



LUXURY  
COLLECTION™

## JOY RANCH, UPPER BEAR CREEK

EVERGREEN | 65.6 ACRES | \$5,495,000



### Mountain Grandeur — Build, Dream, Explore.

Nestled in the breathtaking Upper Bear Creek Watershed, Joy Ranch boasts an expansive 65-acre parcel that harmoniously blends stunning pine forests with serene grassy meadows. This remarkable setting provides an extraordinary lifestyle offering a canvas for your dreams to unfold. Imagine building your dream estate or family compound with your choice of several exceptional building sites including some along the picturesque meadow and others thoughtfully placed among the serene trees. Each site provides unparalleled views of the majestic Mount Blue Sky and Rosalie, ensuring that every sunset is an awe-inspiring experience.

### PROPERTY FEATURES

- Located in the coveted Upper Bear Creek neighborhood
- Stunning views of Mount Rosalie and Mount Blue Sky
- Operational cabin on property
  - 2 bed | 1 bath
  - Domestic well (allows for horses and irrigation)
- Extensive tree mitigation
- Excellent forest health
- Development opportunity
  - several potential building sites
  - additional water right may be available for purchase
- Graded driveway
- Borders Elephant Butte Park
- infinite recreational possibilities at your doorstep
- Proximity to downtown Evergreen and Evergreen Lake



Scan the QR code to  
learn more, or visit Joy Ranch at:  
[WWW.JOY-RANCH.COM](http://WWW.JOY-RANCH.COM)





**JULIA PURRINGTON PALUCK**  
REAL ESTATE BROKER | PROFESSIONAL ENGINEER

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