

RANCH CREEK VALLEY  
FRASER, CO



## OVERVIEW

*With a meandering Ranch Creek, high alpine forests, grass filled valley floors, superb mountain vistas, and recreational attributes from hunting and fishing to hiking, atving, snowmobiling, snowshoeing and cross country skiing, Ranch Creek Valley is the quintessential secluded mountain ranch within 15 minutes of one of Colorado's premier resort venues.*

# RANCH CREEK VALLEY

F R A S E R , C O

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377+/- Acres

\$1,450,000

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Ranch Creek Valley is a secluded 377+/- acre mountain ranch bordered by the United States Forest Service Indian Peaks Wilderness Area to the east and the James Peak Protection Area to the south. A true sportsmen's paradise with abundant wildlife and big game including mule deer, elk, bear and moose along with 2/3 mile of virgin riparian Ranch Creek creating ideal habitat for brook trout and the native Colorado River Cutthroat Trout. The ranch also grants spectacular views of Mt. Epworth, James Peak, Byers Peak, and the Never Summer Range and all within a 15-20 minute drive to the resort towns of Fraser and Winter Park, Colorado.





## PRISTINE LOCATION

*The pristine location and setting of the ranch is evident by the fact that the property is bordered to the east by the Indian Peaks Wilderness Area and to the south by the James Peak Protection Area of the US Forest Service.*

# RECREATION

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## Wildlife & Recreation

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The Ranch Creek Valley Ranch provides some of the very best wildlife habitat you can find in the Rocky Mountains. The ranch has abundant live water and water resources for all kinds of wildlife and big game. The pristine location and setting of the ranch is evident by the fact that the property is bordered to the east by the Indian Peaks Wilderness Area and to the south by the James Peak Protection Area of the US Forest Service. Whether you enjoy hiking, hunting, fishing, cross country skiing, snowmobiling, horseback riding, mountain biking, or atving, this ranch has something to offer. The exceptional setting and conservation values of the Ranch Creek Valley Ranch in addition to its unique location would make it an excellent candidate for a conservation easement.



# OPERATIONS & RESOURCES

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## Operations

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Ranch Creek Valley has been enrolled in a forestry plan with the Colorado State Forest Service since 1995. The primary reasons for the plan were to implement a process and procedure to help maintain and enhance the forest health as well as preserve the riparian area of Ranch Creek. The stated objective of the owners for the forestry plan is: Produce and market wood products consistent with the lands productivity. Protect and enhance the excellent riparian areas along Ranch Creek. Reduce wildfire hazard by utilizing appropriate forest management practice.

Since 1995, a significant amount of forestry work has been completed. An all-weather road was constructed throughout the property in order to facilitate management of the property; the road includes two bridges over ranch creek, there has been pre-commercial and commercial thinning on the ranch, removal of dead or infested trees, and small clear cuts have been made in areas that were identified in the forestry plan as the proper management tool for overall forest health. The property is currently classified as forest agriculture with Grand County and because of that, the property taxes are minimal at \$189.16 per year. The next owner may choose to remove the property from the forestry program if they choose to do so.

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## Water Rights & Resources

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The virgin riparian area of Ranch Creek meanders through the valley floor for about two thirds of a mile creating pristine habitat for brook trout and the Colorado River Cutthroat trout. Ranch Creek also provides unlimited water for big game and wildlife alike. In addition to Ranch Creek, there are several smaller year round tributaries to Ranch Creek one of which cascades down glacial granite boulders creating your own surreal mountain setting. There are also spring fed natural ponds on the property creating additional water resources for wildlife.





## MINERAL RIGHTS

*All mineral rights owned by the seller are included in the purchase price and will convey at closing.*

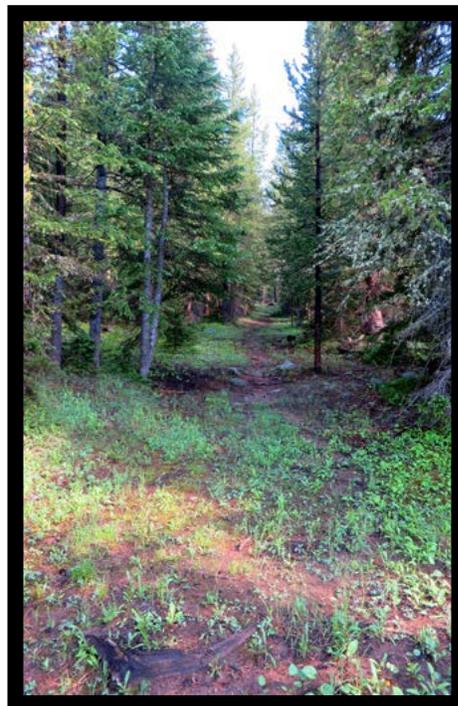
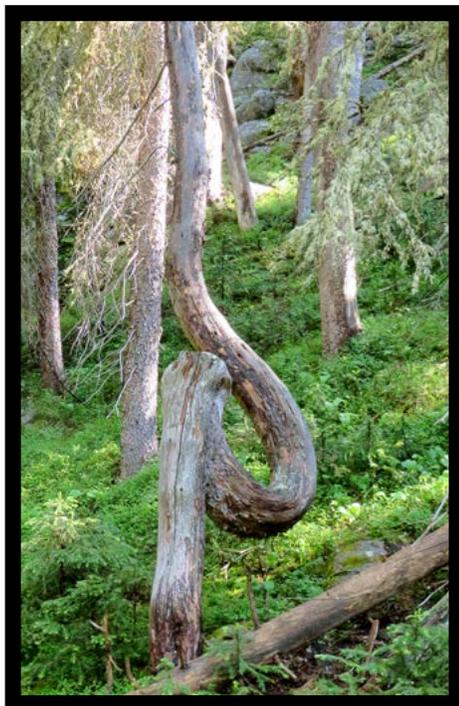
# HISTORY

