

STEFFENS & COMPANY REALTY, INC.



COTTAGE #8 - WASON RANCH 19082 HWY 149 CREEDE. COLORADO

**1,466 +/- SHARED ACRES
4+/- MILES OF PRIME,
SELDOM FISHED TROUT WATER**

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**DEEDED ACRES:**

1,466+/- member shared acres in Mineral County, CO.

Approx 4 miles of private Rio Grande River access.

Members lake

Spawning pools.

Wildlife

COTTAGE #8

3 Bedrooms & 3 Full Bathrooms

1,670 livable sq. feet.

Covered porch with 198 sq ft with Rio Grande River View

PARCEL # 484304300002



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THE BASICS

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THE BASICS

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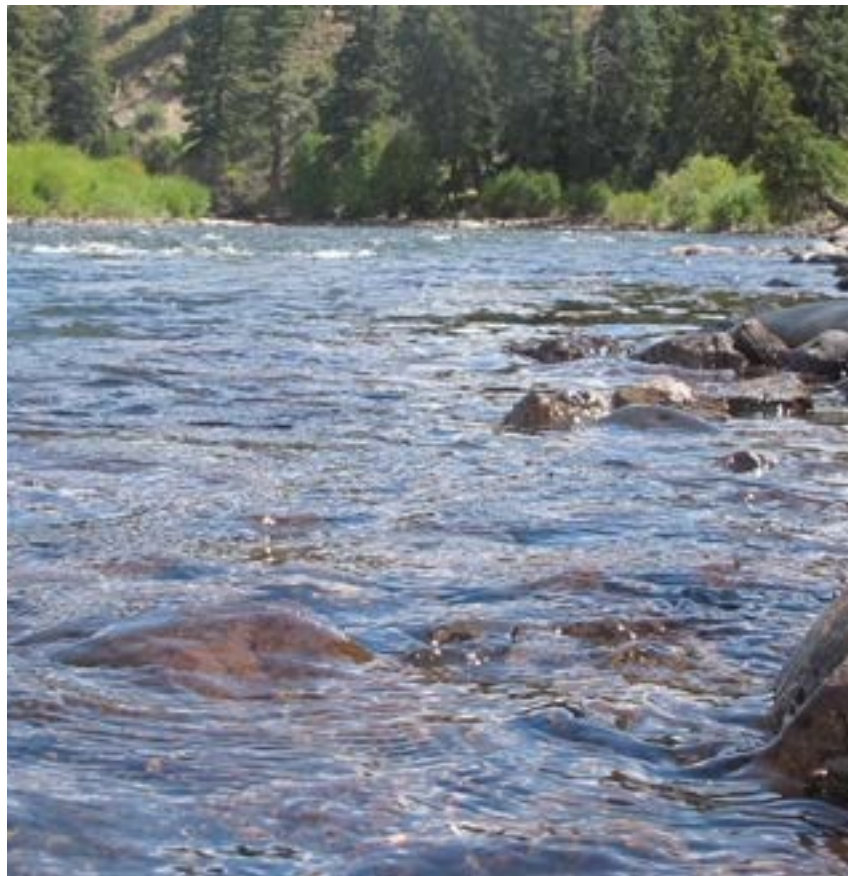


