



Black Canyon Ranch
MONTROSE, COLORADO





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\$13,900,000 | 1,204± 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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SALES | AUCTIONS | FINANCE | APPRAISALS | MANAGEMENT



Executive Summary

Encompassing 1,204± deeded acres, Black Canyon Ranch is distinguished by its plentiful irrigation water and beautiful setting, combining lush meadows and mountain vistas. It is an outstanding equestrian property, offering an attractive blend of scenery, production, wildlife, and custom improvements. With an exceptional location next to the Black Canyon of the Gunnison National Park, the ranch overlooks the picturesque meadows of Bostwick Park, with a dramatic backdrop of the San Juan Mountains. The ranch boundaries span the width of the irrigated Bostwick Park mesa, encompassing treed hills that reach into adjacent BLM lands on either side. Abundant water rights irrigate the majority of the ranch lands through a combination of pivots, buried lines with sprinkler guns, gated pipe, and flood irrigation. The productive irrigated meadows are a magnet for wildlife, drawing elk and deer from the surrounding foothills in the evenings. A full complement of functional improvements rounds out the ranch, including an owner's residence, equestrian facilities, and supporting infrastructure. Black Canyon Ranch features a sunny southwest Colorado location that is secluded yet accessible, only 15 minutes from Montrose and within 90 minutes of two top Colorado ski resorts.

Location

Black Canyon Ranch is ideally positioned in the heart of Bostwick Park. This irrigated mesa lies below the South Rim of the Black Canyon of the Gunnison National Park and above Montrose and the Uncompahgre River Valley. This secluded yet accessible location provides privacy without sacrificing proximity to services and amenities, as Montrose lies just 12 miles to the west.





Locale

The adjacent Montrose area, with a population of 22,000, offers comprehensive services including shopping, dining, healthcare, and a commercial airport served by Atlantic Aviation FBO. The Ranch is 70 miles from Grand Junction (population 71,870), 78 miles from Telluride, and 90 miles from Crested Butte ski resorts. The area's appeal is further enhanced by its diverse recreational offerings and vibrant Western community atmosphere.





