



DM RANCH

Park County, Colorado



The DM Ranch is an angler's dream. The South Fork of the South Platte that runs through the ranch for nearly 3 miles provides a vast, healthy, and diverse fish population of both Rainbow and Brown Trout of all age classifications and sizes.

DM RANCH

Park County, Colorado

612+ Acres

\$4,399,000

The DM Ranch provides superb fishing and outdoor recreation on over 612 acres within 2 hours of Denver, Colorado. The South Fork of the South Platte River runs the length of the ranch for nearly 3 miles. The ranch is also adjacent to Pike National Forest affording owners' limitless recreational opportunities.

The ranch's fishery supports a healthy population of Rainbow and Brown Trout of all age classes and sizes, including fish over 28 inches.

Two homes on the ranch can support ranch hands, or they can be rented long- or short-term for additional income. The ranch holds a rich history; it includes numerous structures dating from the 1870s to the 1950s. Newer barns and a log home were built in the late 1980s. The land can also accommodate your next custom-built, luxury home.

The DM Ranch has an excellent location. The ranch is located about 15 minutes from downtown Fairplay's restaurants, shops, outdoor recreation, and festivals; 30 minutes from the laid-back mountain town of Buena Vista, Colorado; and less than 50 minutes from Breckenridge's world-class resort and festivities. The ranch is also less than 2 hours from both Denver and Colorado Springs.



WILDLIFE AND RECREATION

Recreational opportunities abound on and around DM Ranch. The ranch itself is a fly-fishing paradise, with 14,412 feet of the South Fork of the South Platte River and an additional 1,750 feet of 12 Mile Creek. The confluence of 12 Mile Creek and the South Fork of the South Platte is on the ranch's land. Flat, grassy banks lead to the water's edge making the river easily accessible throughout the ranch.

An excellent trout size class distribution, with healthy populations of young trout and many 20+ inch trout, was recently confirmed in an electrofishing report. Copies of the report are available to qualified buyers.

The South Fork of the South Platte at DM Ranch is a healthy, diverse, and vibrant fishery. There is easily enough water for multiple anglers to spend a whole day fishing.

The river provides a wide variety of habitats for fish and wildlife. Its healthy balance of riffles and fast water, deeper pools, and beaver ponds offer opportunities for different methods of angling.

In addition to fishing, the ranch's nearly 612 acres and the adjacent Pike National Forest offers plenty of outdoor recreation, from ATVing & hunting to hiking and horseback riding. Vehicular road access into the National Forest is less than a mile from the ranches entrance.





IMPROVEMENTS

The 2-bedroom, 1-bathroom ranch house was built in 1925 and currently acts as the manager's home. It includes air conditioning, a Franklin wood stove, and an enclosed porch.

The ranch's 1-bedroom, 1-bath log cabin was built in 1988. The cabin provides a great retreat for weekend or summer getaways and can also be used as a vacation rental.

Several other outbuildings sit on the land, including the horse barn that was built in 1974.



LOCATION

Located just outside Fairplay, Colorado, the DM Ranch boasts spectacular views of the Collegiate Peaks, Buffalo Peak, and Pikes Peak. To the north, the views are of the Mosquito Range and Weston Peak.

As the center of commerce of Park County, Fairplay offers the perfect combination of a quaint mountain town, a thriving business community, and unique arts culture. Free summer concert series and one-of-a-kind annual arts and plein air celebrations showcase nature.

The mountain town's signature Burro Days race is just one of its many nods to its historic roots. The town was established by late-coming miners who were pushed out of the main camps during the gold rush in 1859; these miners set up their own camp called "Fair Play." South Park City showcases 44 authentically restored buildings, with over 60,000 artifacts, from the area's gold rush days up to 1900.

Fairplay offers plenty of shopping and dining. Restaurants include distilleries, bars and grills, barbecue, a winery, Mexican and Asian food. Summer recreation brings hikers, bikers, ATVers, and photographers out to explore everything from beginner trails and mellow strolls among wildflowers to extreme single tracks. A myriad of 14ers await hikers and rock climbers, while hundred-year-old mining trails thrill horseback riders and ATVers alike.

The area draws hunters nearly year-round within its pristine backcountry. In winter, Fairplay attracts backcountry skiers and snowmobilers, as well as ice climbers of all abilities. Named the Fly-Fishing Capital of Colorado, Fairplay has garnered a strong reputation among anglers.

