

ASPEN RIDGE RANCH
KREMMLING, CO



A SPORTSMAN'S RETREAT

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ASPEN RIDGE RANCH

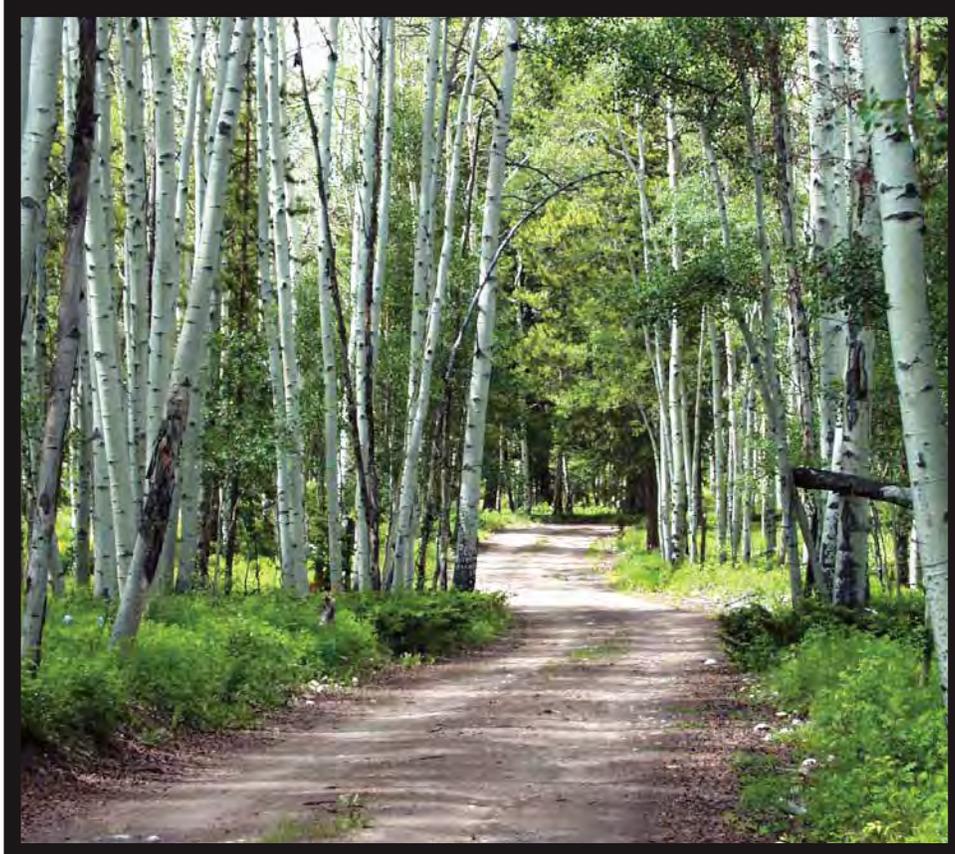
K R E M M L I N G , C O

522± Acres

\$2,400,000

The Aspen Ridge Ranch is a beautiful and secluded sportsman's retreat in close proximity to three of Colorado's premier resort towns. The ranch consists of 522± acres bordered by Routt National Forest, 30 minutes from Kremmling, Colorado.

The property has excellent habitat for Rocky Mountain elk, mule deer, black bear, moose, and mountain lion. The ranch also has live water in the East Fork of Blacktail Creek which has a handful of beaver ponds and contains native brook trout. Aspen Ridge Ranch has extensive water rights and approximately 150± acres of irrigated and sub irrigated meadows. The ranch improvements include a beautiful home, luxury cabin, large shop and a yurt with large deck and views of the Gore Range.



RECREATION

Wildlife & Recreation

Aspen Ridge Ranch is located in Colorado's Game Management Unit 15, near the top of the Gore Range. The ranch offers an exceptional opportunity to own a recreational ranch with amazing views and a beautiful setting within 1 hour of Vail and Steamboat Springs, Colorado. The ranch offers excellent big-game hunting opportunities for elk and mule deer both on the ranch and on the adjacent Routt National Forest. Fishing for brook trout is available in the East Fork of Blacktail Creek on the ranch and fishing for rainbow trout and German brown trout in the Colorado River is less than 30 minutes away in the towns of Kremmling or via county road 11 in Radium, Colorado. Additional trout ponds could also be created by the new owner to expand the fishery on the ranch.





RECREATIONAL ACTIVITIES

Hunting, fishing, hiking, mountain biking, ATV riding, and snowmobiling are just some of the outdoor activities you will be able to enjoy at Aspen Ridge Ranch both on the ranch and on over one million acres of the adjacent Routt National Forest.



