



TELLURIDE RENEGADE RANCH
TELLURIDE, COLORADO





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TELLURIDE, COLORADO

\$6,500,000 | 602± ACRES



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Land... that's where it all begins. Whether it is ranch land or family retreats, working cattle ranches, plantations, farms, estancias, timber or recreational ranches for sale, it all starts with the land.

Since 1946, Hall and Hall has specialized in serving the owners and prospective owners of quality rural real estate by providing mortgage loans, appraisals, land management, auction and brokerage services within a unique, integrated partnership structure.

Our business began by cultivating long-term relationships built upon personal service and expert counsel. We have continued to grow today by being client-focused and results-oriented—because while it all starts with the land, we know it ends with you.

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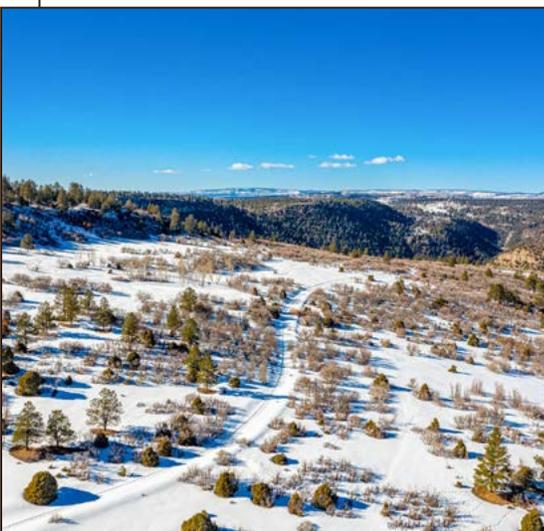
EXECUTIVE SUMMARY

Telluride Renegade Ranch presents a rare opportunity to own a piece of largely untouched wilderness, immersed in the heart of the Old West. Nestled on Hastings Mesa, a mere 35 minutes from the idyllic mountain town of Telluride, the property's expansive 602± acres offer a diverse landscape of aspen groves, towering ponderosa pines, open meadows, rugged sandstone boulders, and flourishing wildflower meadows.

Wandering the rustic ranchland offers an opportunity to experience the lore and adventure of the Wild West. Traverse wildflower meadows and continue up to a private mountaintop to take in the 360-degree views of the surrounding wilderness. Recline in the mountain peak shade and view herds of native elk, sage grouse, grazing sheep, and wild turkeys in their natural element.

The ranch is a blank slate, perfect for fulfilling a vision of mountain living tailored to one's desires. A buyer considering this property can execute the development of an expansive private estate. Or simply keep it as a landbank for appreciation and enjoy the sheep grazing and recreational haven among the historic structures already on the ranch. Renegade Ranch represents the rare and unique opportunity to acquire one of the last large parcels of land so close to town. With year-round sunshine and plenty of space to spread out, Telluride Renegade Ranch is an open canvas full of potential, providing a sense of adventure for those lucky enough to venture to this incredible place.

LOCATION



Telluride Renegade Ranch is located in southwestern Colorado, tucked along the western flank of the San Juan Mountains. Just 35 minutes from Telluride, the 602± acre ranch offers convenient access to both pristine wilderness and proximity to one of Colorado's most scenic mountain towns.

The property occupies a slice of land between Highway 62, which runs parallel to Leopard Creek Canyon, and County Road 56V, adjacent to Alder Creek. The land dips down below 8,000 feet near the serpentine creeks and climbs to 8,600 feet on the summit of the property's majestic mountaintop. Vast open spaces and high rocky outcroppings reveal views of snow-capped peaks and windswept summits, surrounded by the towering peaks of the San Juan Mountains. This property provides a sanctuary for those seeking refuge from the hustle and bustle of city life, without sacrificing proximity to the conveniences and culture of modern life.

LOCALE

Part of what makes Telluride Renegade Ranch so rare and special is its setting. Renowned for its scenic beauty, this part of Colorado is home to the country's highest concentration of 13,000 and 14,000-foot peaks, providing a breathtaking backdrop for outdoor adventures and exploration. From hiking and skiing to golfing and hot springs, the region offers a wealth of recreational opportunities for nature enthusiasts and thrill-seekers alike.