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## History

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“Native Americans were the first travelers over Rollins Pass which is a natural low crossing over the Continental Divide and beyond. The first recorded use of the pass by a wagon train was in 1862. It is named for John Rollins, who constructed a toll wagon road over the pass in the 1870s, providing a route between the Colorado Front Range and Middle Park. The pass was used heavily in the late 19th century by settlers to drive cattle over the continental divide to Middle Park, and at one time as many as 12,000 cattle at a time were driven over the pass. Many wagon trains of those seeking their fortunes used this route to the western slopes”.





## HISTORY

*Ranch Creek Valley is rich with Colorado history, the original Rollins Wagon trail from the Front Range to Middle Park meanders alongside Ranch Creek all the way through the ranch.*

# LOCATION

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## 67 Miles from Denver

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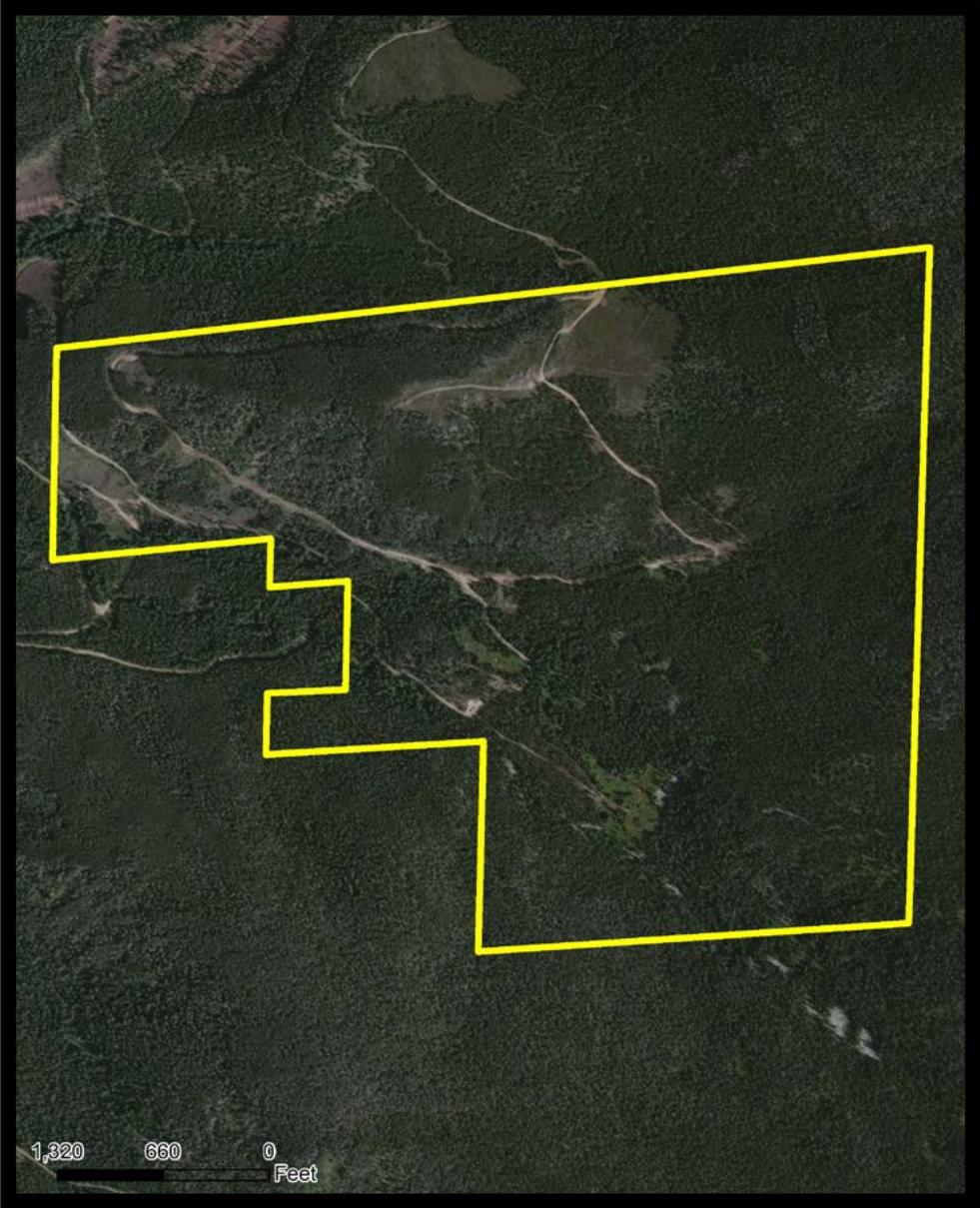
Winter Park and the Fraser Valley is a year-round mountain destination resort in the heart of the Colorado Rocky Mountains with breathtaking scenery just 67 miles from Denver.