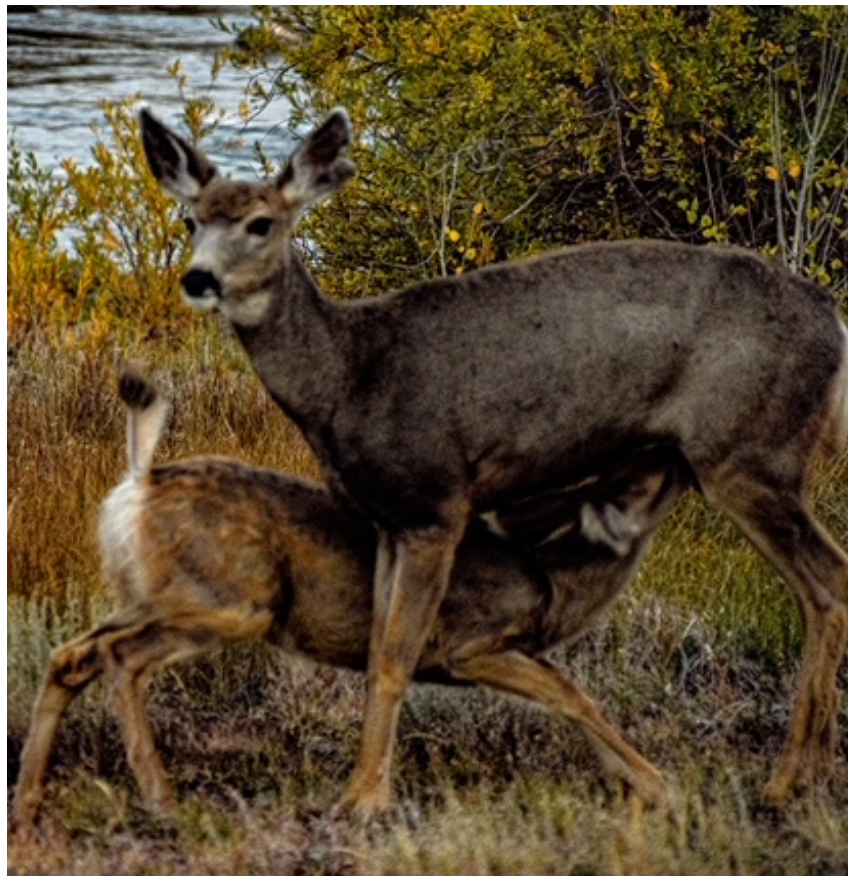












Welcome to Cottage #8 at Wason Ranch, a breathtaking property nestled within the exclusive and rarely available Wason Ranch in Creede, Colorado. This stunning log home offers a tranquil retreat surrounded by the beauty of nature, with panoramic high mountain views in all directions. Situated on 1466.75 deeded acres, this property boasts an impressive 4 miles of private Rio Grande River on both sides, making it a haven for fishing enthusiasts.

The river corridor of Cottage #8 features major fishing improvements, including J-hooks, ensuring an exceptional fishing experience right at your doorstep. As a bonus, the property comes with 3 shares of Wason Ranch Corporation, which represents a 4% ownership of the ranch. Each share is valued at \$100,000, allowing you to be a part of this incredible community.

Convenience meets history, as the property is conveniently located just 2 miles from the historic town of Creede, Colorado. With the U.S. national forest bordering the property on two sides, you'll have direct access to miles of pristine wilderness to explore and enjoy.

The log home itself spans 1670 sq. ft. and features a cozy fireside living room, a well-appointed kitchen, and three bedrooms and bathrooms to accommodate your family and guests. Take in the breathtaking views from the large covered 198 sq. ft. porch, which overlooks the majestic Rio Grande River, providing the perfect spot for relaxation and tranquility.