The ranch itself is one of the largest remaining parcels of tightly held deeded land. The remaining homesteads date back to the 1800s, when Western pioneers chose this property for its superior habitable landscape of rich wildlife, sunshine, water, and protection from the harsh elements of its rugged surroundings. With all the land available, the original settlers recognized the unique confluence of this landscape and chose to make it their home. Telluride Renegade Ranch offers a wholly unique opportunity to be part of the stories and experience America's Old West.

AREA ATTRACTIONS

TELLURIDE

The historic mining town of Telluride embodies adventure with its remote mountain allure and bustling international visitors. The charming main street is home to independent stores, the Telluride Historical Museum and is the lively setting for various outdoor festivals and prestigious annual gatherings showcasing world-class music, art, culinary delights, film, and more. A free pedestrian gondola connects the town to several modern mountain villages, offering stunning views of the surrounding landscape, premier shopping, and recreation.

TELLURIDE SKI RESORT

Telluride Ski Resort's world-renowned location is celebrated for its challenging topography and superb snow conditions. It provides a spectacular and peaceful atmosphere with rarely any lift lines in the winter.

TELLURIDE GOLF CLUB

Play a round in crisp mountain air on one of the highest-elevation courses in the world. At 9,500 feet, Telluride Golf Club has many sought-after amenities including exclusive members-only tee times and clinics.

BLACK CANYON OF THE GUNNISON NATIONAL PARK

Just over an hour away, Black Canyon National Park is best known for its remarkable, dramatic canyon carved through solid granite. The canyon drops 2,700 feet from the rim to the Gunnison River below, ideal for hiking, camping, and expert kayaking.

HOT SPRINGS

Nearby natural hot springs, such as Orvis Hot Springs and Ouray Hot Springs Pool and Fitness Center, offer therapeutic relaxation in breathtaking mountain settings. The natural lithium water from these springs is renowned for its natural mood-enhancing and healing properties, perfect for relaxing under the stars between cold plunges and sauna sessions.



GENERAL DESCRIPTION

Situated among Colorado's awe-inspiring San Juan Mountains and just a scenic 35-minute drive from Telluride, Renegade Ranch affords a rare opportunity to own one of the last remaining undeveloped tracts in the region. This expansive 602± acre property boasts a diverse landscape of mountains, valleys, creeks, and meadows, characterized by its remarkable geographical diversity.



Located in San Miguel County on the crest of the mountains above Sawpit and Placerville, Telluride Renegade Ranch slopes down to the base of Hastings Mesa, bordered by Leopard Creek to the west and Alder Creek to the east. Elevations range from below 8,000 feet at the property's meandering creeks to a stunning 8,600-foot peak at the property's private mountaintop, offering breathtaking views and a range of ecosystems across the landscape.

The land is adorned with century-old trees, Gambel oak, sagebrush, and various native grasses thriving across the hills and meadows. In spring, a vast array of wildflowers - red paintbrush, deep purple lupine, and wild irises carpet the meadows with splashes of vibrant color. Summer brings clear blue-bird skies and golden sun with cooling afternoon showers. As autumn arrives, beautiful stands of aspens, young and old, transform into shimmering towers of gold, while stately ponderosa pines sway gently in the crisp breeze. Winter alternates between snowy days and sunny spells, creating a picturesque winter wonderland alight with alpenglow.

Renegade Ranch takes a spirit of adventure and an outlaw heart to fully appreciate. This pristine parcel is ideal for ranching or simply enjoying the sight of migrating elk and sheep grazing under the watchful eye of a local shepherd. This land still holds the allure of the Old West, offering vast, untouched land that drew settlers seeking habitable terrain centuries ago.

Nature enthusiasts and adventure seekers alike will appreciate the opportunities for ATV and dirt bike exploration. Hikers can explore for hours, while mountain bikers can traverse canyons and trails, encountering scenic viewpoints and wildflowers along the way. The property's 602± acres are conveniently located half an hour from Telluride, with easy access to Montrose Airport for private and commercial flights, ensuring connectivity amidst the tranquility of the mountains.