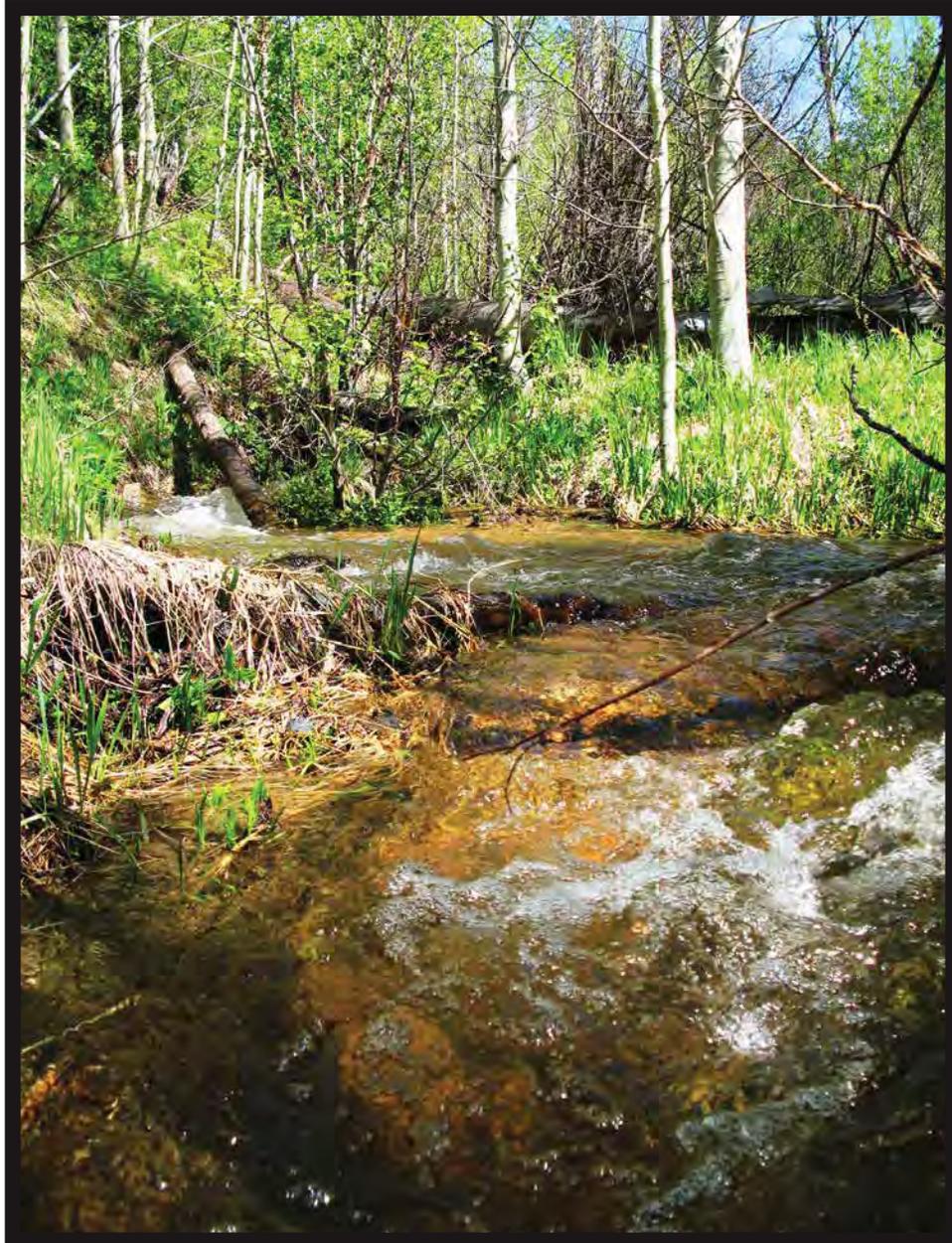
HISTORIC WATER RIGHTS

A detailed description of the water rights is available upon request.

WATER RIGHTS & RESOURCES

Live Water on Property

Aspen Ridge Ranch has several water rights totaling over 18 cfs with adjudication dates of 1907, 1913, and 1956. The irrigation water is distributed from the East Fork of Blacktail Creek and tributaries to the East Fork of Blacktail Creek through a series of ditches and into the irrigated meadows to enhance the hay and grass production on the ranch. The number of irrigated and sub irrigated acres are estimated to be 150± acres.





CUSTOM-BUILT CABIN

The custom-built guest cabin is a 1164 square foot, 1 bedroomt 1 bathroom cabin built in 2007 with a chef's kitchen, spacious loft, and large deck with exceptional views across the high mountain meadows to the Gore Range.