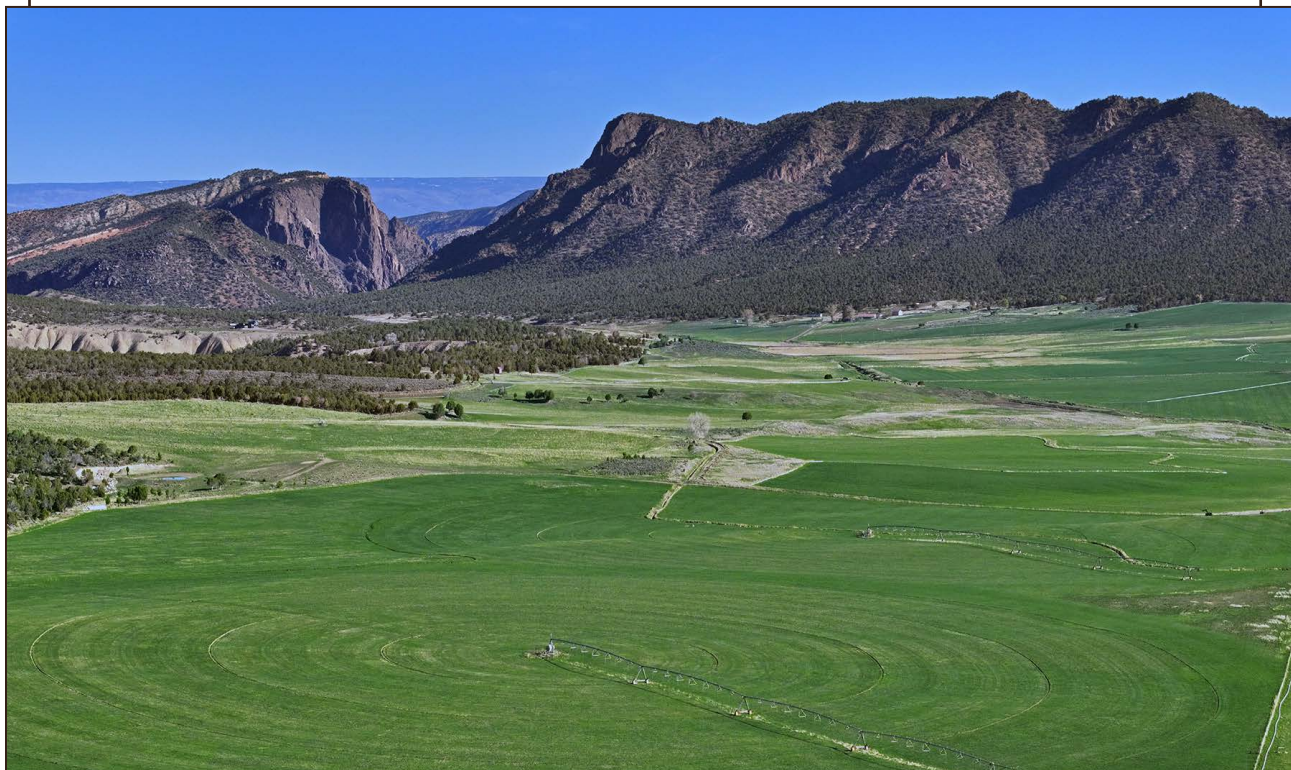
General Description

Spanning the full width of Bostwick Park, Black Canyon Ranch includes irrigated and timbered acreage, incorporating treed hillsides that extend into adjacent BLM lands. The property's diverse topography and infrastructure are unified into a highly functional and visually cohesive landscape. Multiple irrigation methods—center pivots, sprinkler guns, gated pipe, and flood irrigation—support the productive meadows and pastures. Elevations range from 6,300 to 7,200 feet MSL, offering a comfortable mountain climate.



Acreage

The ranch consists of 1,204± deeded acres. The acreage includes irrigated meadows as well as pastures and timbered hillside terrain that add diversity and recreational value.





Improvements

Strategically positioned at the base of a timbered hillside that rises into adjoining BLM lands, the main residence is set slightly above and apart from the ranch headquarters. This elevated placement affords sweeping views over the headquarters complex, open pastures, and irrigated meadows of Bostwick Park, all framed by the dramatic, snow-capped peaks of the distant San Juan Mountains.





Constructed in 1999, the 4,327± square-foot main house includes four bedrooms and serves as the ranch's residential centerpiece. Ranch headquarters are comprised of a horse barn, pens, a riding arena, a shop, equipment storage, and a caretaker's house, all enhanced by extensive pipe fencing. These improvements support both the equestrian lifestyle and functional ranch operations. The infrastructure has been thoughtfully developed to facilitate livestock management, equine activities, and year-round operation.



Climate

Situated in southwestern Colorado, the ranch benefits from a temperate mountain climate characterized by four distinct seasons, abundant sunshine, and moderate snowfall in winter months. Elevations from 6,300 to 7,200 feet contribute to cooler summer temperatures and relatively mild winters.



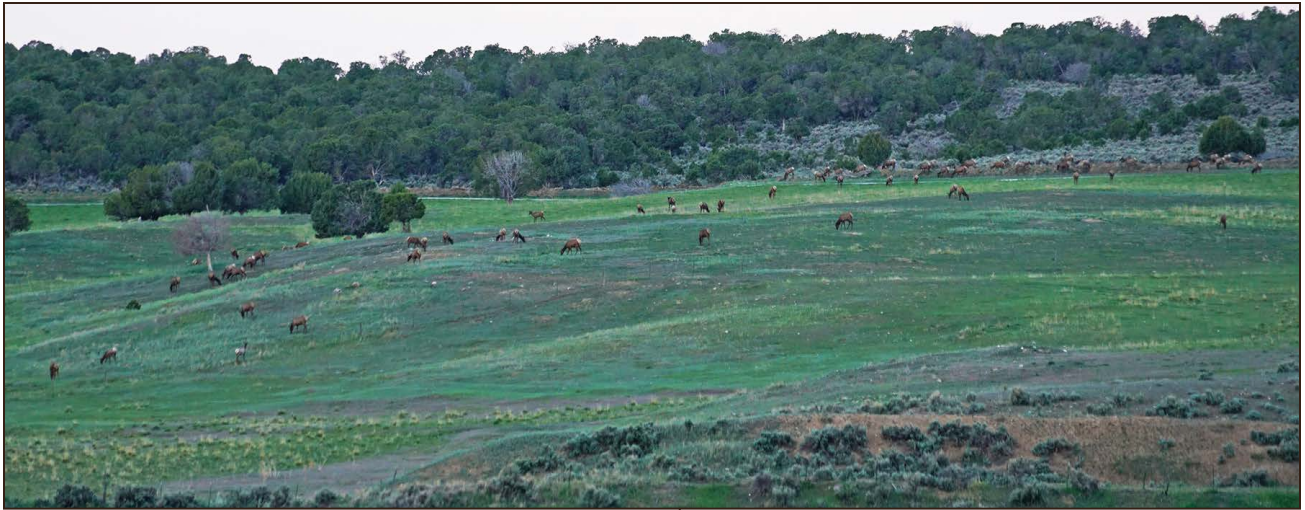


Water Rights

Black Canyon Ranch is well watered with 38.5 shares in the Cimarron Canal and Reservoir Company. The Cimarron Canal is supplied by water from Silverjack Reservoir, providing more reliable water and an extended irrigation season.