The size of this parcel is utterly unique and presents a compelling investment opportunity. Its tightly held deeded ground promises a great return on investment. It is perfect for building a primary mountain residence, guest house, caretaker's cabin, or whatever one can dream up. Ultimately, Telluride Renegade Ranch can become whatever one can envision and is poised to become a generational property, tailored for those looking to build a visionary estate or preserve its natural beauty for future generations to come.

The ranch stands as a blank canvas for creating a dream property, although a prospective buyer must enhance the rough road system and bring utilities to the land. The county road to the ranch is maintained year-round while the one-and-a-half mile road to the proposed homestead and rough-cut roads throughout the property require self-maintenance, especially during winter for plowing. With its rugged terrain and expansive views, this land invites the prospective buyer to build a suit that blends adventure and luxury seamlessly with their vision of mountain living.



CLIMATE AND ELEVATION

Telluride Renegade Ranch offers a captivating landscape framed by snow-capped peaks and bathed in year-round sunshine. Summer brings temperate averages in the 70s, contrasting with cozy winters averaging in the high 40s. The property rises and falls between two creeks. Located along the western edge near Leopard Creek, the land descends to 8,000 feet, then ascends to 8,600 feet at its highest point - a private, rocky mountain peak with stunning views in all directions. This elevated location offers unparalleled privacy surrounded by natural features classic to the lore of the Old West.

IMPROVEMENTS

Currently, there are no improvements. A buyer has several potential building sites to choose from on Telluride Renegade Ranch for a main home, guest home, and caretaker's cabin just to name a few. The ranch features rough roads that wind through the property, offering owners and guests the opportunity to explore the land by four-wheel drive. Enhancing roadways and bringing in utilities is essential to unlock this property's full potential. Embracing rugged terrain and sweeping panoramas, this property beckons a spirit of adventure, offering an opportunity to make it unique while being in harmony with the surrounding untouched wilderness.





RECREATIONAL CONSIDERATIONS

Telluride Renegade Ranch offers a pristine haven for natural recreation. Snowmobiling, cross-country skiing, mountain biking, and hiking in one of the wide-open meadows are fine ways to take in the expanse of the land. One can ascend the rocky summit, which gives way to panoramic views of Whipple Mountain, North Pole Peak, Last Dollar Mountain, and the towering 14,000-foot peaks of Mount Wilson and Mount Sneffels.



WILDLIFE

Telluride Renegade Ranch has been a natural sanctuary for wildlife for generations, offering a unique spectacle of nature's inhabitants. A resident elk herd roams the land, with a calving area nearby, while deer, sage grouse, marmots, and wild turkeys also find refuge here. Occasionally, a black bear or bobcat might make an appearance, adding to the wild allure of the ranch. Additionally, a flock of sheep grazes on the lush grasses, maintained through a lease agreement with a local shepherd, which provides an agricultural tax benefit. The tranquil sounds of sheep bells and bleats during summer months bring a timeless pastoral charm to the landscape.

The preservation of this pristine environment is a key priority in the sale of Telluride Renegade Ranch. The land is currently completely unencumbered yet holds the potential to create historic conservation easements. The current owners envision a cooperative relationship with the Division of Wildlife to ensure the continued coexistence of man and nature in this untouched wilderness for future generations.