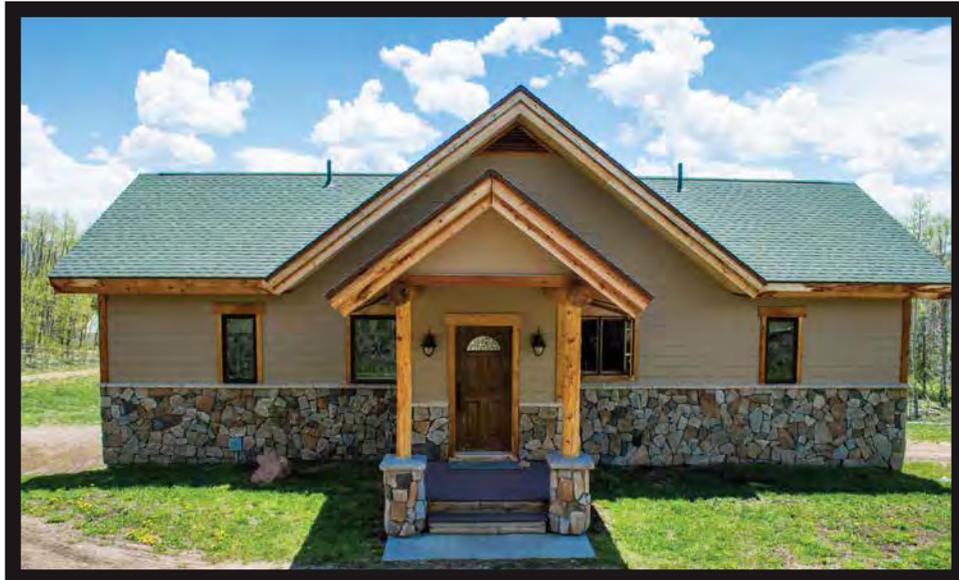
IMPROVEMENTS

Beautiful 4 Bedroom, 4 Bath Home

The main home at Aspen Ridge Ranch is a beautiful 3000 square foot, 4 bedroom, 4 bath home built in 2005. The home's design includes 4 master suites, an open-concept chef's kitchen, a great room with vaulted ceilings, a large family/entertainment room on the lower level, hot tub, and a large deck with wonderful views of the snowcapped mountains of the Gore Range.

Turnkey Property

In addition to the improvements, the ranch will be sold turnkey. A list of the furnishing and equipment being sold with the ranch is available upon request





OUTDOORS IN STYLE

The ranch also has a well-appointed and very comfortable yurt with a woodstove, a propane cooking stove in the kitchen, 2 sleeping quarters, solar power with generator backup, and a large wrap around redwood deck with excellent views across the ranch to the Gore Range Mountains and down to the East Fork of Blacktail Creek.

Large Heated Workshop

The main utility building for the ranch is an immaculate 3200 square foot heated and insulated shop complete with concrete floors, large loft that could be used for a rec room or additional storage, wood working shop, 3 large garage bays for your atv's, snowmobiles, and equipment, and a room specifically designed to house the two 30k Capstone micro-turbine generators that power the ranch. Worth noting is that just one of these micro turbine generators would be more than sufficient to power the whole ranch, the second generator was added as a back up to ensure redundancy.



OPERATIONS

Recreational Ranch

Aspen Ridge Ranch has been primarily used as a recreational ranch/secondary home for the current owners. The ranch is beautiful and secluded, yet its great location is less than 60 minutes to some of Colorado's premier resort towns.

The ranch's combination of high mountain meadows, aspen groves, dark timber forest, and water throughout the ranch provides excellent habitat for big game and wildlife alike. The ranch would make an excellent family retreat, guest ranch, or private hunting ranch.



LOCATION

Remote Yet Accessible

Aspen Ridge Ranch is located 30 minutes from the town of Kremmling, Colorado, which is about 45 minutes from Silverthorne, Grand Lake & Winter Park, Colorado. The ranch is also only about 1 hour from Vail and Steamboat Springs, Colorado and 2.5 hours from Denver, Colorado.

Close to Vail & Steamboat Ski Resorts

Kremmling is a quiet little town known as the “Sportsman’s Paradise” because of its exceptional recreational opportunities including Gold Medal Fishing in the Colorado and Blue Rivers and multiple lakes and reservoirs in the area, plus exceptional big-game hunting on thousands of acres of national forests.

The town of Kremmling includes a private airport with a 5500-foot airstrip capable of handling most small and medium size jets and turbo props, Kremmling Hospital and Family Clinic, Kremmling Dental, Kremmling Mercantile Grocery Store, Artisan Art Gallery, Middle Park Meat Company, Ace Hardware, Northwest Ranch Supply, several restaurants, and a handful of boutiques, shops, and antique stores.



