



**Wilson Bar Ranch**  
**TELLURIDE, COLORADO**





## Wilson Bar Ranch

TELLURIDE, COLORADO

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**\$5,395,000 | 653± ACRES**

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## TRUSTED *by* GENERATIONS, *for* GENERATIONS,

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.

### WITH OFFICES IN:

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| STEAMBOAT SPRINGS, COLORADO | COLLEGE STATION, TEXAS    |
| SUN VALLEY, IDAHO           | LAREDO, TEXAS             |
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| BOZEMAN, MONTANA            | ARCADIA, OKLAHOMA         |
| MISSOULA, MONTANA           | CHARLOTTESVILLE, VIRGINIA |

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**SALES | AUCTIONS | FINANCE | APPRAISALS | MANAGEMENT**



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## Executive Summary

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*Wilson Bar Ranch encompasses 653± acres of diverse and scenic alpine terrain just 35 minutes from Telluride and Ridgway. The landscape features rolling hills and dense forests of aspen, ponderosa pine, and gamble oak, creating a rich and varied habitat. A large spring-fed pond enhances the natural setting, while stunning panoramic views of the Wilson and Sneffels Ranges define its mountain character. Protected by a canopy of old-growth ponderosas, a custom timber cabin offers an appealing respite for relaxing or entertaining. Located in a top-quality hunting unit, the ranch supports abundant wildlife populations. It offers excellent opportunities for hunting, riding, and year-round recreation, all within a picturesque setting that embodies the best of Colorado's high-country. It is rare to find over a square mile of improved recreational land with a location that is as close to the Telluride ski slopes, the new Four Seasons Resort, and the most attractive historic town in the entire region.*

## Location

The ranch is located in San Miguel County of southwestern Colorado, approximately 35 minutes from both Telluride and Ridgway. This prime location atop Iron Springs Mesa, a scenic plateau known for its lush forests, rolling pasturelands, and sweeping mountain views, places the property within easy reach of one of the region's most desirable resort towns while preserving the tranquility of mountain ranch life. Access to the property is convenient via paved Highway 62 and X48 Road, ensuring reliable, year-round entry without sacrificing the secluded character that defines the surrounding landscape. Commercial air service is available at the airports in Telluride and Montrose, located about 30 minutes north of Ridgway. With a population of 22,000, Montrose offers comprehensive healthcare and expansive retail services anchored by a Super Walmart, Target, Murdochs and Home Depot.





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## Locale

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Telluride is widely recognized for its world-class skiing, mountain biking, hiking, restaurants and cultural festivals, including internationally known music and film events. The surrounding area blends a strong outdoor recreational character with a rich cultural presence, attracting both high-profile residents and those seeking an authentic Colorado lifestyle. The region is well known for its scenic alpine terrain and vibrant wildlife populations.



## General Description

Wilson Bar Ranch spans 653± acres of varied topography that includes expansive open pastures, gently rolling terrain and forested hillsides. Varied vegetation including aspen groves, ponderosa pines, and gamble oaks create a patchwork of wooded enclaves and open space. The landscape offers a compelling combination of utility and beauty, well-suited for equestrian use, hunting, or quiet retreat.





A large, five-and-a-half-acre spring-fed pond provides water for wildlife and livestock, and could be stocked with trout. The unencumbered nature of the property, with no HOA or conservation easement, allows for the full spectrum of unfettered ranch ownership possibilities.



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## Acreage

The property totals 653± deeded acres.

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## Climate

Southwestern Colorado is celebrated for its temperate mountain climate. Summers are generally warm with cool evenings, while winters bring consistent snowfall, particularly beneficial for nearby ski operations in Telluride. The area receives abundant sunshine year-round and supports a wide variety of seasonal outdoor pursuits.

