek, the centerpiece of the Ranch, boasts excellent trout habitat and healthy riparian vegetation. Aquatic insect populations of mayflies, caddisflies and midges are strong.

Sand Creek flows through a lovely secluded valley of its own and could readily be developed to include trophy trout ponds. Bighorn sheep, mule deer, elk and mountain lion populate the surrounding country. Yet all of this unspoiled wildness is located on a paved road, with power and telephone service to the property, and only two hours from Colorado's largest city.



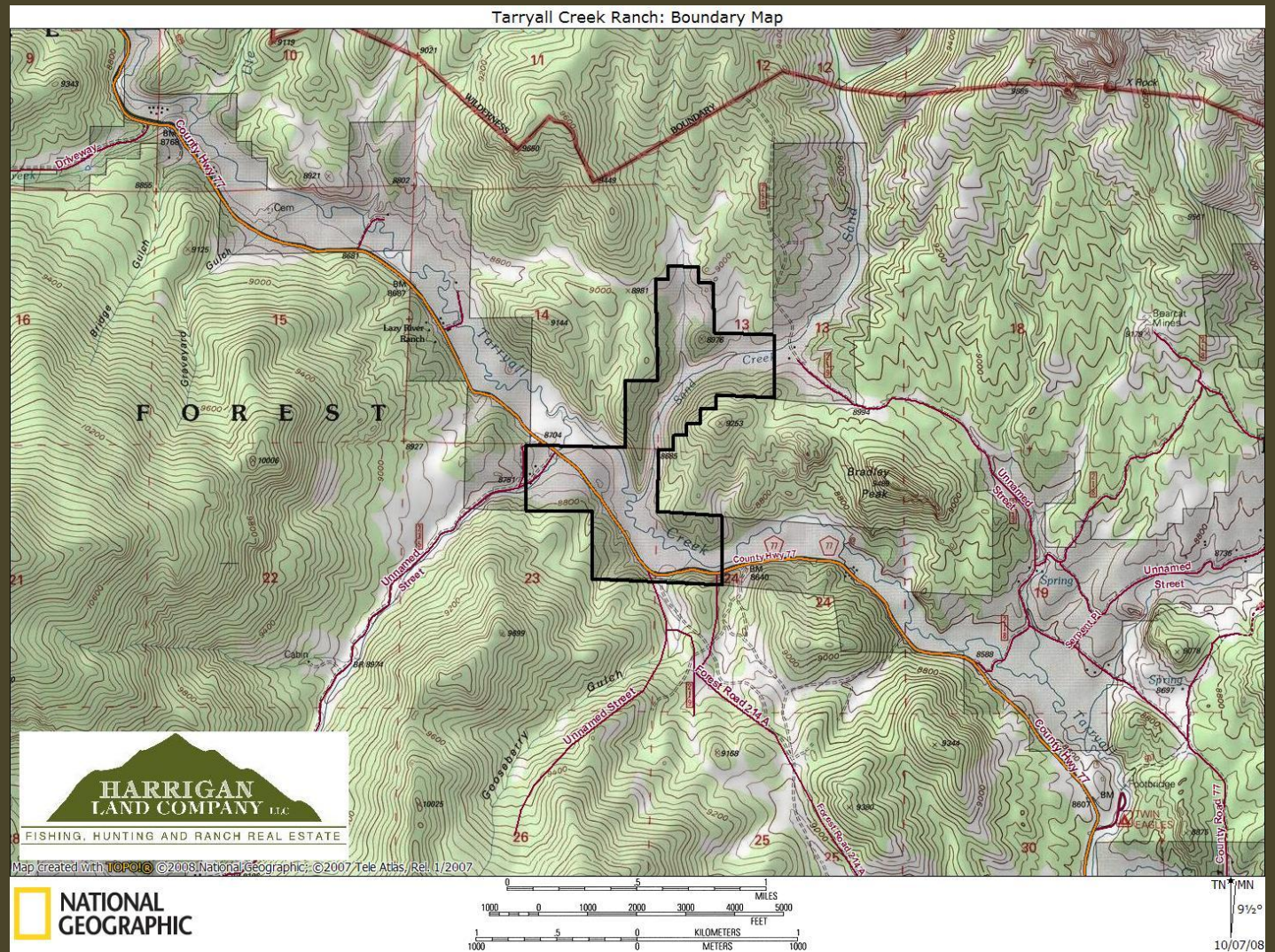


In the 1860s, prospectors flocked to the Tarryall Valley in search of gold. The gold is long gone, but another treasure remains. Harrigan Land Company would be pleased to assist you with your own "prospecting" at Tarryall River Ranch.

**\$2,350,000**



# Tarryall River Ranch: Ranch Boundary Map





# Tarryall River Ranch: General Location Map

Tarryall Creek Ranch: Location Map

