

WILDERNESS BASIN RANCH

MONTROSE AND OURAY CO.

880+/- AC



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|Property Description

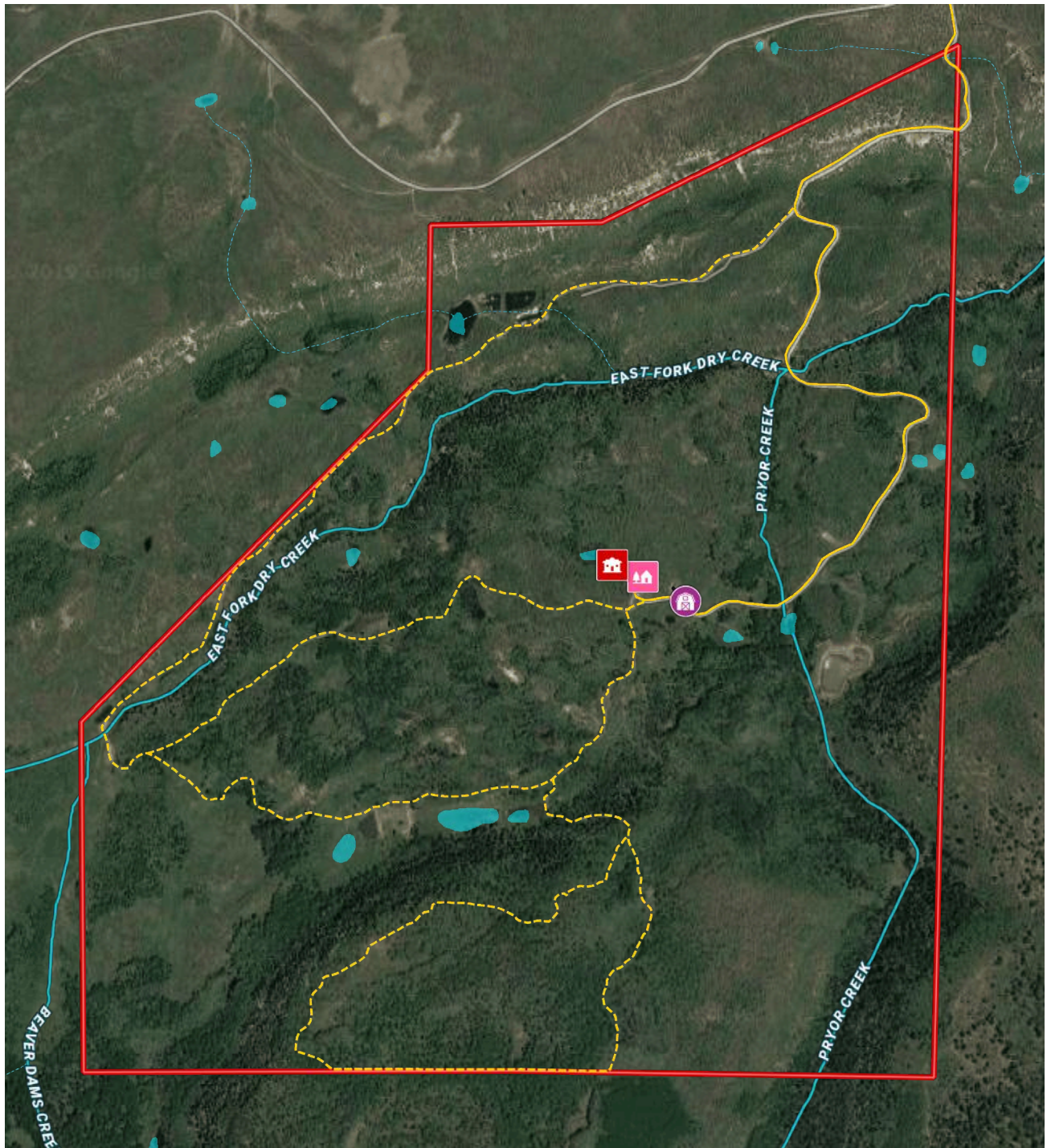
This Western Colorado Hunting and Recreational Ranch for sale near Montrose, Co is one of the finest on the market. It is situated in both Ouray and Montrose Counties. With over 2 miles of live water creeks and streams along with spring fed fishing ponds, this ranch is an outdoorsmans dream. Wilderness Basin Ranch is located in Game Management Unit (GMU) 62 and is only 2 miles from GMU 61. This area is known across the nation for producing Elk scoring over 300.

There are several factors that make this one of the best ranches available in Western Colorado. To find this much live water, diverse topography, views, Timber/Aspen and total seclusion you would have to purchase close to 2,000 acres in the middle of nowhere. To add to the privacy and seclusion, the ranch has NO easements serving adjacent landowners. No one passes through this property to access their land which is very uncommon on a property like this. Wilderness Basin Ranch possesses all of these highly sought after features in a conveniently located 880+/- acres that can be reached from the Montrose Regional Airport in around 30 minutes.

