



B I BAR RANCH

— K R E M M L I N G , C O



OVERVIEW

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B I BAR RANCH

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444± Acres

\$995,000

The B I Bar Ranch located just northwest of Kremmling, Colorado features stunning views, incredible access to public lands and an opportunity to own a piece of the Colorado high country for under \$1 million, all within two hours of Denver. The adjacent public lands offer pristine wildlife habitat and acres of horseback riding trails making this an incredible property for the hunting and/or equine enthusiast. The ranch is easily accessible, just off US Highway 40, yet has lots of privacy and seclusion. From the many beautiful building sites, views of the Gore Range and Muddy Creek valley are unobstructed. This versatile property has much to offer anyone looking to purchase a recreational ranch with close proximity to Denver and exceptional views.





Pictures of adjacent public lands

WATER RIGHTS & RESOURCES

The ranch has 1 cfs of water from Badger Creek #3 and 3.5 cfs diverted from Lindsey Creek by the Night Cap ditch second enlargement and extension, released into Badger Creek.

ACREAGE & DESCRIPTION

High Country Meadows

The B I Bar Ranch consists of 444± acres of high country meadows, aspen groves and sage brush pastures. The ranch has a stock/wildlife watering pond and several exquisite building sites for someone to build their dream home or getaway/hunting cabin. The ranch has 1 cfs of water from Badger Creek #3 and 3.5 cfs diverted from Lindsey Creek by the Night Cap ditch second enlargement and extension, released into Badger Creek.



WILDLIFE & RECREATION

Wildlife Watering Pond

The B I Bar Ranch is located in Game Management Unit 18 which is well known for its population of Rocky Mountain elk and mule deer along with bear, moose and mountain lion. The ranch is also adjacent to the Carter Creek State Trust Lands and Bureau of Land Management lands with access to the Arapaho National Forest. The Carter Creek State Trust Lands and Arapaho National Forest are higher in elevation and are heavily timbered, the perfect habitat for the earlier hunting seasons while the elk are in rut. The B I Bar ranch is lower in elevation with sage brush pastures which is the ideal habitat for mule deer when they are in rut in the later seasons.





ELK AND MULE DEER HUNTING

The ranch borders the Carter Creek State Trust Lands and Bureau of Land Management public lands along the east and south boundaries, giving the ranch excellent access to some of the best elk and mule deer hunting in the Colorado high country.