The resort towns of Fraser and Winter Park are tucked against the Continental Divide ensuring dependable snow all winter long. Skiers are happy with two downhill resorts, learn-to-ski-and-ride parks; moguls for the die-hards, and four cross-country resorts with plentiful groomed trails. Families love slipping, sliding and gliding on the regional tubing hills and skating rinks. Once-in-a-lifetime type activities also abound: back country snowcat ski trips, dog sled rides, groomed snowmobile trails, hot air balloon tours and horse-drawn carriage rides.

Don't underestimate Winter Park in the summertime because of its name. There's a great deal of locals that testify they "came for the winter, but stayed for the summer." The hikers and bikers are in a mountain paradise with over 600 miles of trails to explore, dubbing the area Mountain Bike Capital USA™ for good reason. River rafting, fishing, golfing, boating, horseback riding and a favorite with kids of all ages...the longest alpine slide in Colorado all await you. The warmer weather also attracts exciting events, including marquee music festivals, western rodeos, running races and biking events to the Fraser Valley and Grand County, Colorado.

There is also a wide variety of lodging, locally owned and operated services, over 60 dining and nightlife options and shopping from the Village of Winter Park to the towns of Winter Park and Fraser.





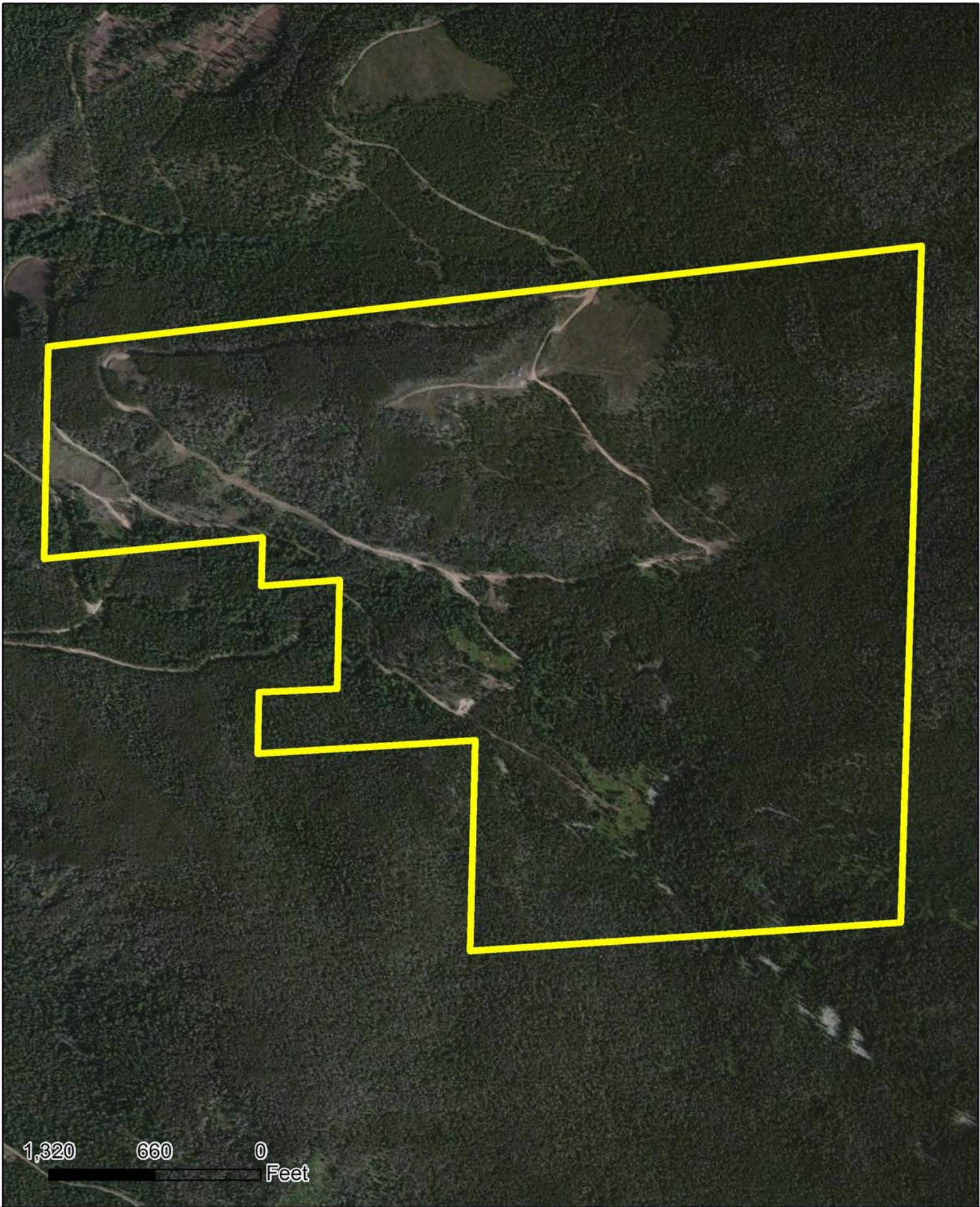
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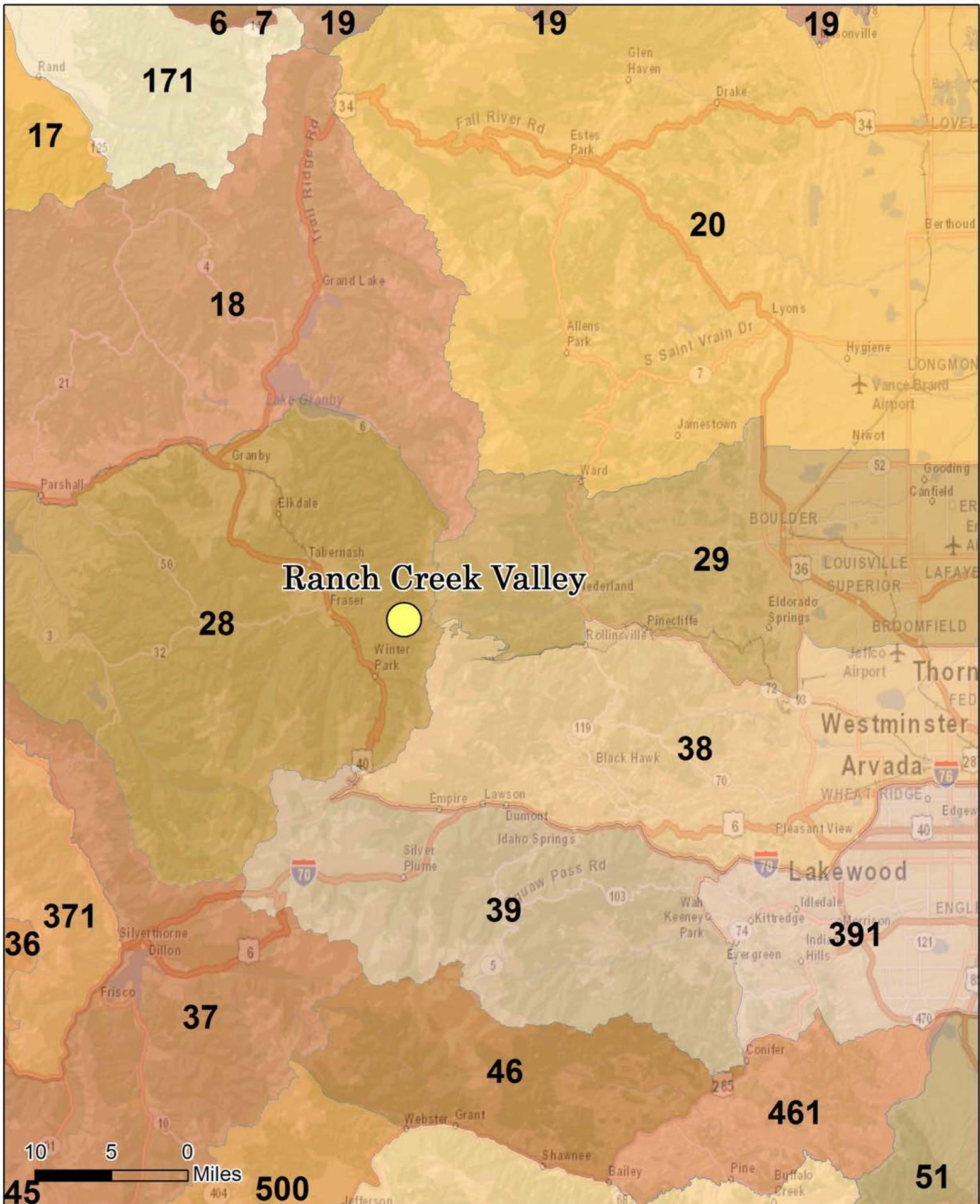
[www.ColoradoRanchCompany.com](http://www.ColoradoRanchCompany.com)