DM Ranch is located less than 30 miles from the world-class skiing, summer recreation, and High Country festivities in Breckenridge, Colorado. All of the big-city cultural, sports, arts, family, and nightlife attractions are less than 2 hours away: Denver lies about 85 miles via Highway 285, and Colorado Springs is 85 miles via Highway 24.



DM Ranch

A South Park Ranching Tradition



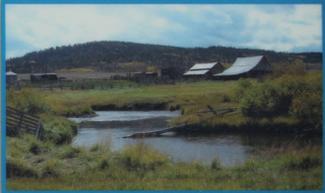
THORNLEY BERRY FAMILY in front of the ranch house (c. 1915). *Berry Family Photo Courtesy of John Berry*

Thornley's wife, Grace, wrote that they "lived in a log house...warmer than a frame house and cooler in summer." She once reported that trout were plentiful and "even though the mosquitoes are very big and bad tempered, it still was a nice place to live." In 1917, the Berrys sold the 720-acre ranch to Joseph E. Purcell, Jr. from Fairplay.

After a string of other owners in the years that followed, the ranch was acquired by John Robert ("Mick") Buyer in 1988. Born in 1931 to a South Park ranching family, Mick Buyer lived out his life as he chose with a loyal cow dog by his side and daily walks along the river to check on the hay. He passed away on June 21, 2008, survived by his two children who now carry on the DM Ranch tradition.

The DM Ranch embodies 140 years of South Park ranching history and architecture. Eighteen different periods of settlement and agriculture on this protected landscape. Born in Augusta, New York in 1841, Civil War veteran Anson Burlingame came to Colorado after the war and settled on the adjoining parcel in 1877. Two years later he patented 160 acres, including what is now the DM Ranch headquarters area.

John W. Drake arrived in South Park "entirely without means" in 1881 but eventually bought the ranch (then 630 acres) in 1892. Drake sold the ranch to Thomas Jefferson Berry and his son John ("Thornley") Berry in 1912.



1915 BARN on the South Fork of the South Platte River. *Photo by Gary E. Nichols*



HORSE-DRAWN HAY STACKER west of the ranch house. *Photo by Gary E. Nichols*



SETTLERS CABINS (c. 1870) are the oldest remaining structures. *Photo by Gary E. Nichols*



Colorado
Open Lands

This preservation effort was made possible with funding from the Colorado Historical Society, State Historical Fund, Colorado State Office, and the Park County Tourism Office.



HISTORICAL DM RANCH



GREAT OUTDOORS COLORADO

The DM Ranch is protected by a conservation easement owned by the Great Outdoors Colorado Trust and the Park County Land & Heritage Fund. The easement is held in Colorado Open Lands in Larimer County.

CONSERVATION

In 2002, Colorado Open Lands identified the Historical DM Ranch as a property that possessed agricultural, riparian, ecological, open space, scenic and wildlife values of great importance to the people of Park County, Colorado and the people of Colorado. On August 2nd of 2002 Colorado Open Lands granted a conservation easement on 365 acres of the property to ensure that these outstanding qualities of the DM ranch would remain intact. In February of 2003 Colorado Open Lands granted a Second Deed of Conservation Easement on an additional 247 acres of the Historic DM Ranch.

Recognizing that future stewards of the ranch may desire additional infrastructure, Colorado Open Lands placed provisions in the conservation easement allowing for additional homes and outbuildings to be built on the ranch. The easement also allows the future subdivision of an 82 acre parcel of the ranch with its associated building envelope and capabilities.

There is also a 35 acre parcel of the ranch that was acquired after the conservation easement was granted and therefore is not included in the conservation easement.