LOCATION

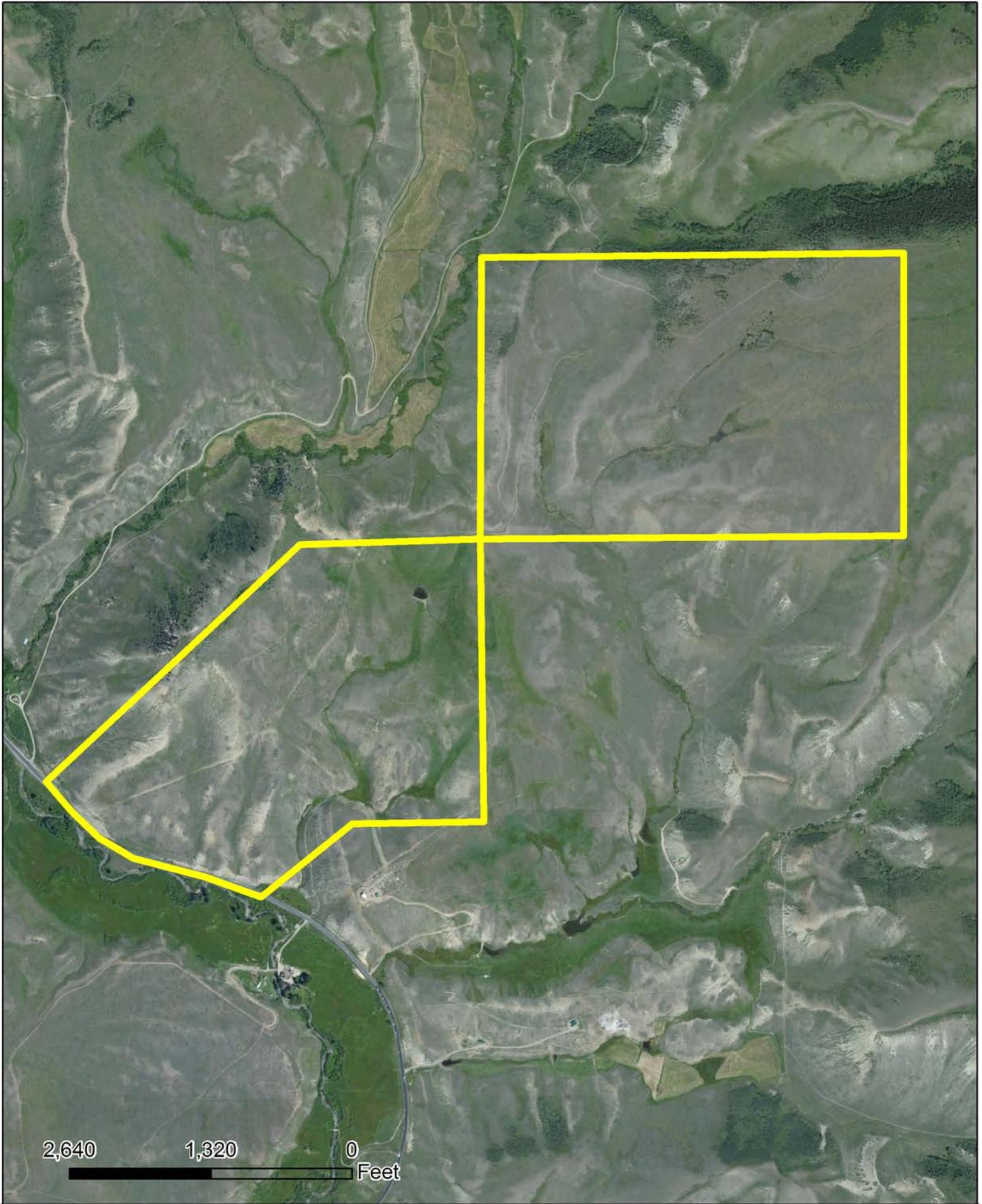
100 Miles from Denver

The B I Bar Ranch is located only 15 minutes from Kremmling, Colorado, known as the “Sportsman’s Paradise” of Colorado. The Town of Kremmling lies at the confluence of Muddy Creek, Blue and Colorado Rivers in Grand County, about 100 miles west of Denver. At an elevation of 7,364 feet, Kremmling is located at the junction of Colorado Highway 9 and US Highway 40 and home to a private airport, hospital and numerous shops and restaurants.