970.724.5900

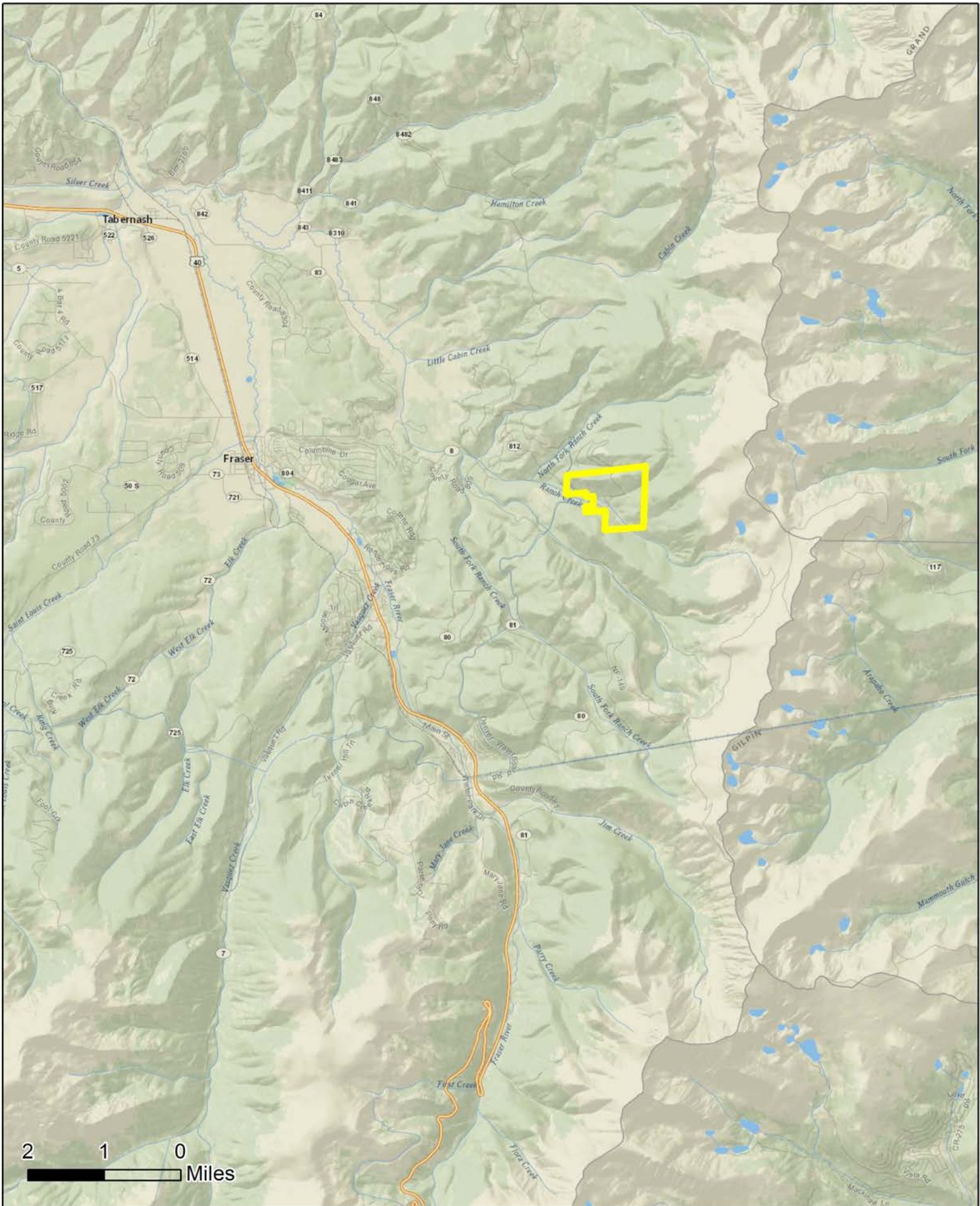
217 Central Ave. | Kremmling, CO 80459