SUMMARY

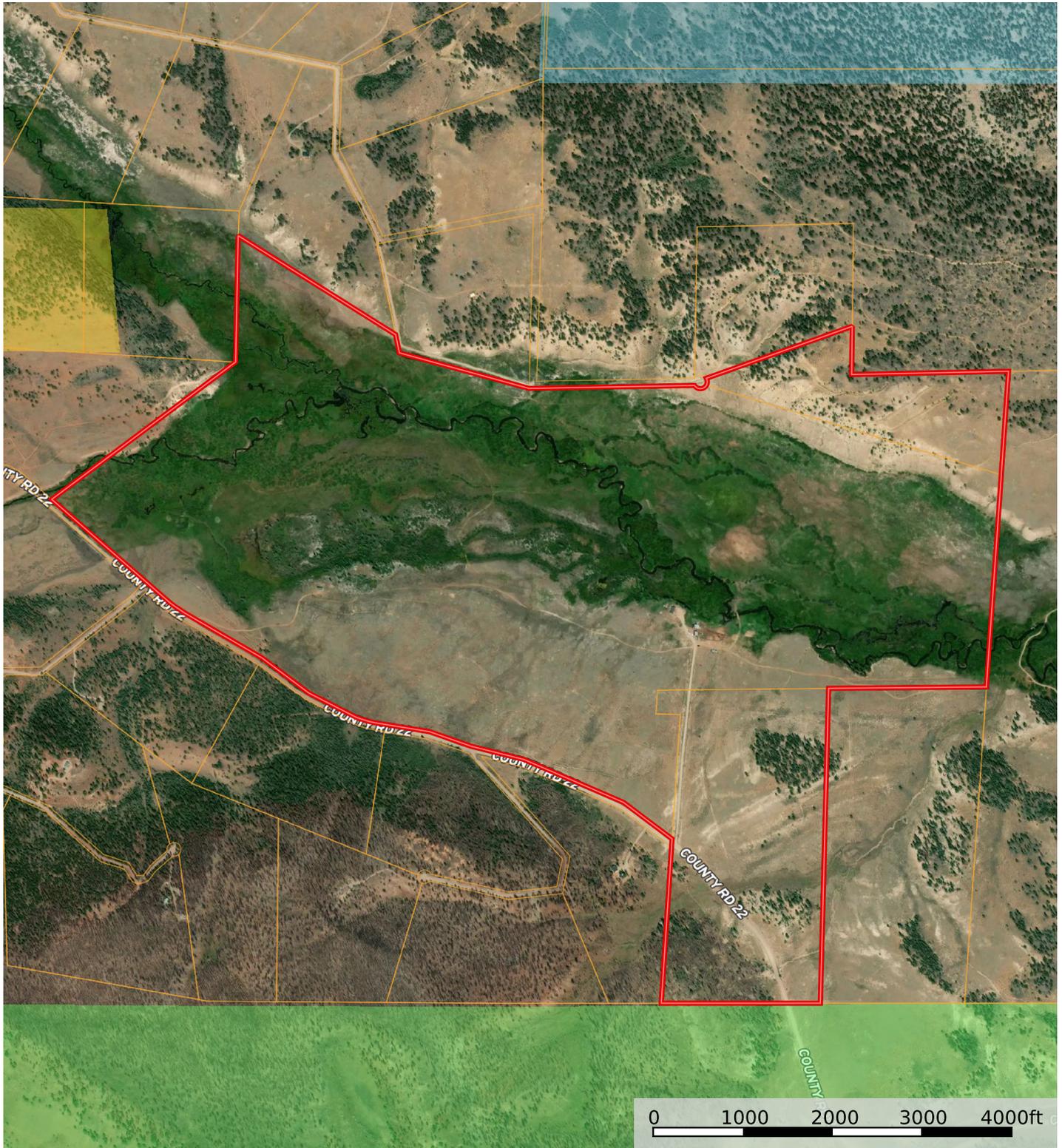
The DM Ranch holds a rich South Park Ranching Tradition. Originally settled by Civil War veteran Anson Burlingame in the late 1870s, DM Ranch now blends historic structures and history with modern-day recreational attributes and amenities. The vast acreage offers ample opportunity to build a custom, luxury home with outstanding Colorado Mountain views.

Whether you settle in and live here full-time to enjoy riding your horse through the meadows and adjacent National Forests, if you simply come to unwind for a long weekend of fishing and ATVing, or a whole summer of excellent fishing and recreation, the ranch offers the perfect Colorado mountain lifestyle.

Located less than 2 hours from all of the city life in Denver and Colorado Springs, just minutes from downtown Fairplay, and less than 35 minutes from Buena Vista, the DM Ranch offers the perfect blend of outdoor mountain recreation and town amenities.

\$4,399,000

DM Ranch
Park County, Colorado, 612 AC +/-



- Boundary
- Forest Service
- State Land
- Fish and Wildlife
- National Park
- Other
- BLM
- Local Government

William Bill@coranch.com

P: 970-724-5900

Bill@coranch.com

217 Central Ave Kremmling Colorado 80459

The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

CRC
COLORADO RANCH

C O M P A N Y

ColoradoRanchCompany.com

970.724.5900

217 Central Ave. | Kremmling, CO 80459