The “Sportman’s Paradise” of Colorado

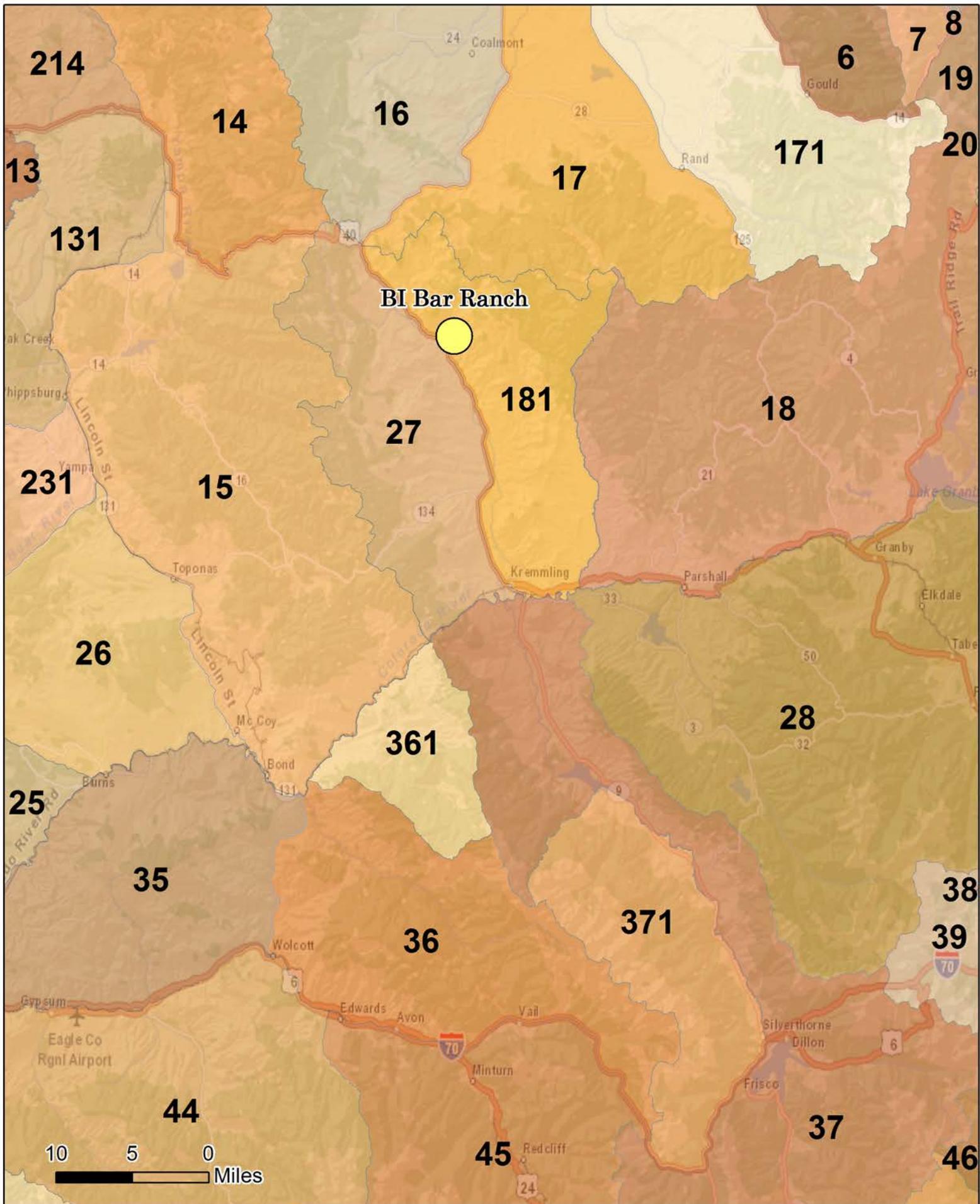
In 1884, Rudolph Kremmling established a general store in the town, and as ranchers occupied the surrounding areas, more services were established in Kremmling to meet their needs. The town incorporated in 1904. A friendly, small-town atmosphere has influenced many families and businesses to settle in Kremmling a town where it’s easy to be involved if that’s what you want and just as easy to “get away from it all” in the thousands of acres of Bureau of Land management and U.S. Forest Service land surrounding Kremmling. Just a two hour drive from Denver, Kremmling has easy access to every need.