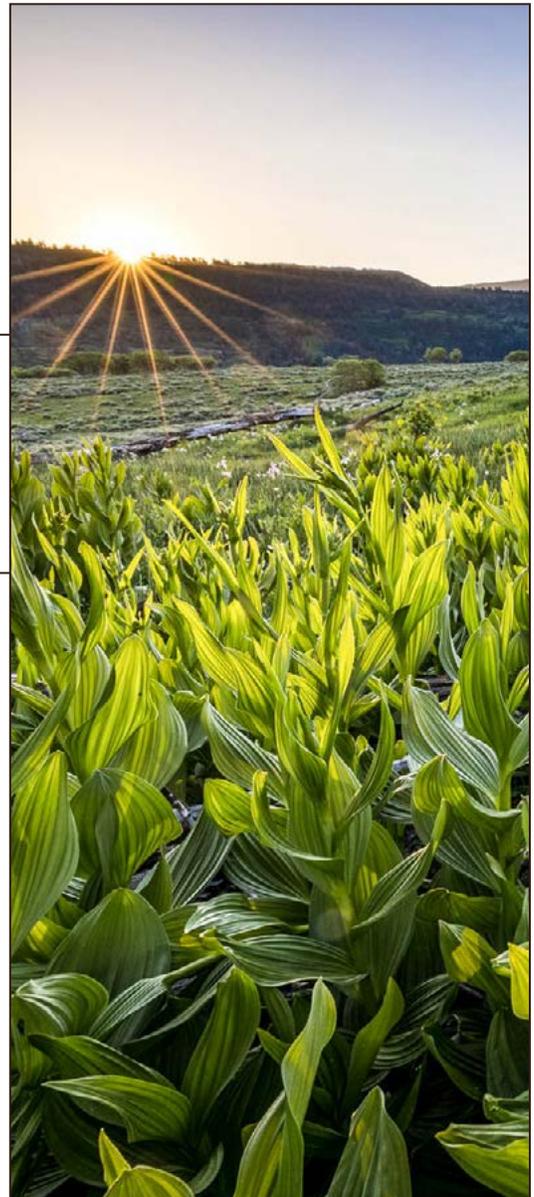


HISTORY

Steeped into the rich lore of the Old West, Telluride Renegade Ranch offers a rare feeling of wide-open possibility with glimpses of a storied past. This expansive mountain sanctuary preserves the spirit of a bygone era, with artifacts from the mid-1800s scattered across the property.

Among these relics are several weathered structures, including a historic schoolhouse and cabin, whispering tales of a vibrant community that once thrived here during the silver and gold mining boom.

The town of Telluride itself is a historical gem, a living testament to its illustrious past. In the 1880s and 1890s, Telluride was a bustling mining town, complete with its own railroad depot. Today, the town's heritage is beautifully preserved in its original buildings, such as the Telluride Town Hall, built in 1883, and the New Sheridan Hotel. Constructed in 1895, the New Sheridan exudes timeless elegance with its carved mahogany bar, beveled and lead glass room dividers, and brass chandeliers. Recently restored to its former glory, the hotel stands as Telluride's "newest oldest hotel," seamlessly blending historic charm with modern luxury. This harmonious blend of past and present makes Telluride Renegade Ranch a unique opportunity to own a piece of history.





BROKER'S COMMENTS

Telluride Renegade Ranch beckons those seeking a visionary foothold in the Colorado mountains, promising not just land, but a legacy in one of the region's last expansive holdings. The property encompasses a captivating 602± acre expanse on the western edge of Hastings Mesa, just 30 minutes from Telluride and its regional airport. The land is extraordinarily scenic, presenting a pristine tapestry of aspen groves, majestic ponderosa pine forests, open mountain meadows, rugged rock outcroppings, and world-class panoramic vistas of Telluride's iconic mountain ranges. Easily accessible via Highway 62 and Last Dollar Road, the property has been thoughtfully preserved, offering potential building sites for a private ranch estate, guest housing, and a caretaker's cabin amidst breathtaking natural beauty. Whether one envisions a private estate, sustainable development, or conservation initiative, this multi-dimensional investment opportunity blends rugged allure with the promise of a frontier legacy.



Click on map above for link to MapRight map of property.

PRICE

\$6,500,000

*Co-listed with Rapaport Real Estate



Hall and Hall is acting as a Seller's Agent and will cooperate with other agents acting as a Transaction Broker or Buyer Agent only.

NOTICE: Offering is subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of purchase by owner. Information regarding land classifications, acreages, building measurements, carrying capacities, potential profits, etc., are intended only as general guidelines and have been provided by sources deemed reliable, but whose accuracy we cannot guarantee. Prospective buyers should verify all information to their satisfaction. Prospective buyers should also be aware that the photographs in this brochure may have been digitally enhanced.