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## Improvements

The primary improvement on the ranch is a 2,139± square-foot custom-built cabin constructed from reclaimed historic timbers sourced from a church in West Virginia. This off-the-grid structure exemplifies thoughtful craftsmanship and sustainable design. The cabin features a timeless rustic character, but offers modern comfort and functionality, making it suitable for extended stays or seasonal living. Inside, hand-hewn timber walls with authentic chinking showcase the cabin's craftsmanship. A dry-stacked rock fireplace and high-beamed ceilings create a welcoming focal point in the living room. The kitchen features granite countertops, a country-style sink, and custom cabinetry, while hardwood floors run throughout, adding warmth and cohesion to the space.



The outdoor living areas feature several spacious decks and patio spaces with sweeping views of the Wilsons, Sneffels Range, and the Dolores Peaks. An outdoor sauna completes the setting, enhancing both relaxation and wellness. Nearby, a brand-new safari glamping tent adds an additional retreat space for guests, blending comfort with a close-to-nature experience. Positioned for privacy and functionality, the cabin anchors the property with immediate access to trails, serving as both a practical base camp and a scenic refuge within the ranch's private landscape.







## Wildlife Resources

Wilson Bar Ranch lies within Colorado Game Management Unit 61, an area renowned for producing high-quality elk and mule deer. GMU 61 is a limited draw unit, which Colorado Parks and Wildlife manages as a “quality hunt unit”. Due to its size, the ranch is eligible for two Landowner Preference Program draw applications for elk and mule deer, increasing the odds of drawing coveted tags. The immediate vicinity of the ranch is particularly notable for elk populations, classified as a summer concentration area, as well as a winter range and a migration corridor. The combination of varied terrain, dense cover and ample food and water resources makes the ranch an ideal location for a variety of wildlife species.



## Recreational Opportunities

The ranch's recreational potential is extensive. Hiking, biking, horseback riding, hunting and snowmobiling are readily accessible on the property. The surrounding national forest and public lands expand these opportunities considerably. Proximity to Telluride allows for world-class skiing, golf, cultural festivals, dining, and shopping, making the ranch an ideal base for both rugged outdoor pursuits and refined leisure.



## Taxes

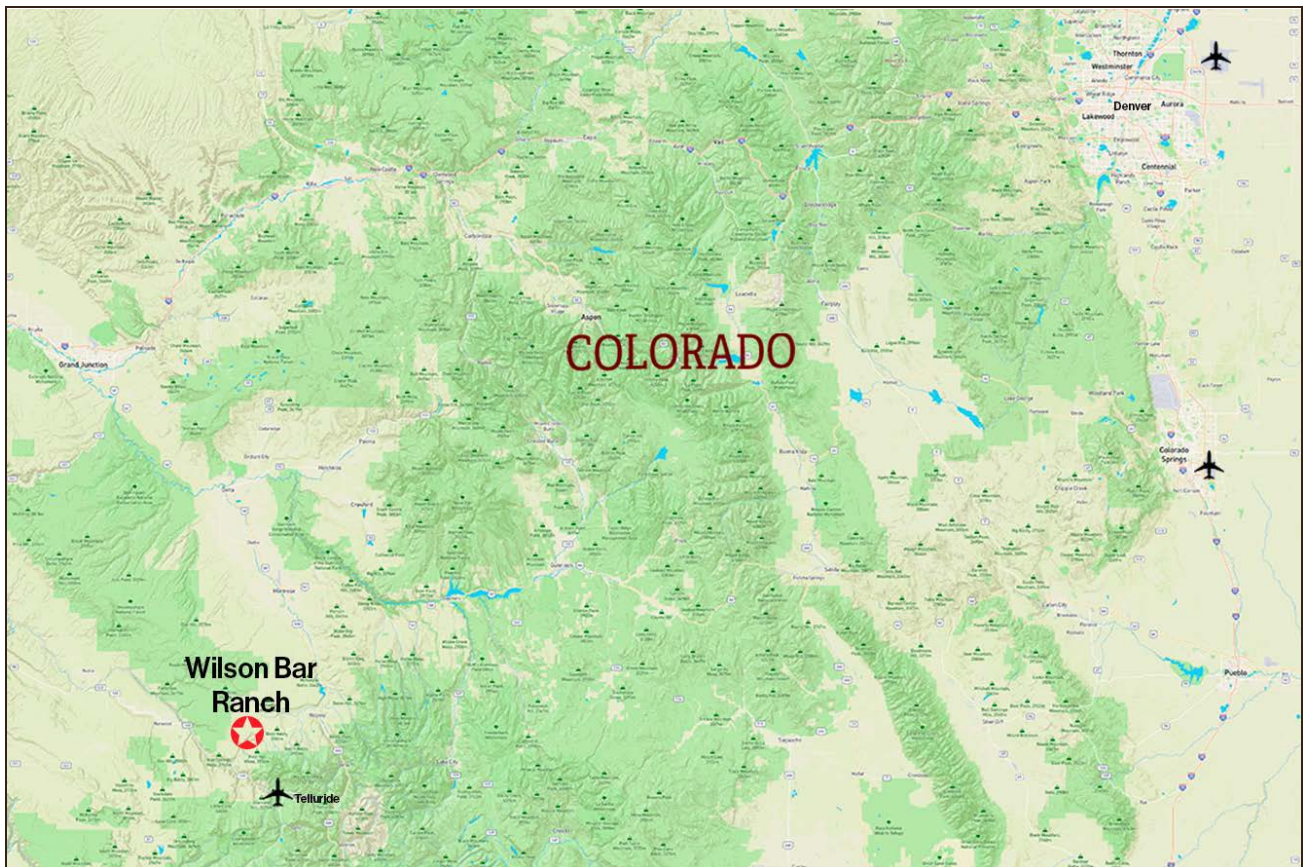
Annual property taxes for the most recent year were \$5,633.34.