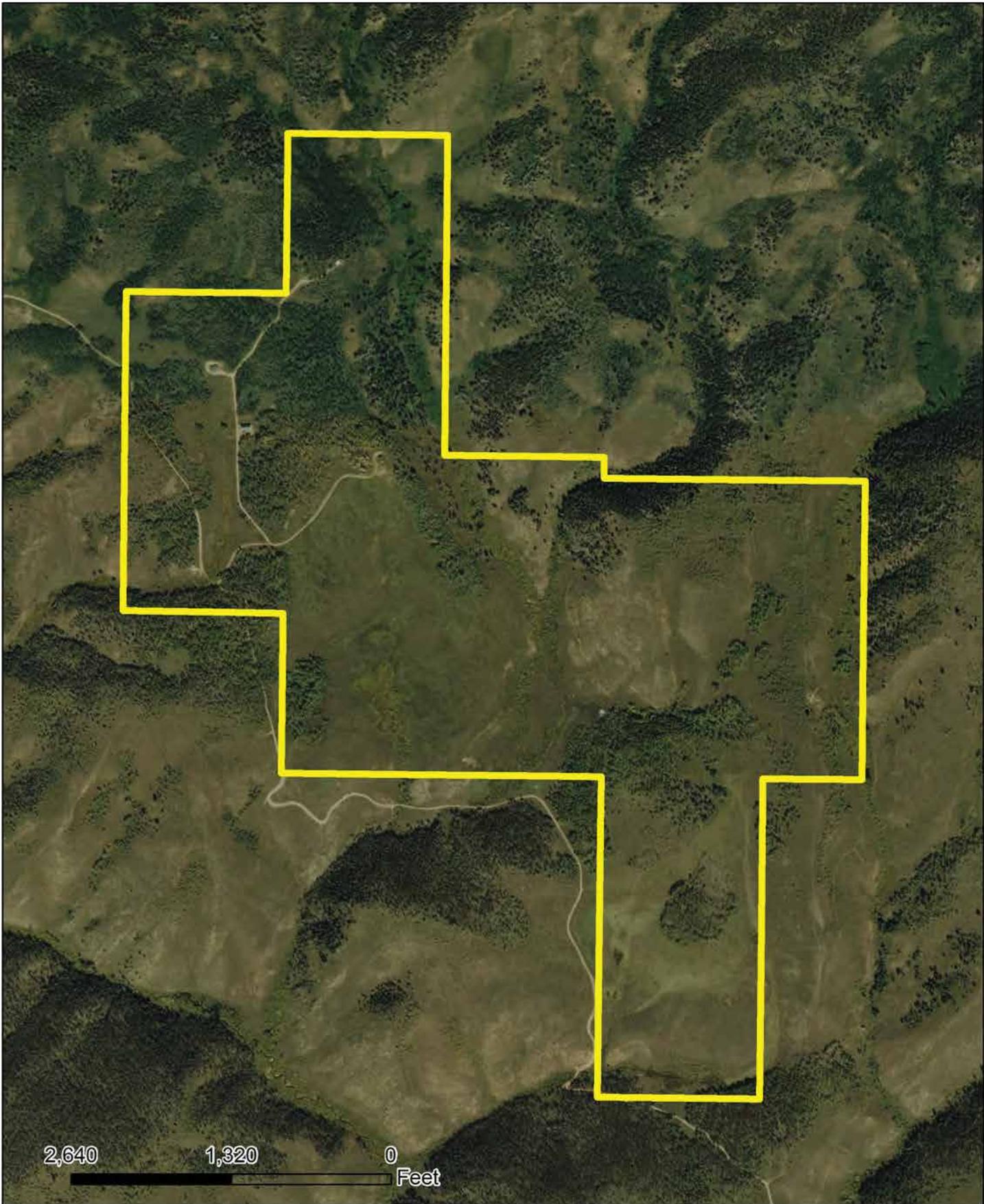
A WONDERFUL OPPORTUNITY

Own a Part of the Colorado Rockies

Aspen Ridge Ranch is the quintessential Colorado ranch that gives you spectacular views of snowcapped mountains, high mountain meadows, aspen groves, live water in the ranch's creeks and springs with excellent big-game habitat and is adjacent to national forest and in close proximity to three of Colorado's premier resort towns.

Don't pass this opportunity to own and enjoy a truly spectacular property in the heart of the Rocky Mountains.





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Feet

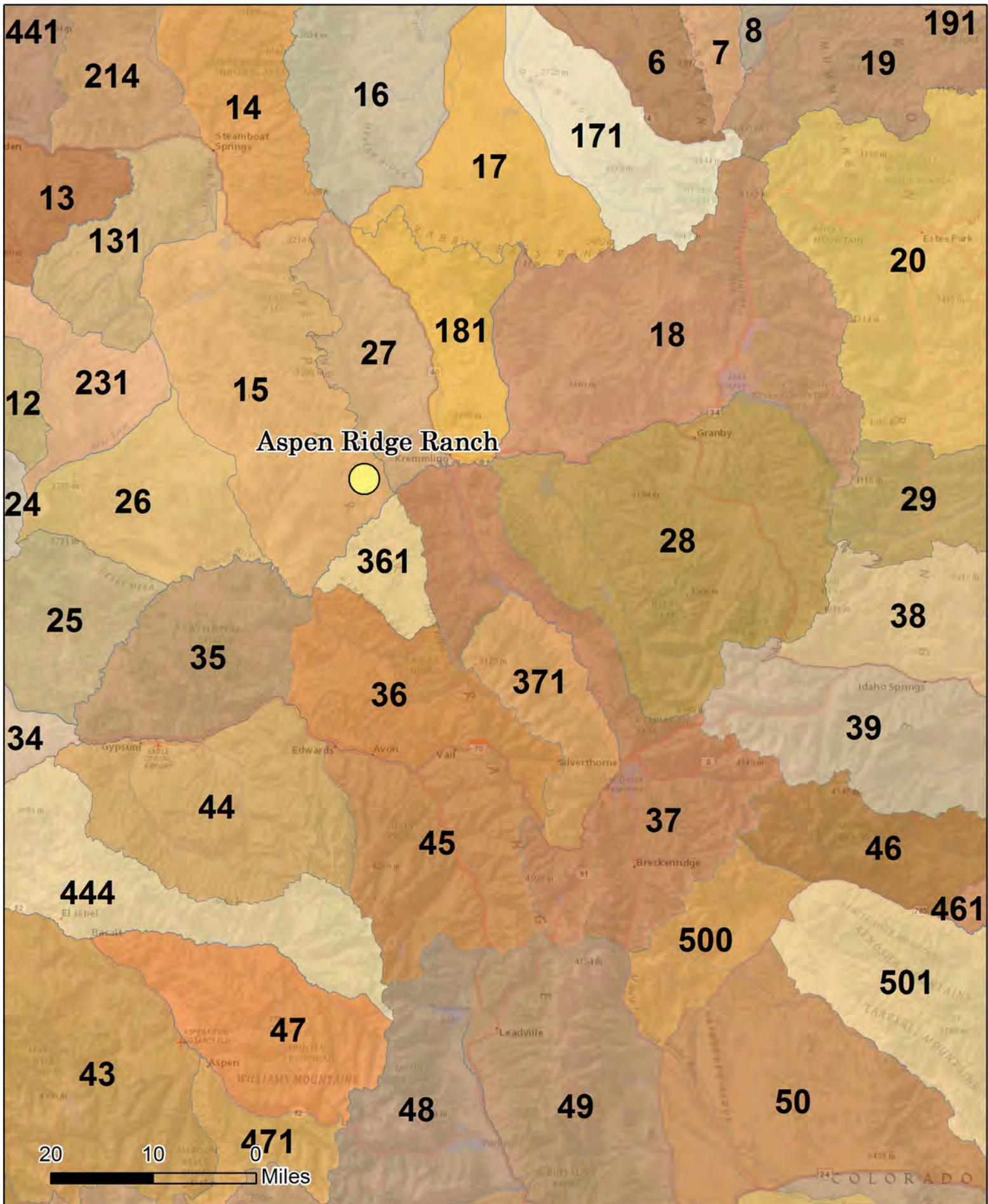
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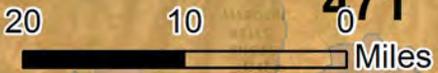
www.ColoradoRanchCompany.com