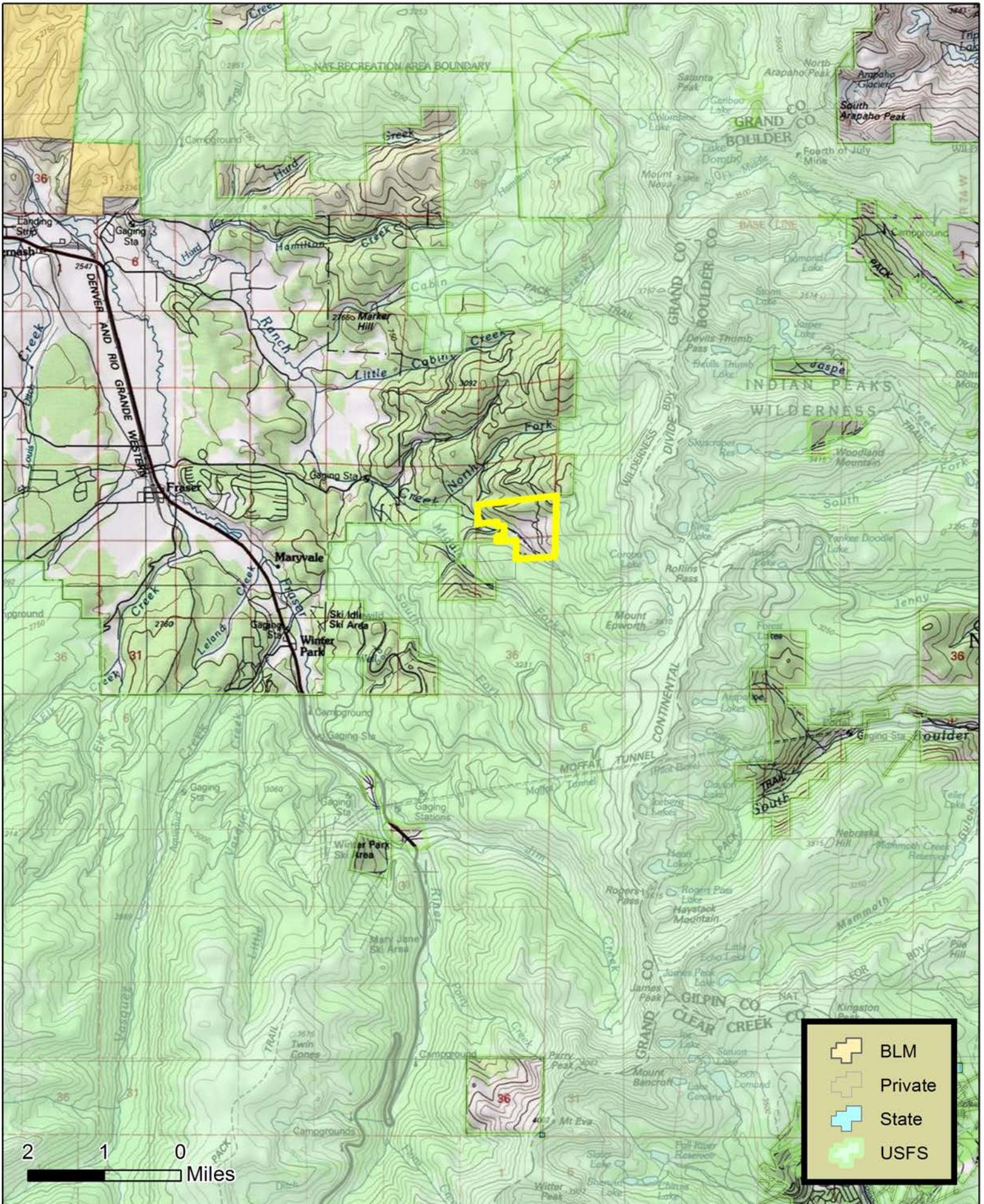
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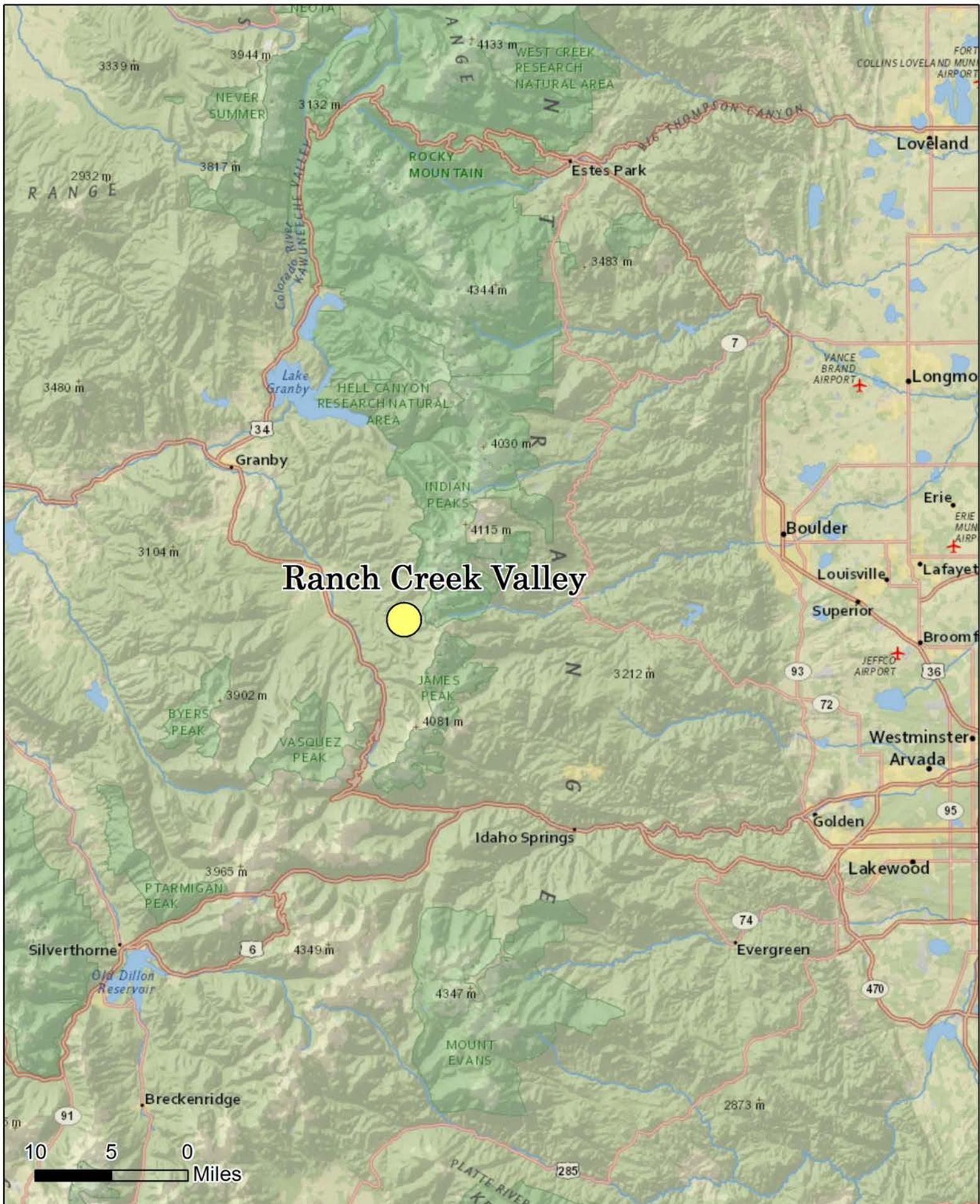