Irrigation water is distributed through a comprehensive water delivery system, including pivots, buried lines with sprinkler guns, gated pipe, and traditional flood irrigation. These systems support the ranch's rich agricultural productivity and contribute to habitat quality for wildlife.



Wildlife Resources

The irrigated meadows of the ranch serve as a consistent draw for elk and deer, particularly in the evenings when they descend from surrounding hills and BLM lands. With hunting prohibited in the adjacent national park, the surrounding landscape functions as a natural refuge, creating a haven for wildlife.



Recreational Opportunities

Black Canyon Ranch offers outstanding year-round recreational opportunities both on the property and in the surrounding region. On-site activities include horseback riding, hiking, wildlife viewing, and big game hunting, with elk and deer regularly moving through the ranch from adjacent BLM lands. Just minutes away, the Black Canyon of the Gunnison National Park and the Gunnison River provide Gold Medal trout fishing, rafting, and kayaking. In winter, several nearby mountain ranges offer extensive snowmobiling and backcountry skiing, while Telluride and Crested Butte—both within a ninety-minute drive—deliver world-class downhill resort skiing. The surrounding public lands also offer unlimited exploration, making the ranch an ideal base for all-season adventure.



Additional Information

No conservation easement currently encumbers the property, allowing the next owner flexibility in land use and stewardship decisions.



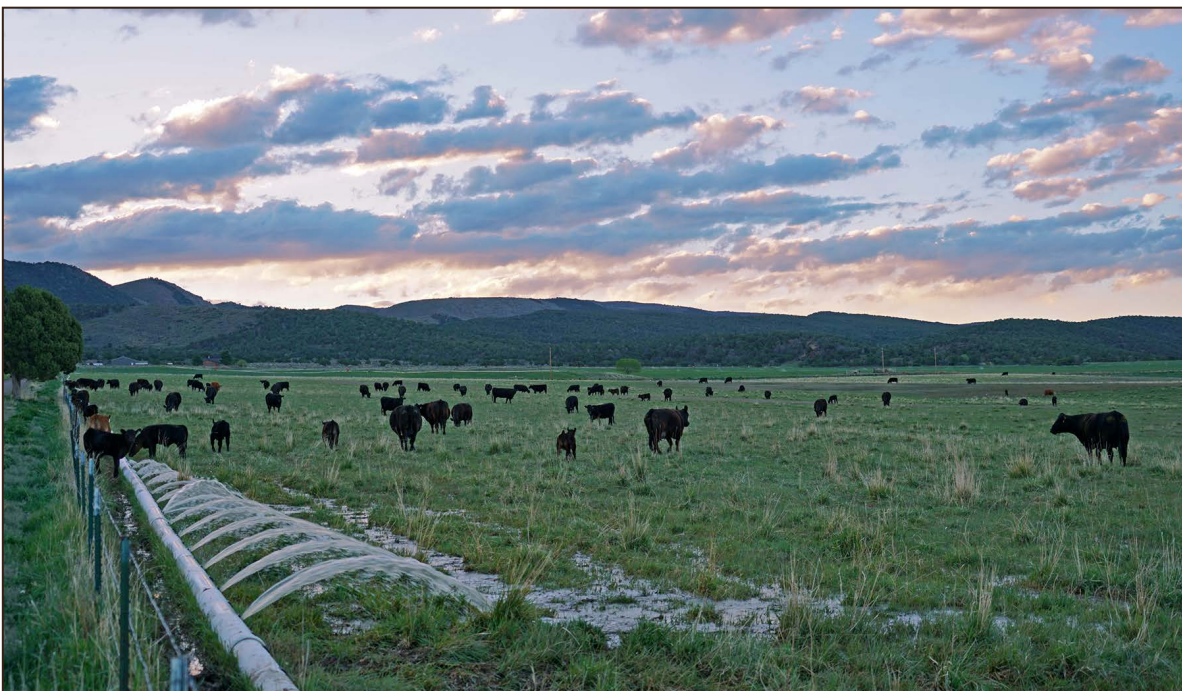
Taxes

The annual estimated taxes are \$18,957.52.