ADDITIONAL SERVICES OFFERED BY HALL AND HALL

- 1. MANAGEMENT SERVICES** – Hall and Hall's Management Division has a very clear mission—to represent the owner and to ensure that his or her experience is a positive one. Services are customized to suit the owner's needs. They often begin with the recruiting and hiring of a suitable ranch manager or caretaker and are followed by the development of a management or operating plan along with appropriate budgets. Ongoing services include bill paying, ranch oversight, and consulting services as needed. Even the most sophisticated and experienced ranch owners appreciate the value of a management firm representing them and providing advice on local area practices and costs. [Wes Oja](#), [Jerome Chvilicek](#), or [Dan Bergstrom](#) at (406) 656-7500 are available to describe and discuss these services in detail and welcome your call.
- 2. RESOURCE ENHANCEMENT SERVICES** – Increasingly the value of a ranch is measured by the quality of each and every one of its resources. Coincidentally, the enhancement of a ranch's resources also increases the pleasure that one derives from the ownership of a ranch. Our management services have included the assessment of everything from wildlife habitat to bird habitat to water resources and fisheries and the subsequent oversight of the process involved with the enhancement of these resources. [Wes Oja](#), [Jerome Chvilicek](#), or [Dan Bergstrom](#) at (406) 656-7500 are available to describe and discuss these services in detail and welcome your call.
- 3. AUCTIONS** - Hall and Hall Auctions offer “Another Solution” to create liquidity for the owners of Investment-Quality Rural Real Estate. Our auction team has experience in marketing farmland, ranchland, timberland and recreational properties throughout the nation. Extreme attention to detail and complete transparency coupled with Hall and Hall's “Rolodex” of more than 40,000 targeted owners and buyers of rural real estate help assure that there are multiple bidders at each auction. In addition, the unique Hall and Hall partnership model creates a teamwork approach that helps to assure that we realize true market value on auction day. For more information on our auction services contact [Scott Shuman](#) at (800) 829-8747.
- 4. APPRAISALS** - Staying abreast of ancillary market influences in ever-changing economic conditions requires a broad professional network to tap into. Finding an appraiser who not only understands the numbers but also the differences in value from one area to another is a critical part of making an informed decision. The appraisal team at Hall and Hall, formed entirely of Accredited Members of the American Society of Farm Managers and Rural Appraisers (ASFMRA), has that critical network of brokers and lending professionals. This professional network coupled with diverse experience across multiple regions and market segments allows our appraisal team to deliver a quality product in a reasonable timeframe. [Stacy Jackson](#) at (903) 820-8499 is available to describe and discuss these services in detail and welcome your call.
- 5. SPECIALIZED LENDING** - Since 1946 Hall and Hall has created a legacy by efficiently providing capital to landowners. In addition to traditional farm and ranch loans, we specialize in understanding the unique aspects of placing loans on ranches where value may be influenced by recreational features, location and improvements and repayment may come from outside sources. Our extensive experience and efficient processing allows us to quickly tell you whether we can provide the required financing.

Competitive Pricing | Flexible Terms | Efficient Processing

[Tina Hamm](#) or [Scott Moran](#) • (406) 656-7500

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[J.T. Holt](#) or [Alex Leamon](#) • (806) 698-6884

In Colorado, Buyers should be aware that different real estate brokerage relationships are available which include seller agency, buyer agency or transaction-brokerage.

BROKERAGE DISCLOSURE TO BUYER

DEFINITIONS OF WORKING RELATIONSHIPS:

SELLER'S AGENT:

A seller's agent (or listing agent) works solely on behalf of the seller to promote the interests of the seller with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the seller. The seller's agent must disclose to potential buyers all adverse material facts actually known by the seller's agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the seller.

BUYER'S AGENT:

A buyer's agent works solely on behalf of the buyer to promote the interests of the buyer with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the buyer. The buyer's agent must disclose to potential sellers all adverse material facts actually known by the buyer's agent including the buyer's financial ability to perform the terms of the transaction and if a residential property, whether the buyer intends to occupy the property. A separate written buyer agency agreement is required which sets forth the duties and obligations of the broker and the buyer.

TRANSACTION-BROKER:

A transaction-broker assists the buyer or seller or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction without being an agent or advocate for any of the parties. A transaction-broker must use reasonable skill and care in the performance of any oral or written agreement, and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a buyer's financial ability to perform the terms of a transaction and if a residential property, whether the buyer intends to occupy the property. No written agreement is required.