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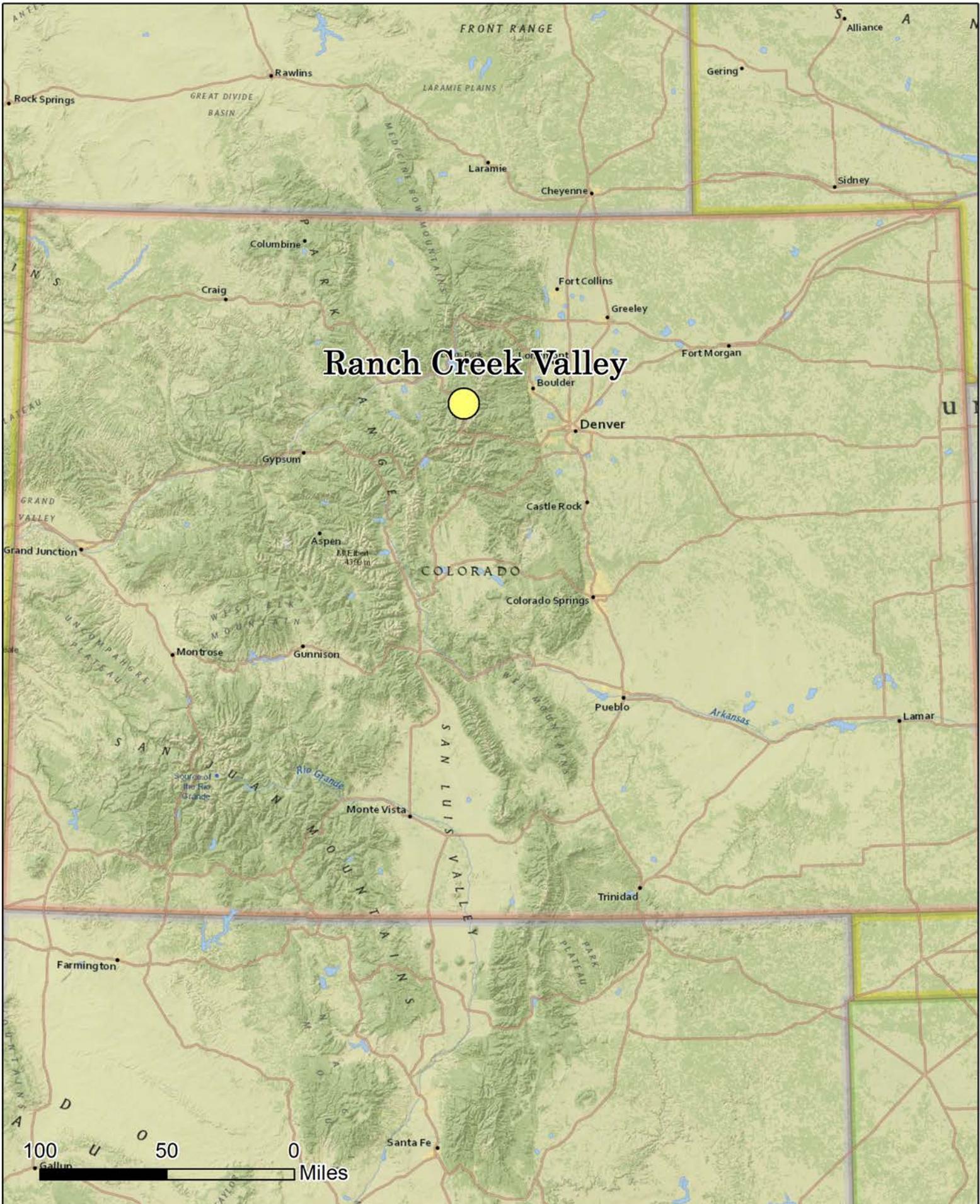