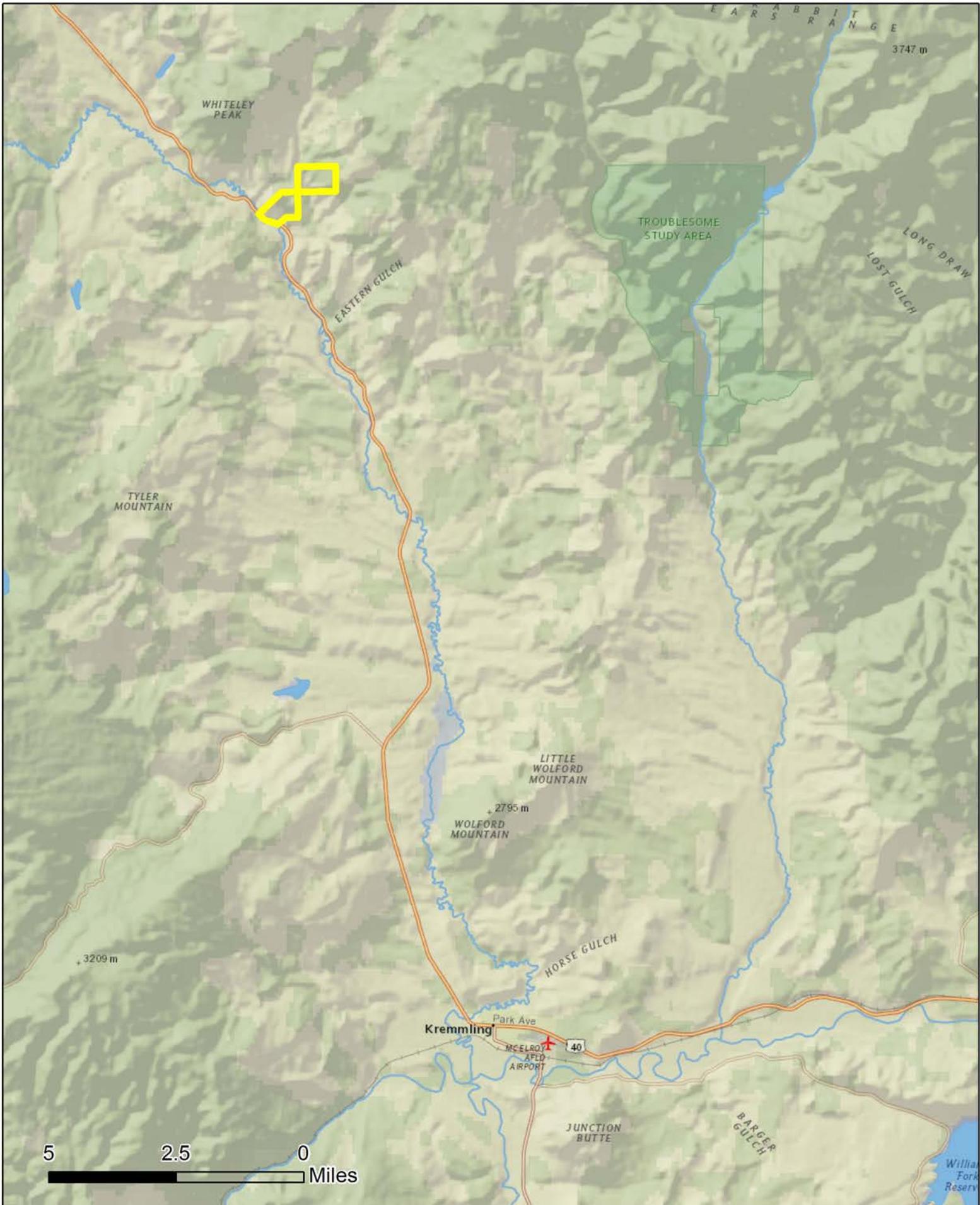


2,640 1,320 0 Feet

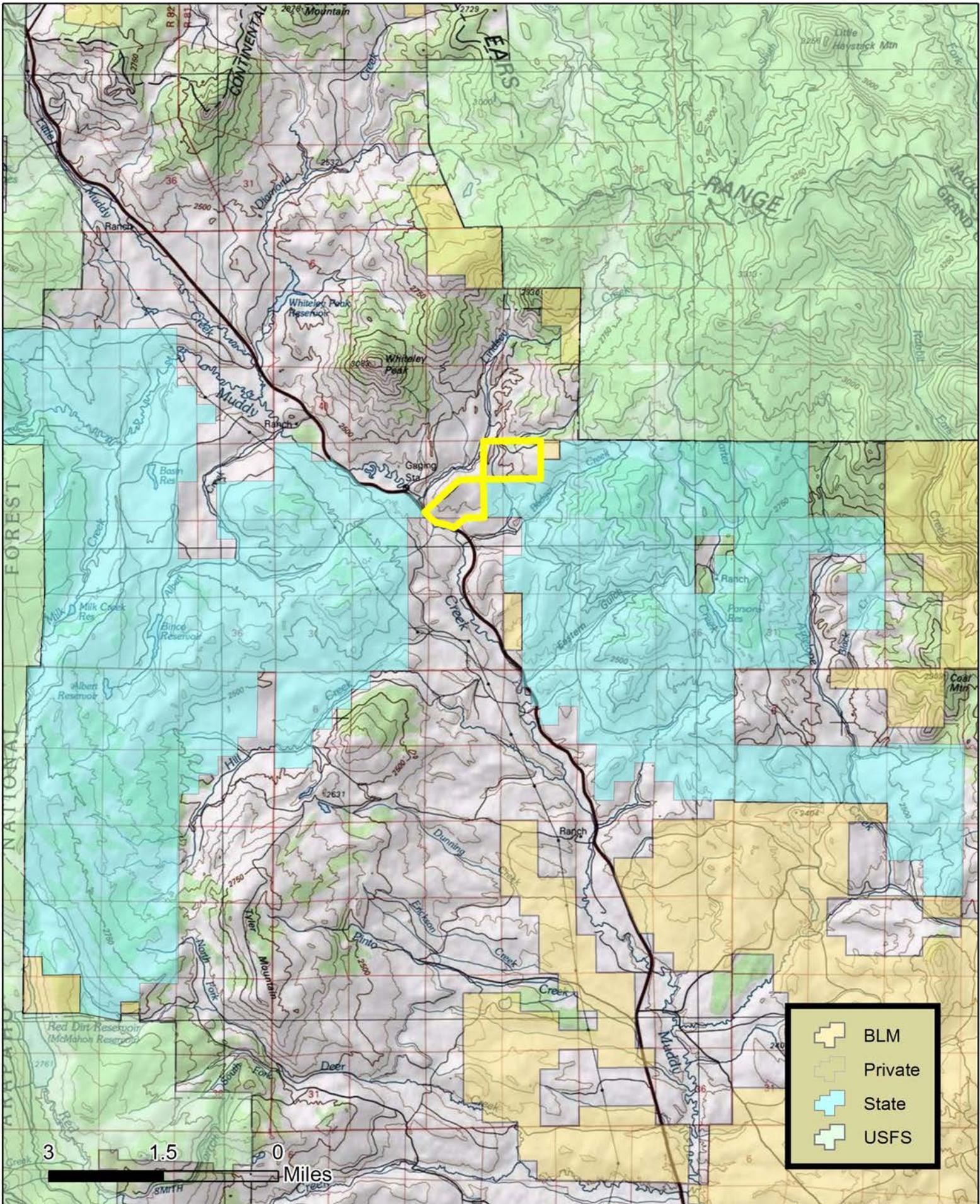