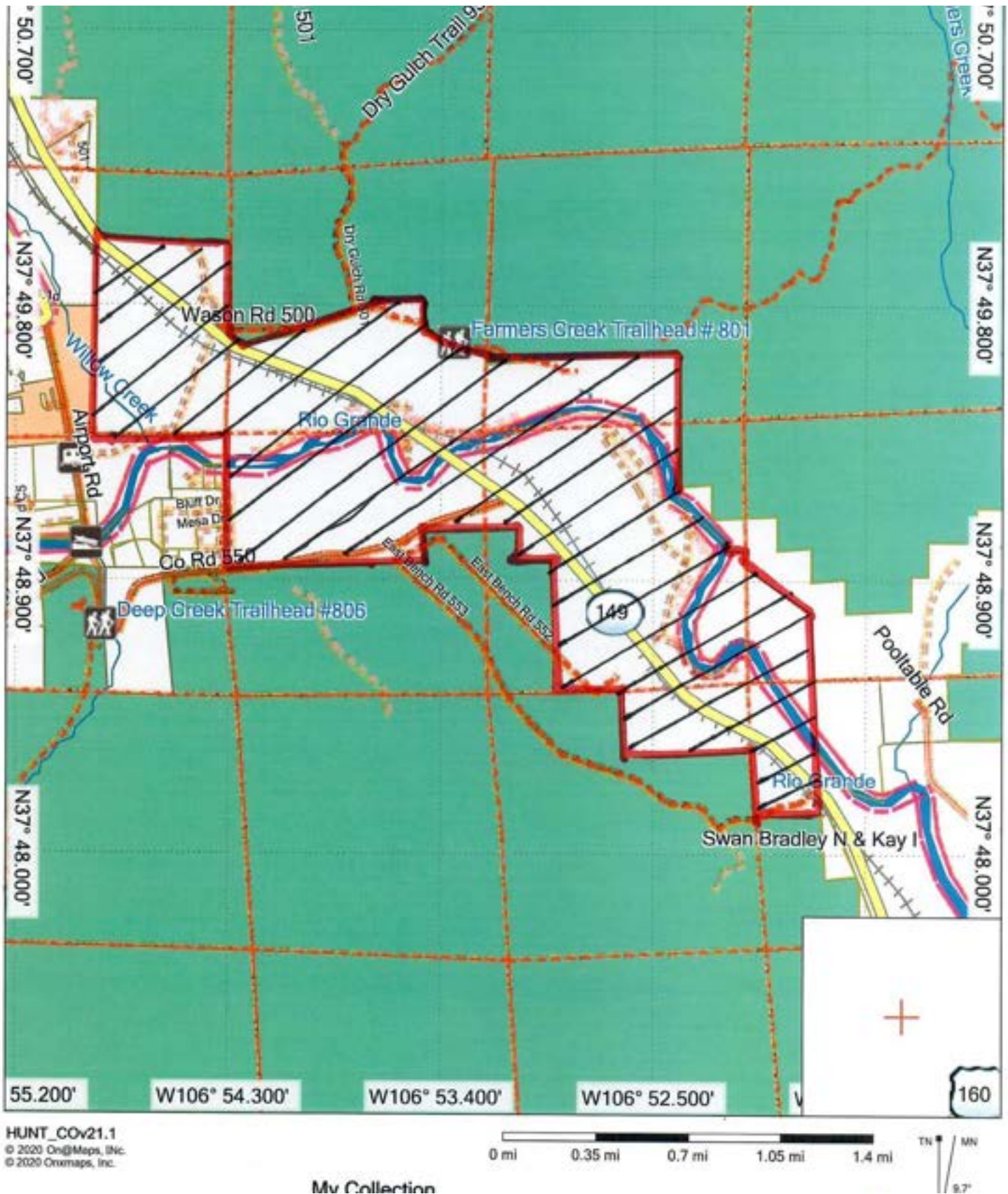
Year-round access is ensured with a convenient location off U.S. Hwy 149, making it easy to reach your mountain retreat in any season. The house operates on total electric power, offering modern convenience in a rustic setting. Additionally, the property benefits from an agriculture tax base for property taxes, and a local rancher leases pasture from the corporation, adding to the allure of this exceptional property.