Broker's Comment

Black Canyon Ranch offers a rare opportunity to acquire a fully improved, irrigated ranch in one of southwestern Colorado's most scenic and productive valleys. Its combination of operational capacity, recreational appeal, and proximity to vibrant towns and mountain resorts makes it equally suited as a private retreat or active ranching enterprise. The panoramic setting, with its views across Bostwick Park and to the distant San Juan Mountains, must be seen to be fully appreciated.



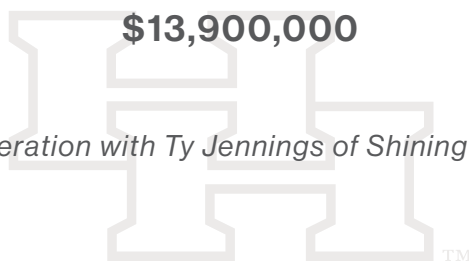


Click on map above for link to Land id™ map of property.

Price

\$13,900,000

Offered in cooperation with Ty Jennings of Shining Mountain Realty



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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. [Jerome Chvilicek](#), [Dan Bergstrom](#) at (406) 656-7500, or [Jim Fryer](#) at (406) 587-3090 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. [Jerome Chvilicek](#), [Dan Bergstrom](#) at (406) 656-7500, or [Jim Fryer](#) at (406) 587-3090 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. [Chad Dugger](#) at (806) 698-6882 is available to describe and discuss these services in detail and welcomes 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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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:

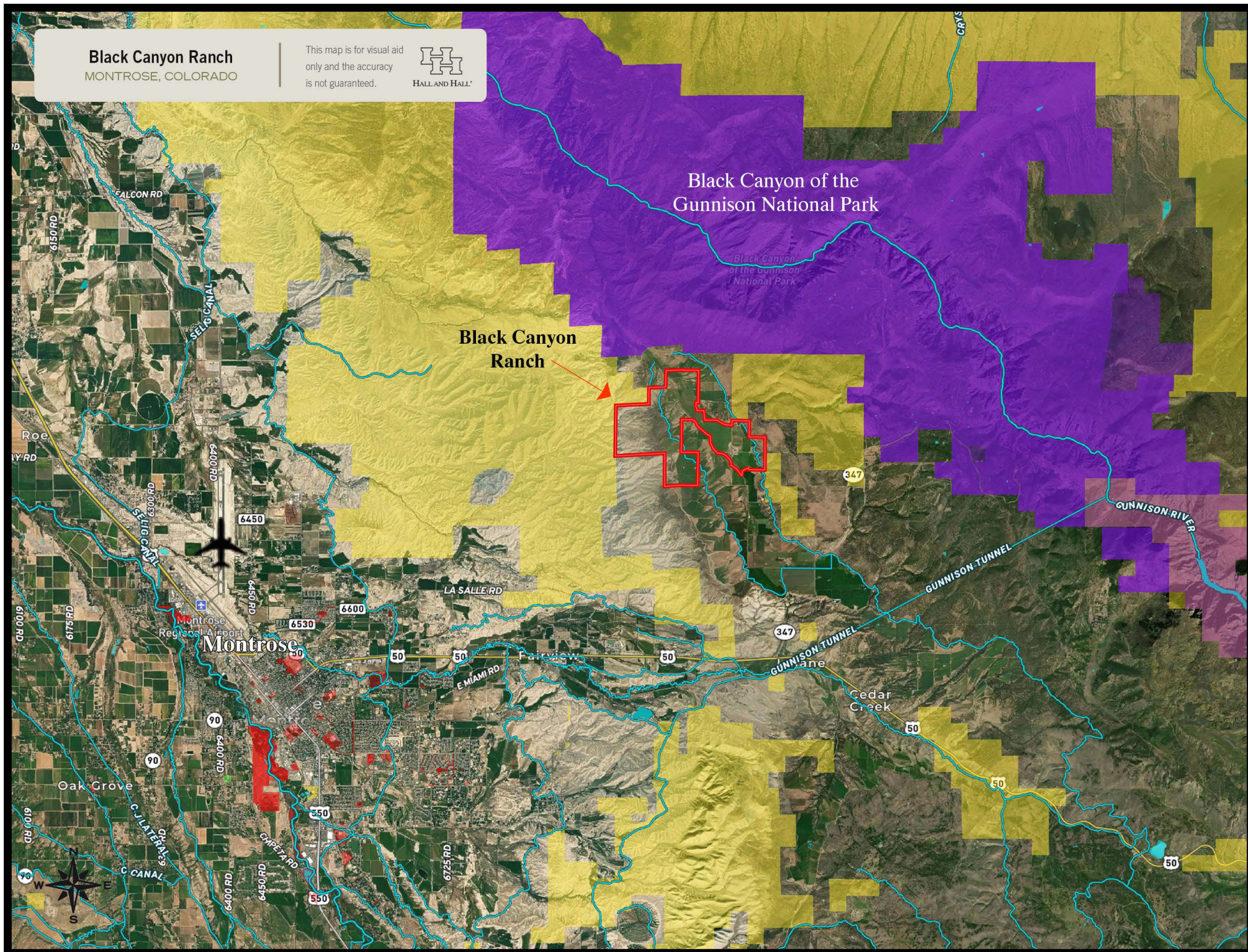
A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party's agent or as the party's transaction-broker.