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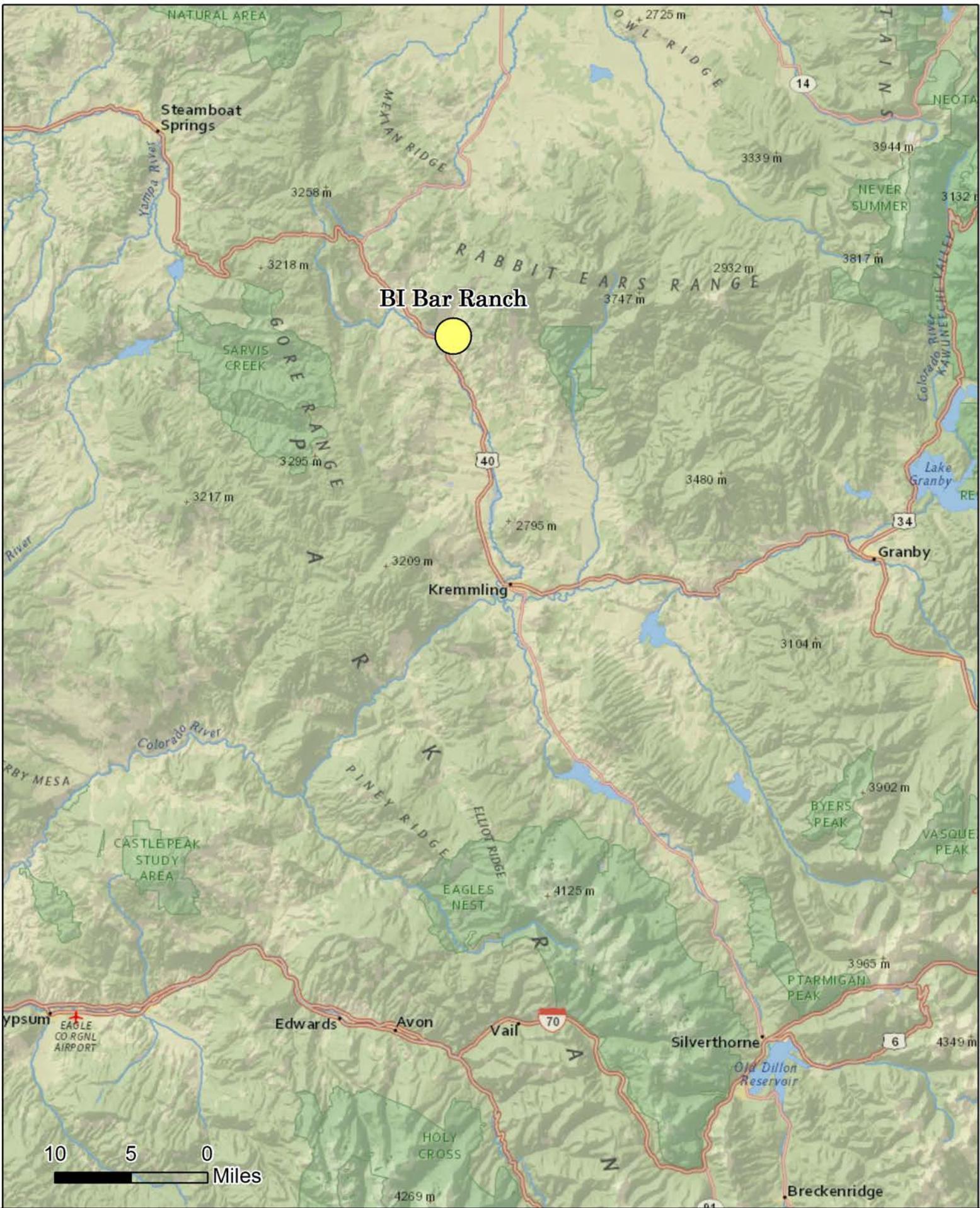
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