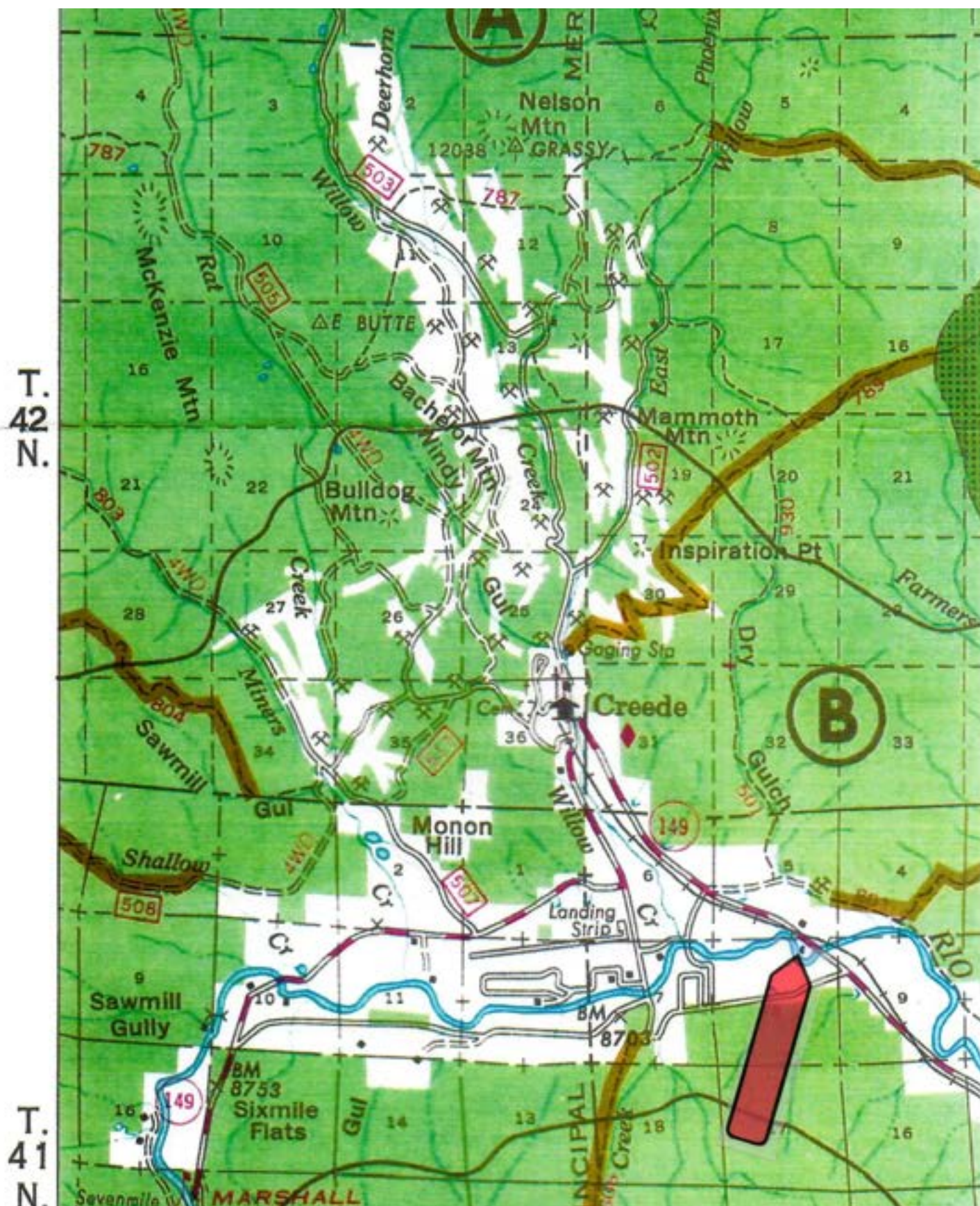
The annual property tax for the home is approximately \$937.32, and there is a capital assessment of \$1885 per share annually, totaling \$5550 per year for the 3 shares. The ground under the home is rented from Wason Ranch Corporation for \$583.21 per year. Please note that there could be higher assessments for 2023 due to the construction of the newly built manager's headquarters on the ranch.