CUSTOMER:

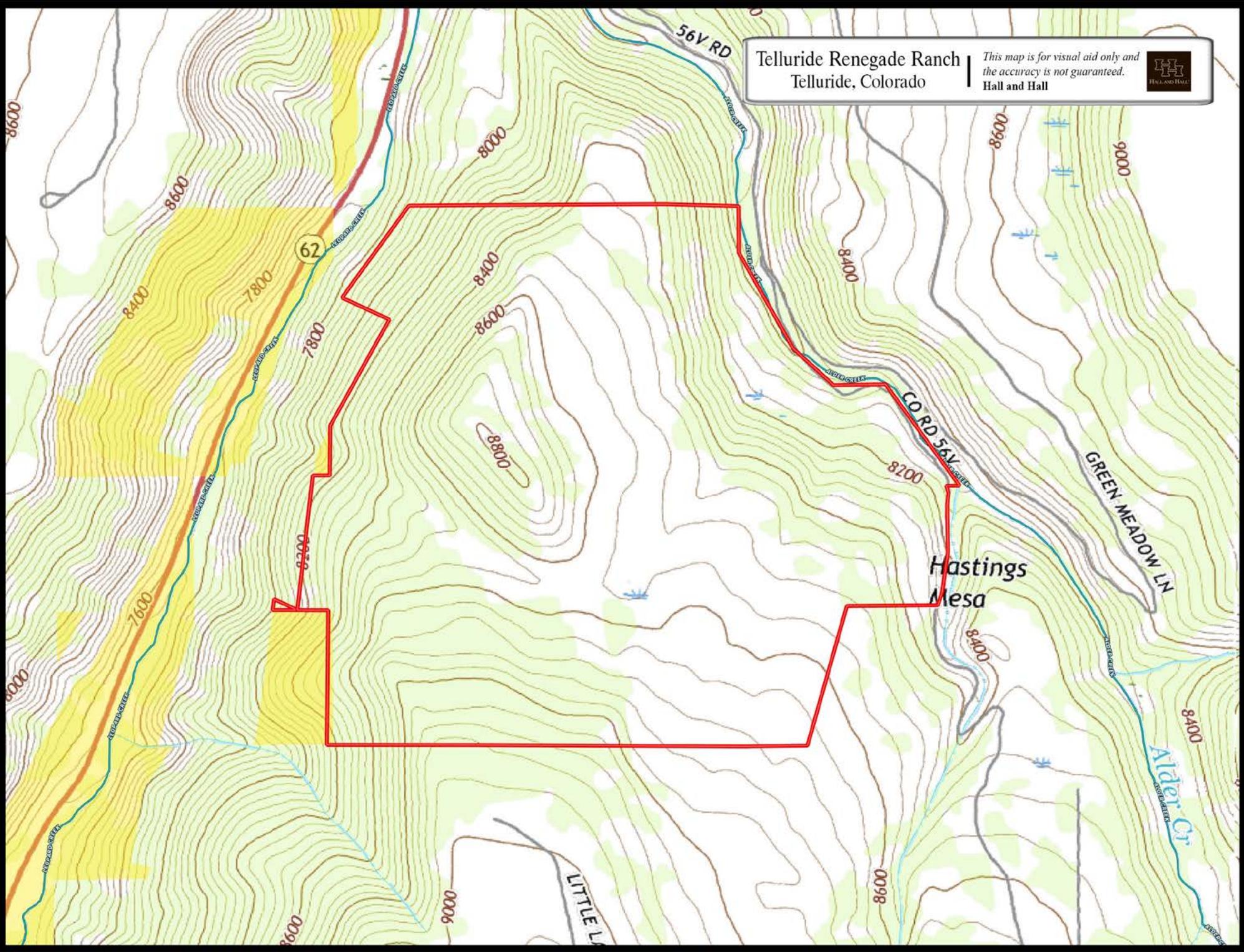
A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party's agent or as the party's transaction-broker.