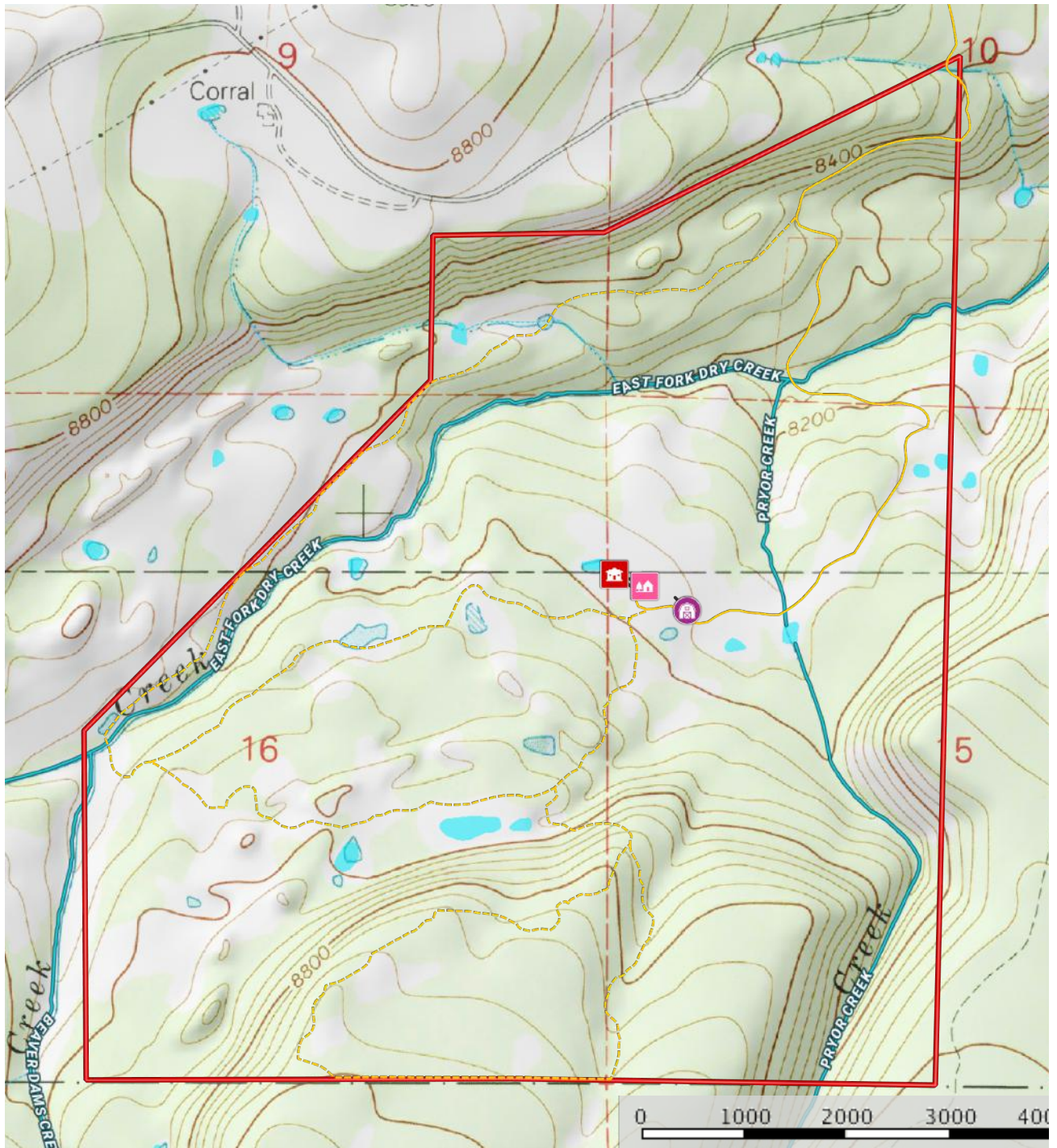
The property is accessed via a gated entry off of County Road 90. The entry road to the lodge is so good that even limousines have driven on it. Significant work has gone in to this road system and it is evident as soon as you start to drop down in to the heart of the ranch. The drive to the lodge couldn't be more scenic and picturesque. As you enter the main gate, the snow capped Mountains are perfectly set as the back drop. The road continues to wind down through the ranch and along a steep bluff. In the bottom of the Ranch the road turns past the flowing creek and starts a winding and slow climb back up to the lodge.



Aerial Map



Topo Map



Location Map



Improvements

Main Lodge:

2,597± sqft Rock and Barn Wood custom lodge built in 2007. The character it possesses is second to none. The exposed beams throughout were harvested from a 100 year old barn from Ohio. The feeling you get from just standing in this lodge is pure Colorado. While the lodge is rustic in nature, it has appeal across the board. The main living area is wide open with soaring ceilings and a wall of windows facing east. The view is perfect, overlooking the ranch valley below with the snow capped mountains in the distance. The home would be considered a 2 bed 2.5 bath, however the owners designed it in such a way to sleep 10 or more guests.

Just off of the main living area is a large enclosed patio game room. This room is large enough for a poker table, pool table, 2 twin beds, seating and more.

Outdoor areas include two expansive porches (front and back) along with a fire pit behind the home. There is also an oversized 1,000 sqft garage.

Hunter's cabin is located just below the main lodge and is 510± sqft. It has great charm and character inside and out. There is a small porch off the front of the cabin that also has the same breathtaking views as the main lodge.



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|Listing Broker Info

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****All creeks and rivers in Colorado are subject to fluctuating levels of flow and can go underground or even become dry at times based on rainfall, snow melt and other conditions. We make no representation as to the permanency of lakes, ponds, creeks, springs or rivers as they exist today or at the time of your visits.*



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