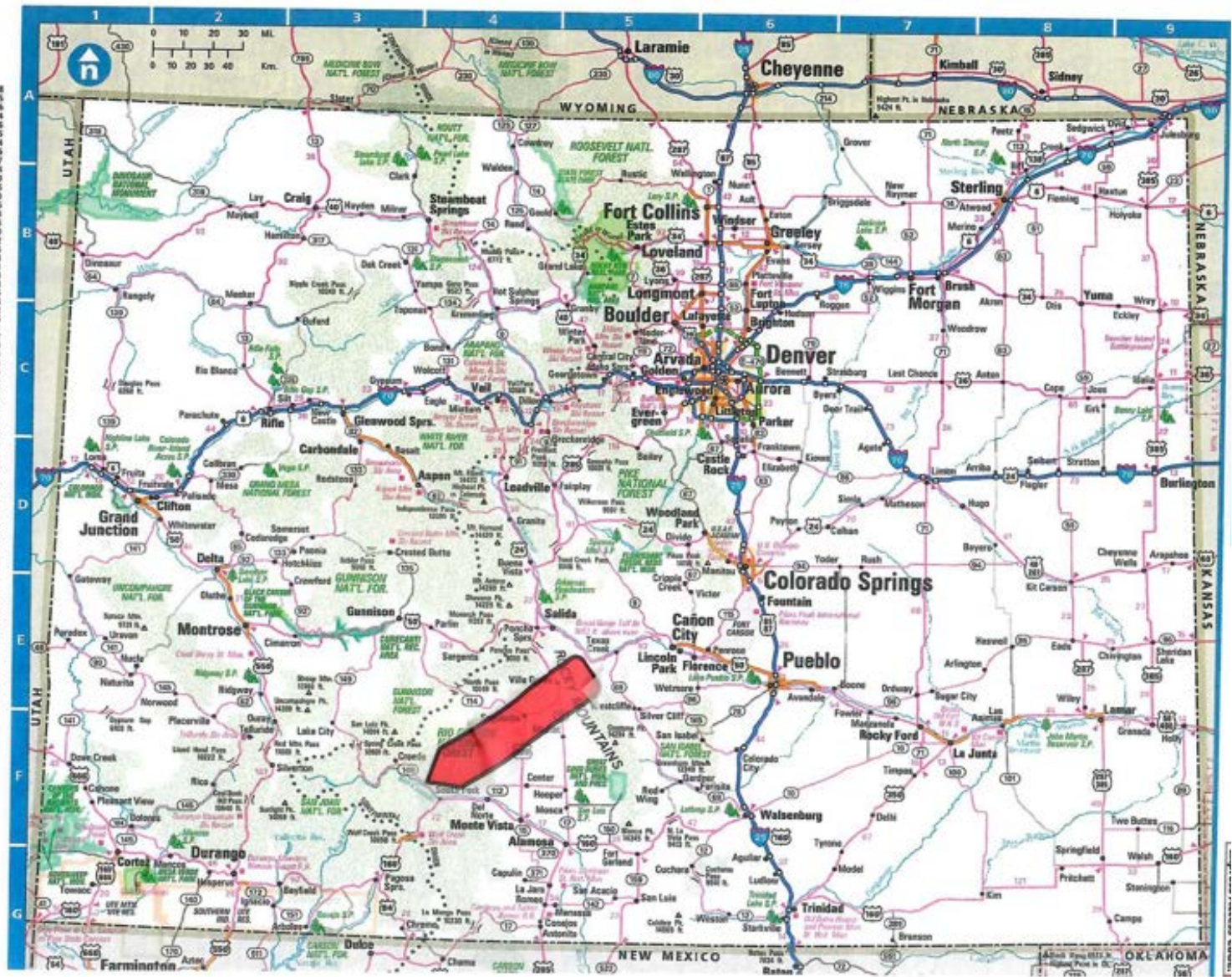
Water for the house is sourced from a shared well with the neighboring property, with permit #139670. The Wason Ranch Corporation requires a 60% approval from current members to approve a new potential buyer before the sale can be finalized, ensuring the integrity and exclusivity of the community.

As part of the Wason Ranch, you'll have access to several fishing lakes, spawning pools, and exceptional Rio Grande River Gold Medal Fishing, providing endless opportunities for outdoor recreation and enjoyment. Wildlife abounds in the area, with deer, elk, moose, and various other animals found in Colorado, making this property a haven for nature enthusiasts.

In summary, Cottage #8 at Wason Ranch offers a rare opportunity to own a slice of paradise in one of Colorado's most exclusive areas. With its private river access, log home charm, and breathtaking surroundings, this property is perfect for those seeking a peaceful and secluded retreat. Don't miss your chance to become a part of this extraordinary community.









Creede, Colorado

Epitomizing the small mountain town lifestyle, Creede, Colorado, is home to just over three hundred people and an abundance of stunning natural beauty. In fact, Creede is one of Southwest Colorado's most picturesque communities, in addition to offering a wide array of exciting opportunities for adventure all year long. Moreover, its downtown strip sits at the bottom of a gorgeous canyon at eight thousand seven hundred and ninety-nine feet above sea level.

While summer is the busiest season for Creede, it does have an influx of snowmobilers in the winter. Speaking of snowmobiling, Creede is surrounded by public land, so recreation and camping are easily accessible. Also nearby are hiking trails, rivers, and lakes. This well-established community was formerly a mining town in the 1870s. In 1890 silver was discovered in the area, and shortly after, Creede grew to its largest, with between six thousand and ten thousand residents. The town slowly dwindled in numbers, and today it is relatively remote. However, it is worth the trek and continues to serve as a historic tourist hub.

The Creede Repertory Theatre (CRT) has garnered many accolades and is a town mainstay. Along with showcasing several plays each year, CRT offers fantastic kids' programs to encourage the love of theatre throughout generations. A few outdoor attractions in the Creede area include the Deep Creek Trailhead, Inspirational Trail, South Clear Creek Falls, Silver Thread Scenic Byway, Rio Grande River, Bachelor Historic Loop, and Commodore Mine, among others.

STEFFENS & COMPANY REALTY, INC.

MLS #
804129

Acres 1,466
Member Shared

Price \$1,200,000



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