## Broker's Comments

*Wilson Bar Ranch offers a rare blend of privacy, scale, natural resources, and accessibility in one of Colorado's most revered alpine regions. Whether as a seasonal retreat, recreational haven, or gentlemen's ranch, the property stands out for its authentic character, environmental integrity, and unrestrained ownership potential. With historic architecture, trophy-level hunting, and immediate access to the resort amenities of Telluride, this ranch is an exceptional opportunity for those seeking a legacy holding in the Rocky Mountains.*





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

## Price

**\$5,395,000**

Offered in cooperation with Mark Dollard of LIV Sotheby's-Telluride.



*Information provided by Hall and Hall concerning real estate listed for sale is believed to be reliable but is not guaranteed and should be independently verified by potential purchasers. Information is subject to change, withdrawal, or correction. Hall and Hall makes no representations or warranties about the property or the accuracy or completeness of the information concerning the property including, without limitation: that the actual square footage, measurements, acreage, zoning, tax information, school district and other factors that may affect the value or use of the property may vary from that listed or shown in maps or public records and may change; the property's condition, income potential, or compliance with applicable laws or regulations; that estimates of potential rents, income, expenses, and capitalization rates may not be achieved; that some photographs of the property may be digitally enhanced; the legality or enforceability of any covenants, conditions or restrictions that may affect the use any enjoyment of the property; and any changes in market conditions or the future investment value of real estate listed for sale. Hall and Hall is not liable for any inaccuracies, errors, or omissions concerning information about the property or losses that result from the use of this information. Information provided by Hall and Hall concerning the property is not a substitute for inspections, surveys, title searches or other due diligence by potential purchasers. Potential purchasers should perform their own due diligence including legal and financial review before purchasing.*