Please contact one of the Hall and Hall brokers for a complete discussion of potential working relationships for this property. A written relationship disclosure will be provided to a prospective buyer prior to engaging in brokerage activities as defined by the Colorado Real Estate Commission.

[Jeff Buerger](#) of Hall and Hall is the exclusive agent of the Seller.

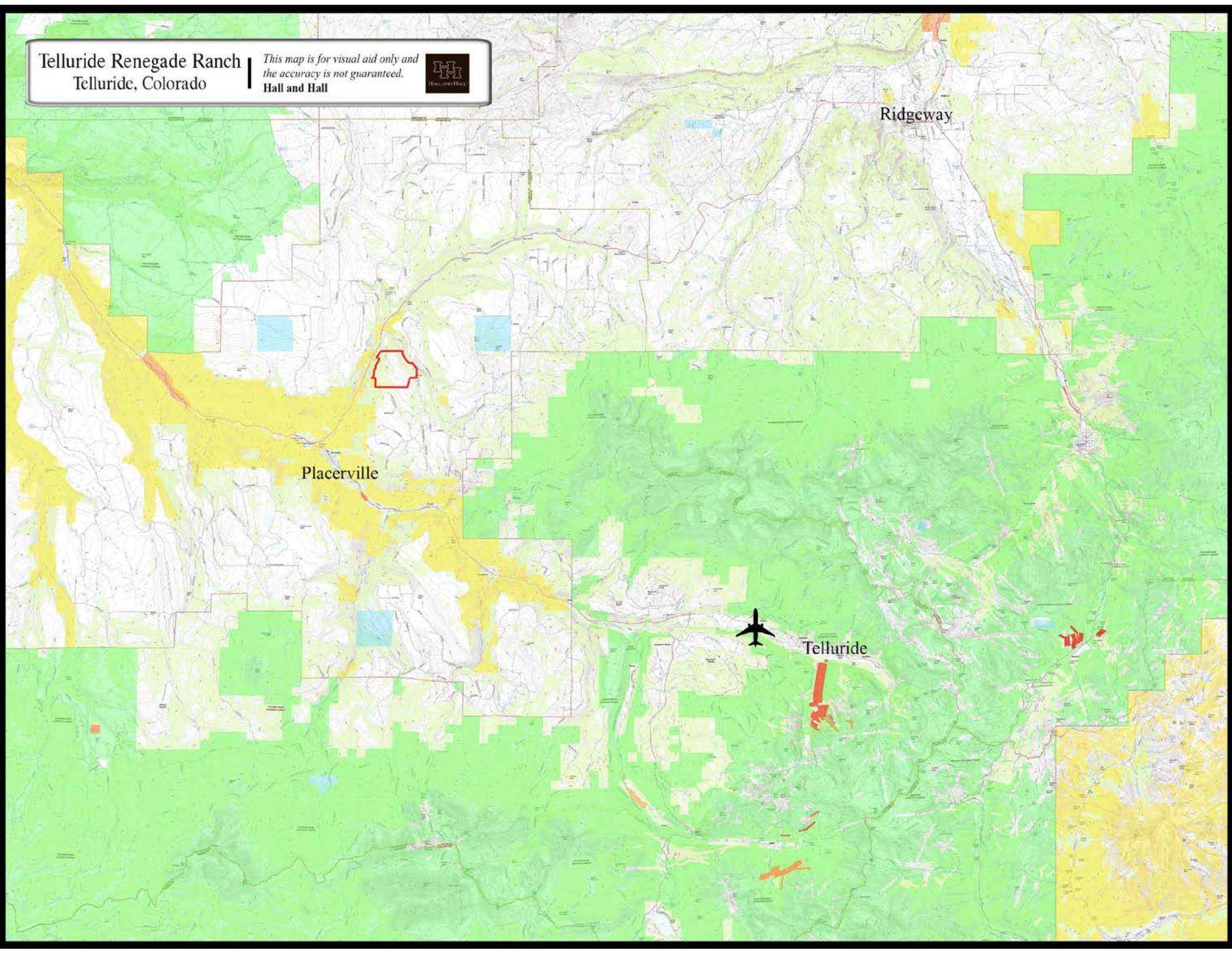
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