

RESIDENTIAL LAND FOR SALE



16001 Highway 133
Somerset, Colorado
United States

Parcel Size0

Date Listed 08/23/2024

Listing ID GL-
1726536223

Asking Price

\$13,900,000

Listed by: Realtyww Info

For more information, visit:

<https://www.globallistings.com/11511093>

Overview

Big Ragged Mountain Ranch: Discover the unparalleled beauty and remarkable opportunity of Big Ragged Mountain Ranch, a true legacy property nestled in the heart of Colorado's stunning wilderness. Spanning an impressive 3, 568 deeded acres, this extraordinary ranch offers a unique blend of natural splendor, exceptional hunting, and proximity to world-renowned destinations. Key Features: 1. Expansive Property: 3, 568 deeded acres (No Conservation Easement), with an option to purchase an additional 1, 949 acres, totaling 5, 517 deeded acres. 2. Prime Location: Situated in Game Management Unit 521, known for its abundant wildlife and excellent hunting opportunities. 3. Natural Beauty: The ranch backs up to 152, 000 acres of Gunnison National Forest, providing a vast and pristine backdrop. 4. Convenient Access: Just 45 minutes from Carbondale, one hour from Crested Butte, and one hour and 15 minutes from Aspen. 5. Stunning Views: Enjoy breathtaking views of the Ragged Mountains, enhancing the property's appeal. 6. Legacy Ranch: One of the largest ranches ever available on the market this close to Aspen, offering a rare opportunity to own a piece of Colorado history. 7. Comfortable Living: Includes a 2, 000 square-foot cabin, perfect for a cozy retreat amidst the wilderness. 8. Year round access off of Colorado Hwy 133 McClure Pass. Exceptional Hunting: - Elk Hunting: Unit 521 provides over-the-counter elk tags for archery and second and

third rifle seasons. The bull-to-cow ratio is approximately 19 bulls per 100 cows, with trophy bulls in the low to mid-300's. - Migratory Patterns: The ranch is a spectacular early-season hunting ground, attracting many migratory elk and deer as the season progresses. - Trophy Mule Deer: Renowned for trophy mule deer hunting, the ranch offers sightings of numerous bucks early in the season, with opportunities to spot and hunt deer in the 180 class during archery season. Natural Features and Access: - West Muddy Creek: 2 miles of West Muddy Creek run through the property, adding to its scenic and ecological value. There are also numerous ponds on the property. - National Forest Border: The ranch borders 6+/- miles of national forest, enhancing its seclusion and outdoor recreation opportunities. Conservation Easement Benefits: -This property currently has no Conservation Easements in place, but would be ideal for one. 1. Preservation of Land: Ensures the protection of natural habitats, open spaces, and agricultural land from development, preserving ecological integrity for future generations. 2. Wildlife Habitat Protection: Supports diverse wildlife, including the Gunnison sage-grouse, maintaining biodiversity and critical habitats. 3. Water Resources Conservation: Protects wetlands, riparian areas, and watersheds, contributing to water quality and availability. 4. Agricultural Preservation: Safeguards working agricultural lands, promoting sustainable farming and ranching operations. 5. Tax Benefits: Offers federal and state tax benefits, including income tax deductions and property tax reductions for landowners. The Hotchkiss Family homesteaded the original part of this ranch over 100 years ago and it has been in this Family for 6 to 7 generations, never before being offered for sale. Big Ragged Mountain Ranch is more than a property; it's a legacy waiting to be passed down through generations. Don't miss this rare opportunity to own one of the largest and most beautiful ranches near Aspen. Reach out today to explore this extraordinary offering and make Ra Legal Description: Parcel 1: Gunnison County Parcel #2989-000-00-010, Account #R015831, consisting of approximately 2, 030.86 acres in Sections 6, 7, 17 and 18, Township 12 South, Range 89 West of the 6th P.M. Parcel 2: Gunnison County Parcel #2987-000-00-004, Account #R015838, consisting of approximately 1, 501.84 acres in Sections 1, 2, 11 and 12, Township 12 South, Range 90 West of the 6th P.M. Parcel 3: That portion of the S1/2 of the NW1/4, SW1/4

For more details:

Listed by: Myles Roberts

Contact

Email

Phone