## 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

[J.T. Holt](#), [Alex Leamon](#) or [Brian McEntire](#) • (806) 698-6882

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:**

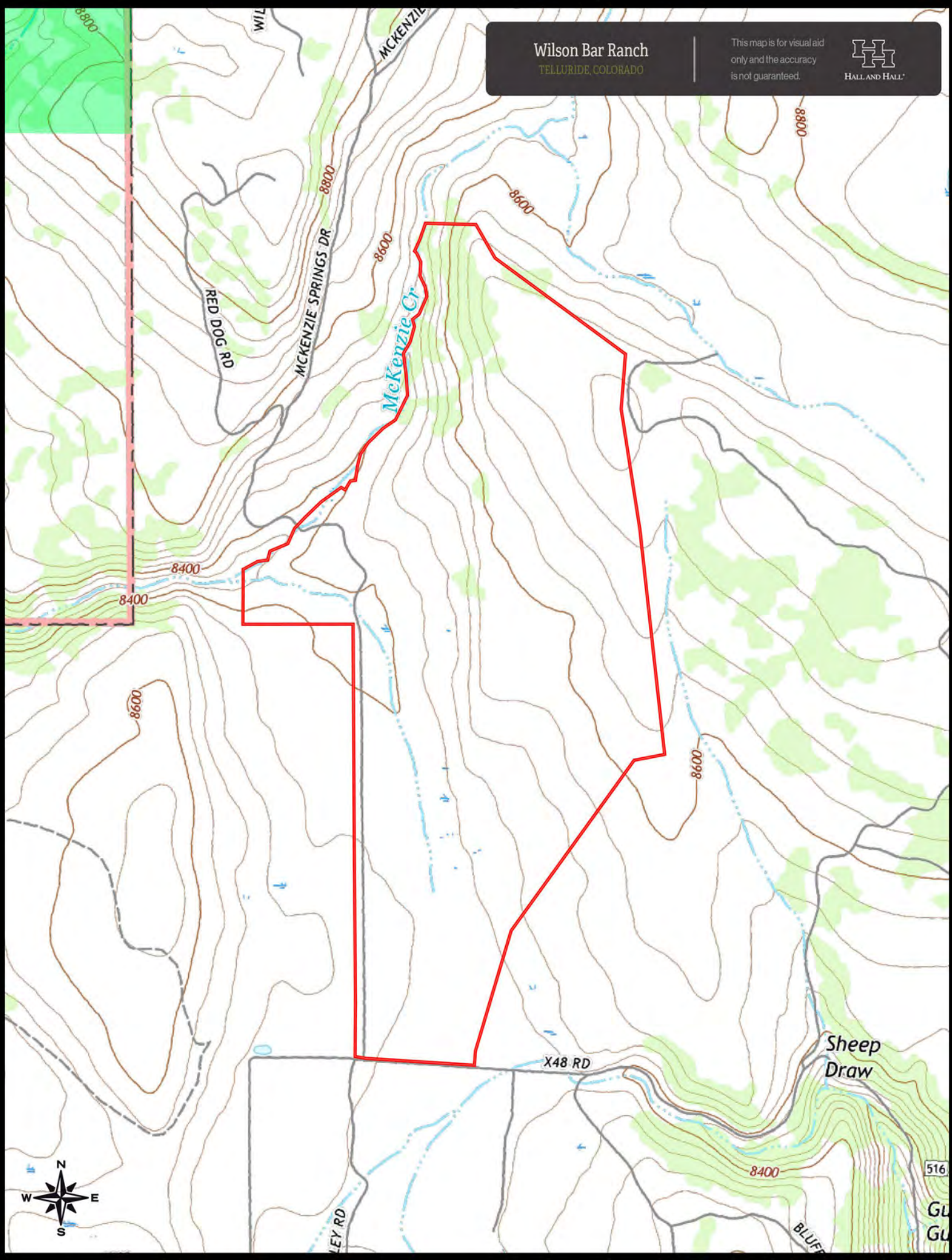
A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party's agent or as the party's transaction-broker.

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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This map is for visual aid  
only and the accuracy  
is not guaranteed.





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Wilson Bar  
Ranch



Loghill Village

Dallas

Ridgway

Portland

Ouray

Thistledown

Camp Bird

Uncompahgre  
National Forest

Ironton

Telluride

Telluride Ski Area

Mount Sneffels  
Wilderness Area

Noel

Lime



TEX

Sawpit

Vanadium

Placerville