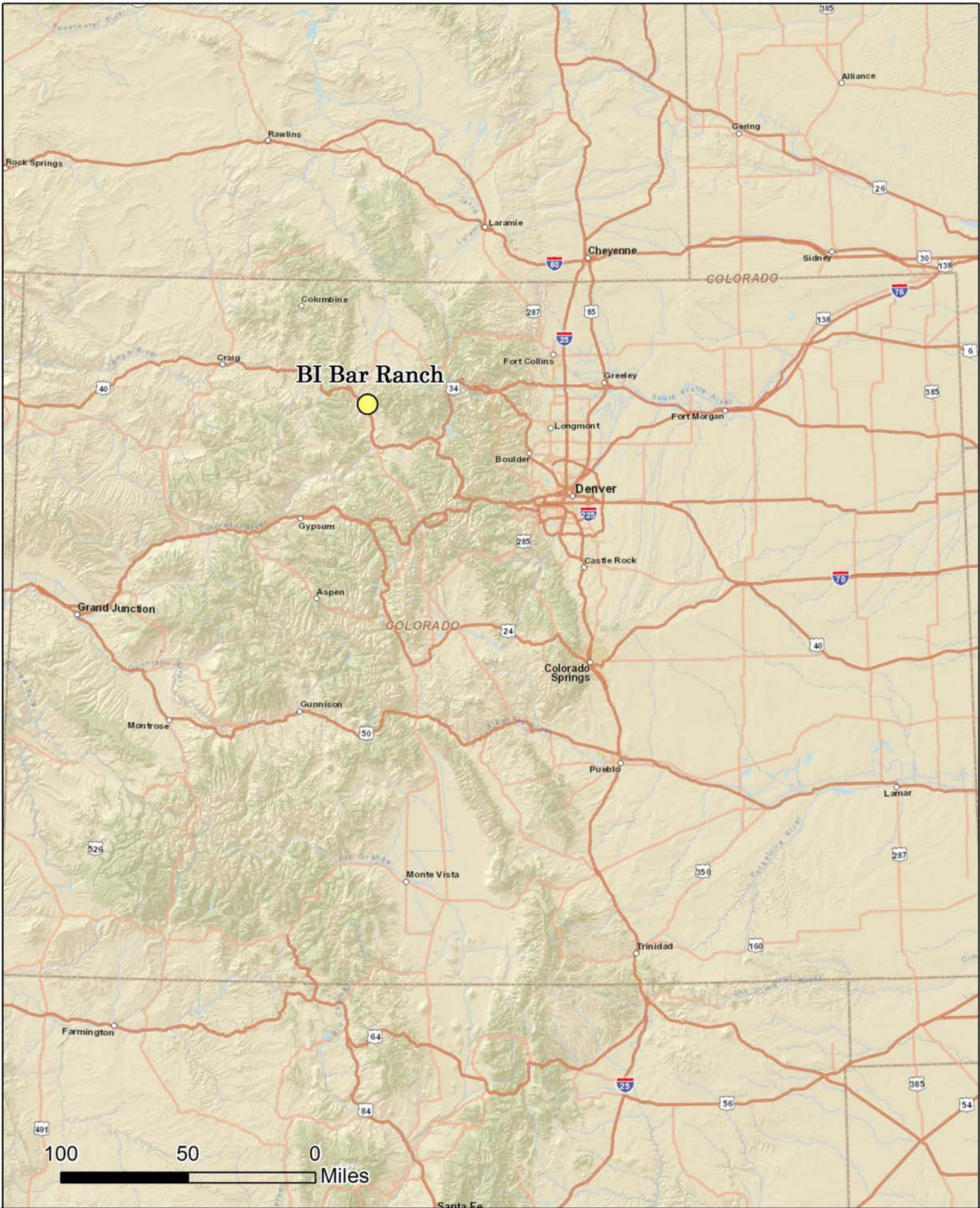
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