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.

[Brian Smith](#) of Hall and Hall is the exclusive agent of the Seller.

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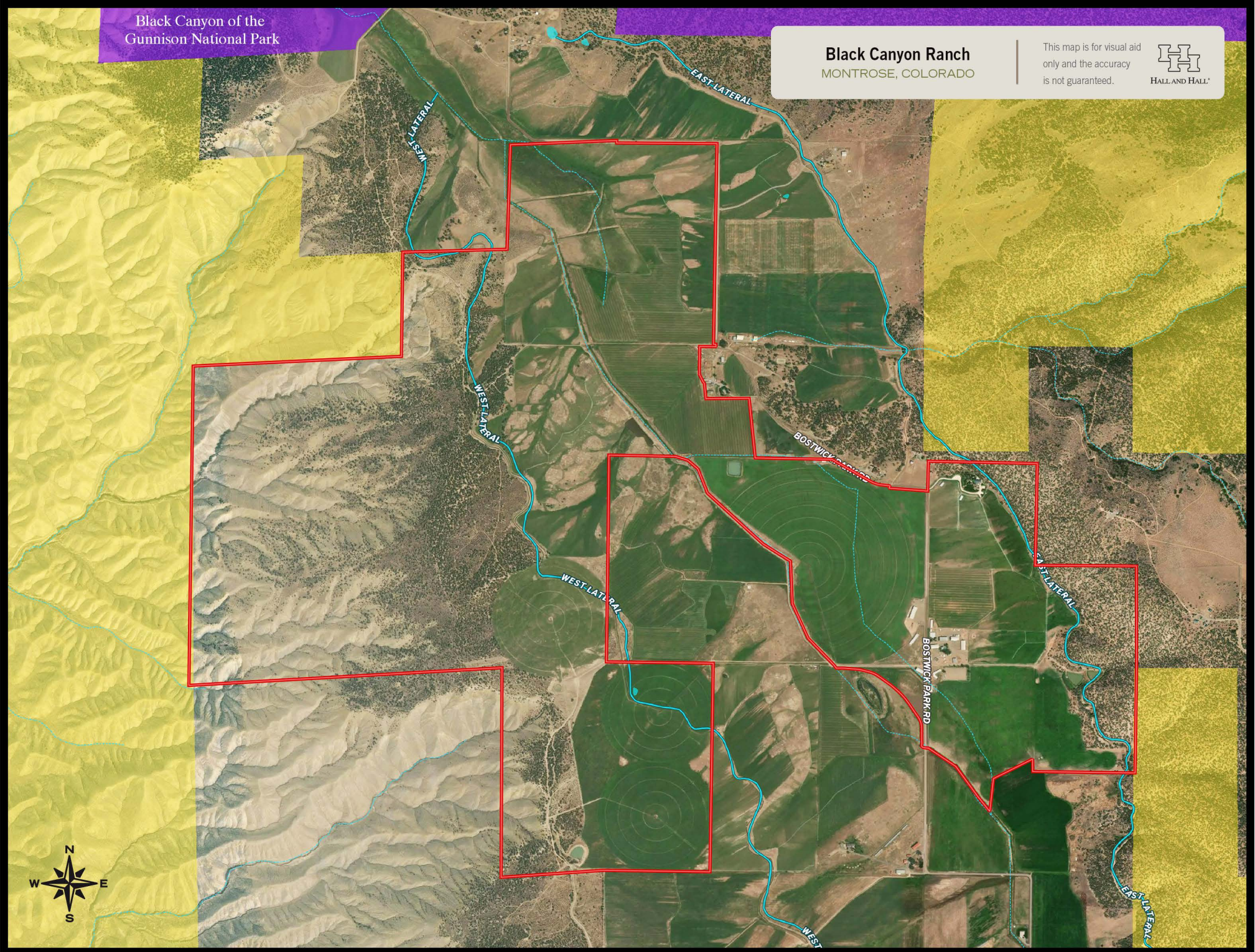


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