970.724.5900

217 Central Ave. | Kremmling, CO 80459



Aspen Ridge Ranch



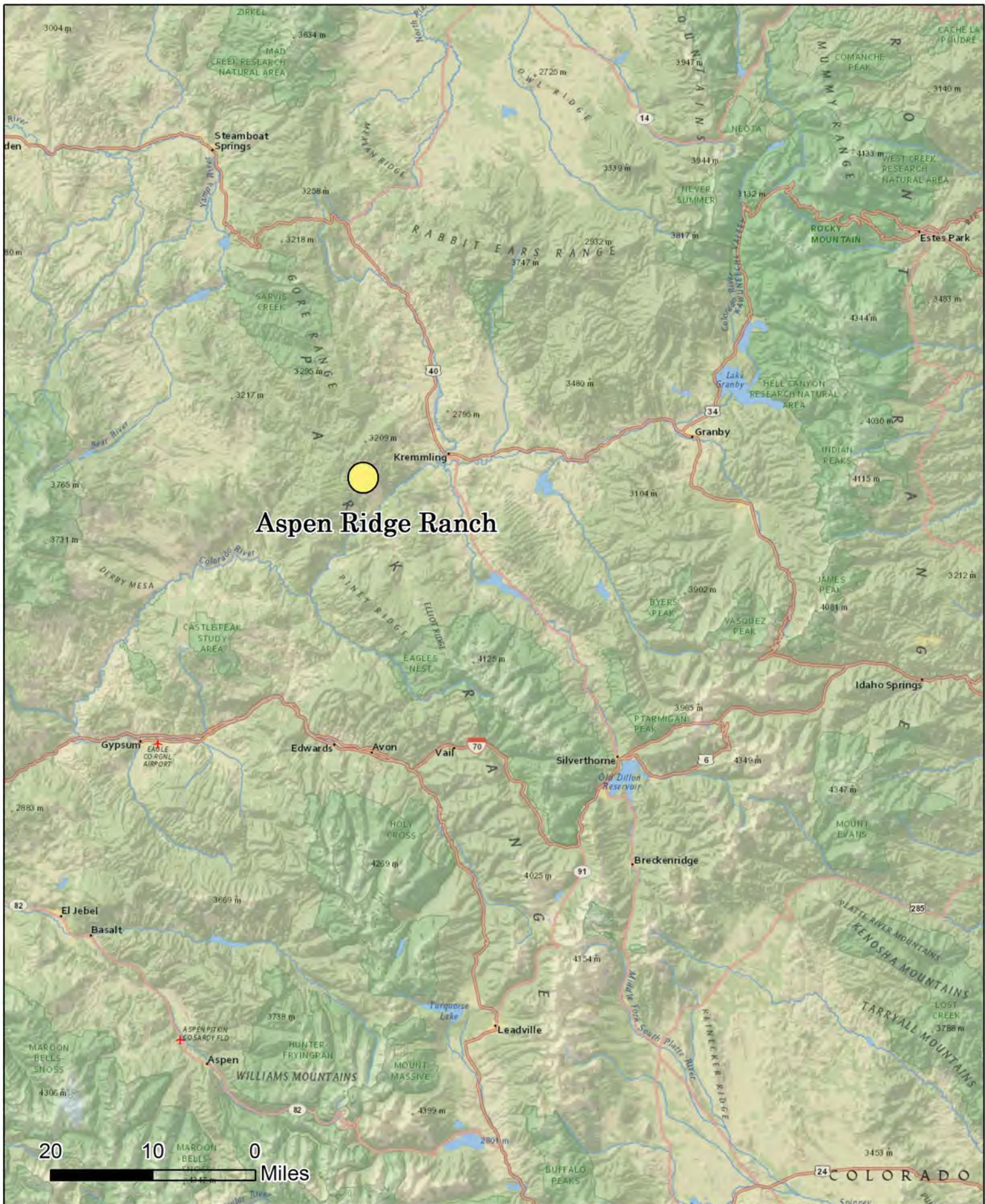
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Aspen Ridge Ranch