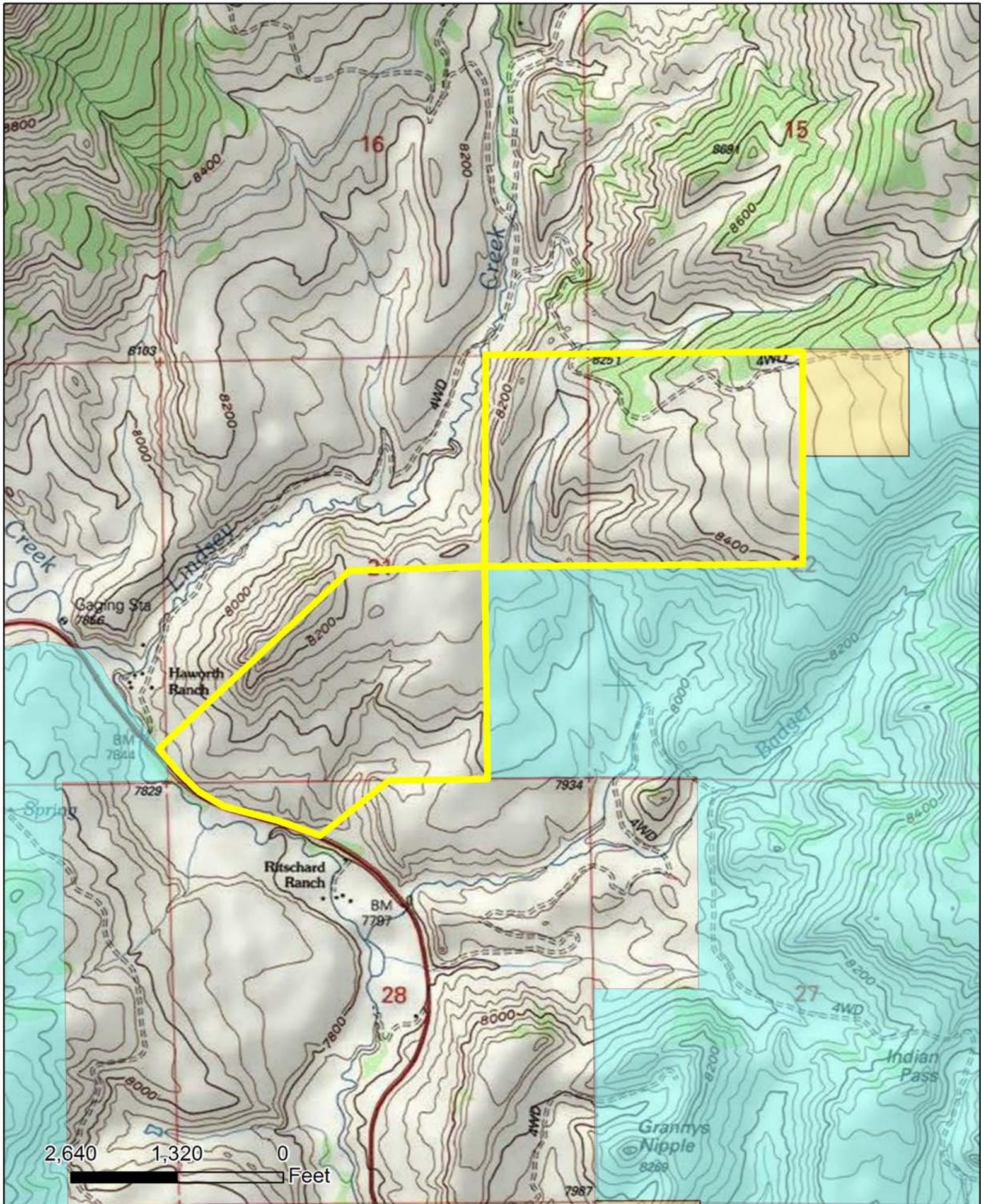
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William George