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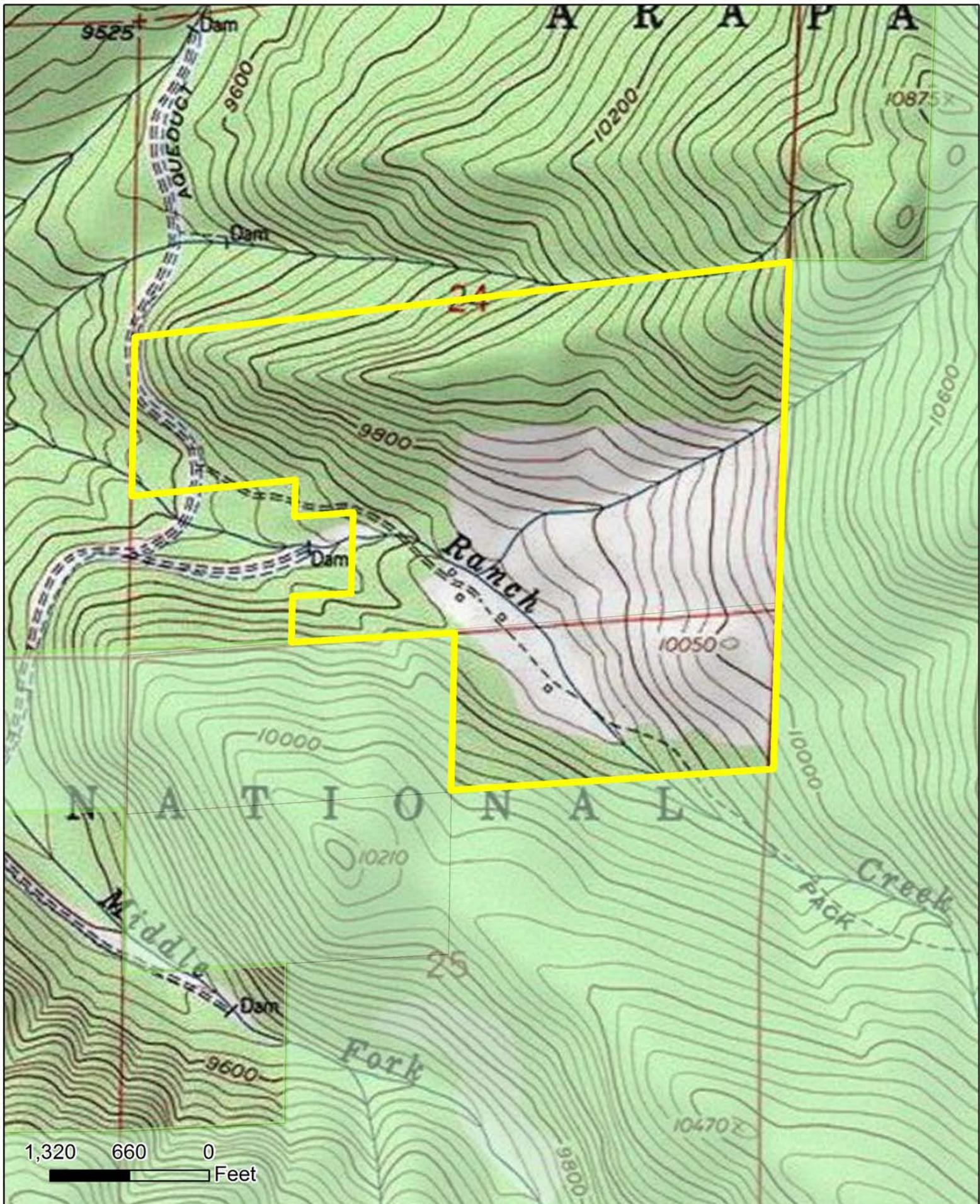