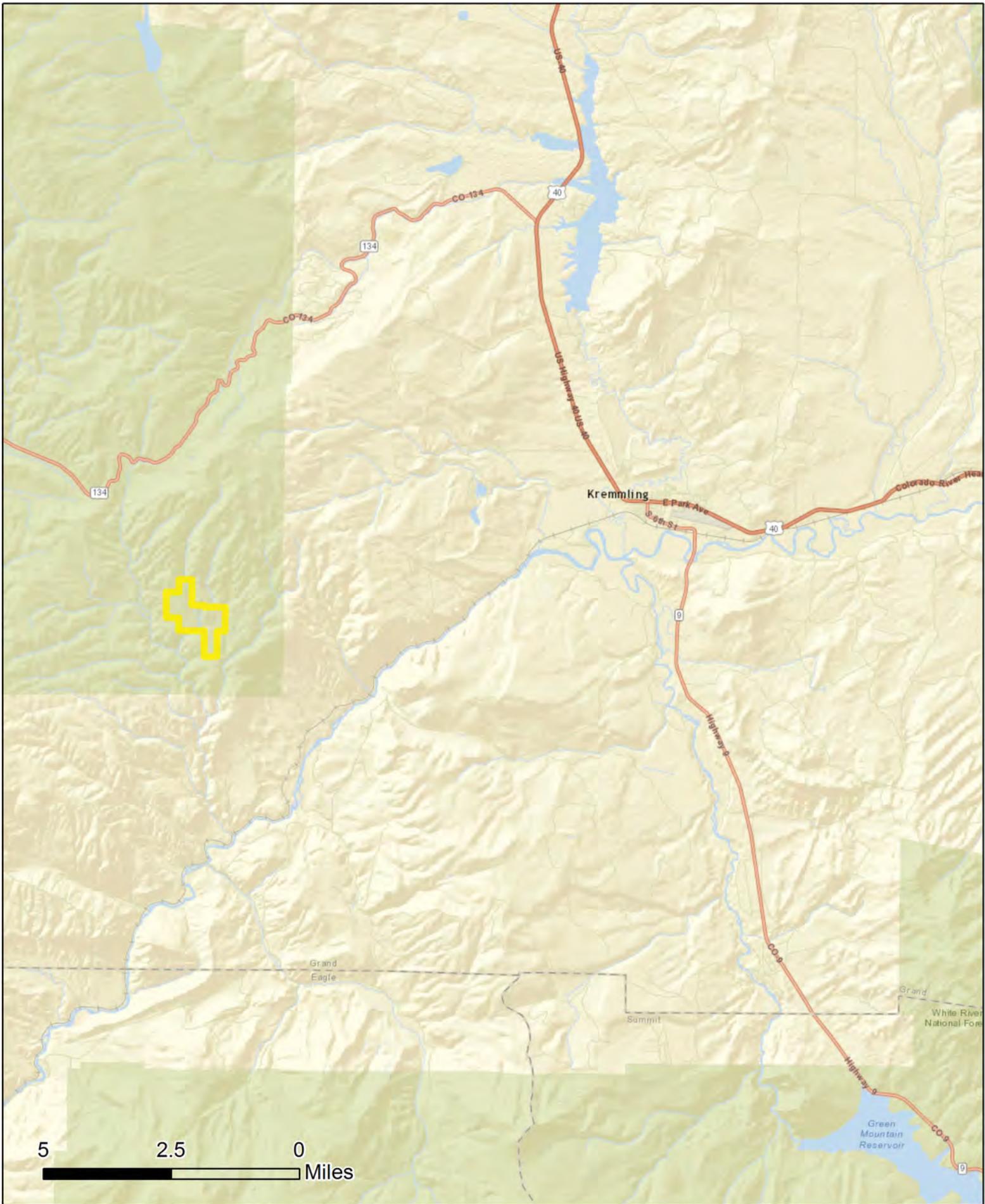


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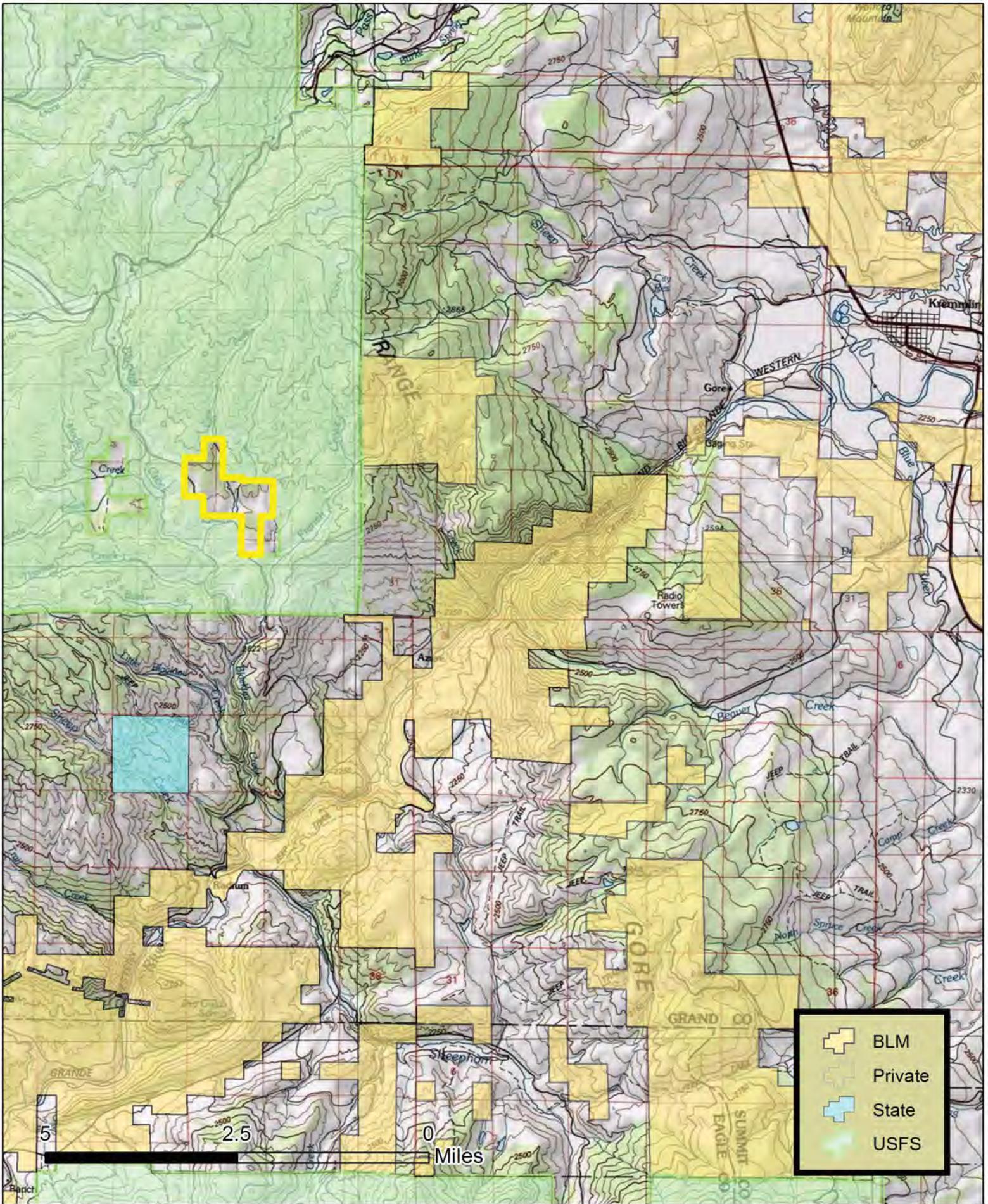