Broker Associate
(970) 724-5900
bill@coranch.com



Bill has been working on ranches in Grand and Summit County since 1999 and was the general manager and foreman of the largest working cattle ranch in Summit County, Colorado from 2004 to 2011. During that time period Bill also managed the Home Owners Association that owned the ranch. His intimate knowledge of working ranches as well as home owners associations include firsthand knowledge of water rights, irrigation, hay production, cattle breeding, herd development, livestock marketing, range management, animal husbandry, horse care, horse training and breeding, wildlife habitat management, ranch budgeting and conservation easements.

Bill is also an accomplished big game hunting guide and is very familiar with the recreational aspect of today's high country ranches. Bill has a strong background in mechanics and all types of construction and haying equipment operation.

Bill is a member of the Middle Park Stock Growers Association, Colorado Cattlemen's Association, Vice President of the Colorado Farm Bureau (Kremmling Chapter), National Cattlemen's Association, American Quarter Horse Association, National Association of Realtors, Colorado Association of Realtors, the Grand County Board of Realtors, and Realtors Land Institute.

Bill's in depth knowledge of working ranches, recreational ranches & shared amenity ranches and each of their associated values would be an asset to anyone interested in buying or selling a mountain ranch in today's market.

Take their word for it.

"Bill George helped us to find our ranch in Toponas, Colorado. He went above and beyond to represent us and the sellers. He spent numerous hours on research and totally helped us handle all the legal issues with the water rights, mineral rights, and the history of the ranch and previous owners. He is very personal, and we have found a new friend and respect him for his truthfulness. He cares about you as a person as well as a client. We would never use any other realtor after working with Bill, he helped us to understand the contracts so well and explained things to us as well as our children beyond his call of duty. Bill made this ranch a possibility for us and made it happen." ~ Doug & Kelly Gates

Take their word for it.

"We moved from south Florida to Golden, Colorado. Big move! We could never have done it without Bill George. He is one of the most honest, diligent and well versed men I have ever met. He spent hours, days and weeks with us. If he didn't know the answers, he researched them. He went above and beyond to help us find the right property. He is intelligent and educated in so many areas. I can't even begin to explain. I recommend him to everyone! It doesn't matter what you are looking for. He will put in 100% to help you find and close your deal. HE IS BY FAR THE BEST AFENT EVER!" ~ Michele

"Bill helped us purchase our vacation ranch property in Summit County. The process took 6 months and Bill worked diligently to help us decide what was best for our family. He even traveled several hours away to see a property for us that was well out of his territory. A lot goes into purchasing ranch property, particularly for those of us who have limited experience in these transactions. His knowledge of the local area was unmatched. We felt very comfortable using him as our buyer's agent even though he was the listing agent on the property. He was able to work both sides of the fence and we truly felt he had our best interest at hand. He is upfront, honest and very knowledgeable in ranch properties. We highly recommend Bill and would use him again in a heartbeat." ~ Louis

"Knowledge, personality and determination. Bill George is top notch in all three. Bill excels in agriculture, outdoors and marketing. Throughout the whole selling process, Bill was more of a partner than a "selling agent". He kept in great contact and kept us updated. Given that there were some unique situations with the seller and buyer, Bill found ways that would work for both parties involved. Even after the closing Bill still continues his attention to detail." ~ Fred Kayser & Kay Meyring



www.ColoradoRanchCompany.com

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