# Ranch Creek Valley

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## William George

Broker/Owner (970) 485-1052  
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 includes 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 helped coordinate a very complex transaction. He helped negotiate with many parties involved and provided us with far and beyond the typical services of a real estate broker. We were very pleased with Bill throughout the process and would highly recommend him. Bill is honest, hardworking and has integrity and he will not disappoint. -Smith Family*



## Take their word for it.

*Bill is just the best!! In a 3 year search for a place in the Pagosa Springs area he went above and beyond. He was always willing to travel beyond his territory to show us any property we thought might have possibilities. He always gave us his honest answers when we had questions. His knowledge was impressive and if there was something he wasn't sure about, he would find the answer. When we found our place Bill was always so good to take on responsibilities that were again above and beyond his duties as an agent! His actions were as though he were the purchaser of the property! He made everything so stress free by attending to details that would have meant more travel from Texas for us! I feel so blessed to have had Bill as our real estate agent and now a friend! He truly is the best and a 5 star guy in all areas. - Gail*

*Bill was a pleasure to work with. He went above and beyond to help us find the perfect mountain home. It was a three year process and he continued to search until he found a place that we were happy with. - Richie*

*I am in the very early stages of a potential large land / ranch purchase in CO. When you tell most brokers about that, they get very hard to reach when you call or email.*

*"When I told that to Bill, he sat back and said, "how can I help?" He spent several hours with me on the phone, doing joint internet searches and giving me general information about the CO ranch world. He pointed out situations and things to ponder that I had not even begun to consider.*

*During our latest work together, Bill spent three very long and action packed days with my entire family driving us to various ranches that we had asked to see. He was a continuous fountain of information and worked extremely hard for us those three days.*

*I have ZERO doubt that Bill George will be our broker when we purchase our property in the future. I am also very confident that, because of his efforts, we will be positioned to make an excellent decision on exactly what and where to buy.*

*I highly recommend Bill's services and would be happy to talk to anyone wanting a reference on him. Bill, feel free to give your perspective new clients or anyone considering listing their property with you, my cell number and encourage them to call me.*

*Bill, thanks for all your efforts and valuable information. We WILL BE IN TOUCH! - Hatrel Family*

*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 up 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. -Kayser/Meyring Families*



## 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. Bill is very personal, 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. - Gates Family*

*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 buyers 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. - Scannura Family*

*We moved from south FL to Golden, CO mountains. 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 AGENT EVER! - Cole Family*