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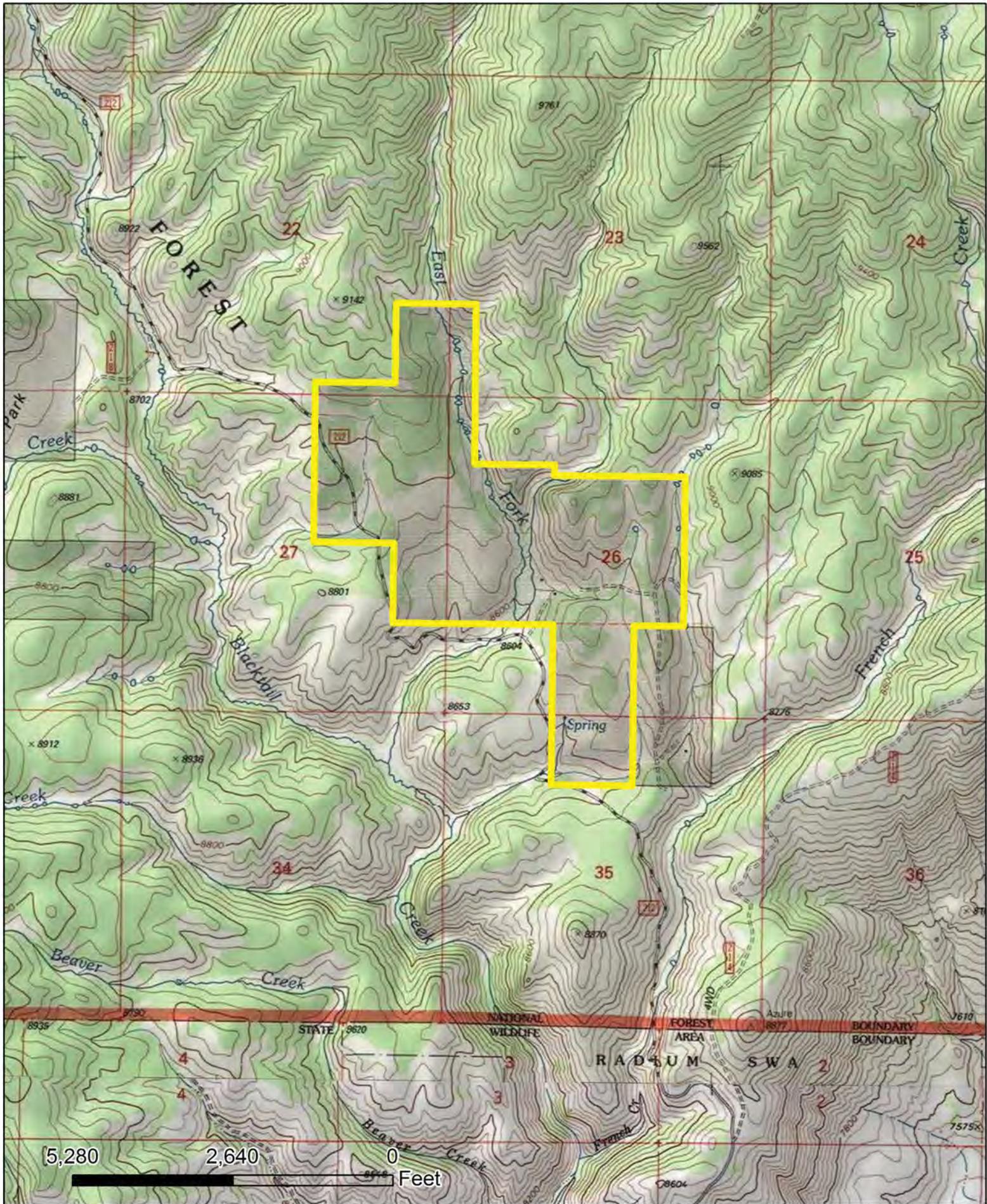
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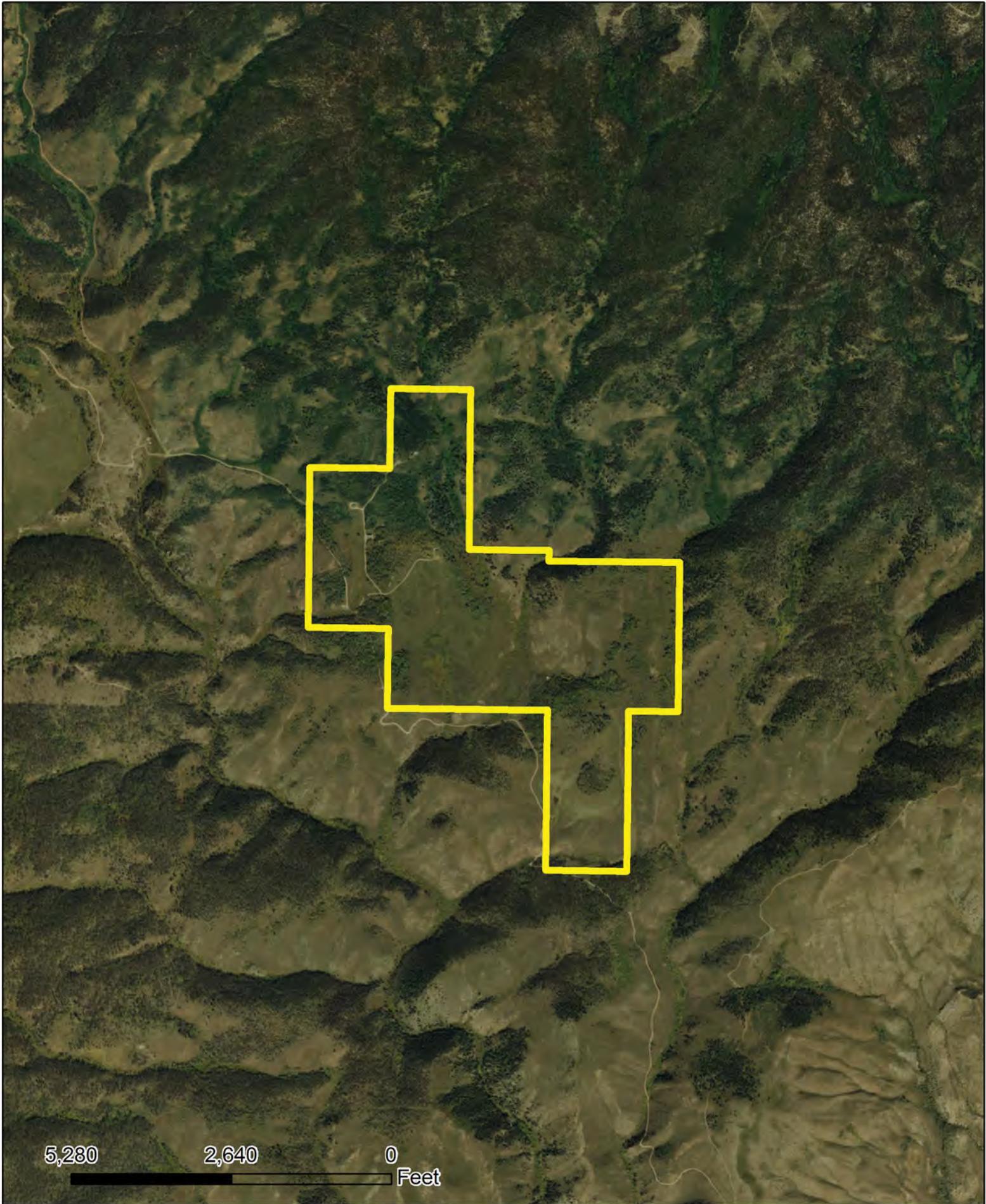
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Feet

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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