

# **EAST RIDGE RANCH**

Kremmling, Grand County, Colorado



*The East Ridge Ranch is an outstanding opportunity to purchase one of the best hunting ranches in Northern Colorado. Exceptional wildlife habitat management has been the focus of this ranch for decades, and the quality and quantity of animals harvested over the years is a true testament to that management.*

*Interested parties should consult with the Colorado State Land Board to understand the process of application for access through Colorado state land.*

# EAST RIDGE RANCH

Kremmling, Grand County, Colorado

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587± Acres

\$5,998,342

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Located adjacent to the Troublesome Wilderness Study Area, BLM, and Colorado State lands, this exceptional hunting ranch stands out for its quality and quantity of wildlife. For decades, the owners have focused on big game habitats by cultivating specially chosen forages to help big game animals thrive. The ranch's multiple natural springs, rich diversity of aspen groves, sagebrush hillsides, open meadows, and thick, dark timber provide the perfect habitat to support an abundance of wildlife.

A private road leads to the ranch through state land from the west, while private, deeded access through an adjacent ranch and UTV trails on BLM land to the south offer hundreds of miles of ATV trails, some of which lead to the many amenities and activities in the town of Kremmling, Colorado.

The well-appointed, 2-bedroom, 2-bath home features an open floor plan and enormous loft. A plentitude of large windows frame expansive, unobstructed views of meadows, forests, and mountain peaks along the Gore Range, for as far as the eye can see. Two independent solar panel systems feed the solar system which is equipped with a propane generator for backup. A wood stove, along with two propane forced-air heating systems and three wall-mounted propane heaters, provide plenty of redundant heat for the home in those colder months.



# WILDLIFE AND RECREATION

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East Ridge Ranch is an exceptional ranch for harvesting big game. For decades, the ranch's excellent forage, along with its natural cool springs and heavily timbered areas, have created a favored grazing and bedding area for animals. Strategically placed hunting blinds around the ranch include one that abuts a meadow surrounded by trees; the structure's back entrance has a walking path through the woods to help maintain stealthiness, allowing hunters to park their UTVs far away and walk to the blind undetected and await mule deer, elk, moose, black bear, and other wildlife.

The ranch's acreage opens directly to adjacent public land on Colorado state and BLM land, including the Troublesome Wilderness Study Area, which is abundant with big game.

Trails throughout the 587-acre ranch allow excellent access around the ranch, while hundreds of miles of trails on adjacent BLM land can take you all the way to Kremmling, so hopping in a Ranger to go out for lunch or dinner in town becomes an exhilarating — and unique — adventure.

Fossil Ridge, otherwise known as the Kremmling Cretaceous Ammonite Locality, is just off the



main dirt road leading to the ranch. There, sandstone slabs display more than 100 invertebrate species. Pack a lunch, take an ATV ride to the site, and spot a plethora of 72.5-million-year-old giant ammonites, nautiloids, bivalves, and gastropods. It's the largest known specimen of such a cretaceous group in all of North America.

Adjacent BLM and state land open up even more miles of trails to take in the recreation— and endless views — of Colorado's High Country through off-roading, hiking, snowmobiling, or cross-country skiing.

A portion of Wolford Reservoir is visible from the ranch; it's a short drive to fish for rainbow and brown trout, kokanee salmon, and other assorted species or to enjoy boating on the picturesque reservoir. The 1,550-acre reservoir offers pontoon boat and paddleboard rentals, mooring buoy and slip rentals, a large playground, a campground, a swim beach, picnic sites, and hiking and biking trails.

## WATER RIGHTS AND RESOURCES

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Numerous springs across the ranch offer watering holes for wildlife and are an integral part of the wildlife habitat. The ranch has no irrigation water but does have an infiltration gallery (spring) well with a 1,000-gallon holding tank (Colorado Division of Water Resources Permit # 248526).



# IMPROVEMENTS

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At East Ridge Ranch, no corners were cut when it came to both the land's improvements and the home. The home provides a light, bright, and spacious luxury retreat. Beautiful vaulted ceilings, wood-planked walls and flooring, and oversized windows throughout reflect a natural and sophisticated Colorado aesthetic.

The 3,048-square-foot home provides two oversized bedroom suites on opposite sides of the dwelling, each with an en-suite bathroom, as well as fantastic views of the Gore Range. The enormous loft could continue to be used as a bunk room with a number of beds or be easily converted into two additional bedrooms.

The open floorplan supports entertaining, with its well-laid-out, functional kitchen, complete with an island to prep food, wash dishes, or simply enjoy breakfast. Two stories of windows in the great room reveal endless miles of rolling hillsides, mountain peaks of the Gore Range, and a vast blue sky.

Two entryways on either side of the home act as mudrooms or prep rooms, while the shaded deck on the back side provides a place to kick back, relax, tell stories, and share memories.

The rock and stucco exterior features a large fossil that ties in with the area's notorious rare tropical and subtropical fossils, making it a fun talking point.



# LOCATION

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Located just north of Woford Reservoir, about 35 minutes from the town of Kremmling, East Ridge Ranch is the gateway to the Sportsman's Paradise of Colorado. Wildlife vastly outnumbers Kremmling's population, making it the perfect mountain getaway. The Colorado River and Blue River offer Gold Medal water for fishing, as well as rafting or kayaking. Plenty of ATV and OHV trails also make Kremmling the Motorsport Capital of Grand County.

Kremmling provides a small-town atmosphere with big-town amenities, like a private airport, a hospital, and numerous shops and restaurants, in addition to supply stores like the Kremmling Mercantile and Northwest Ranch Supply.

Kremmling is conveniently located within a 45-minute drive of Summit County, Winter Park, and Grand Lake, and it's about an hour's drive from Vail and Steamboat Springs. That means a quick day trip to some of Colorado's best resorts, which offer year-round festivals and unparalleled outdoor recreation. And, the town is only about 2 hours from all of the culture and activities in Denver.

# MINERAL RIGHTS

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All mineral rights owned by sellers will be included in the sale of the ranch.



# SUMMARY

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East Ridge Ranch provides exceptional big-game hunting for trophy elk, mule deer, moose, and more, both on the ranch's 587 acres and throughout the adjacent BLM and state land — including regions that cannot be accessed by motorized vehicles. Meadows for grazing, along with the variety of evergreens, aspens, sagebrush, and springs, make this ranch a prime big game habitat, which is hard to otherwise find on a ranch of this size.

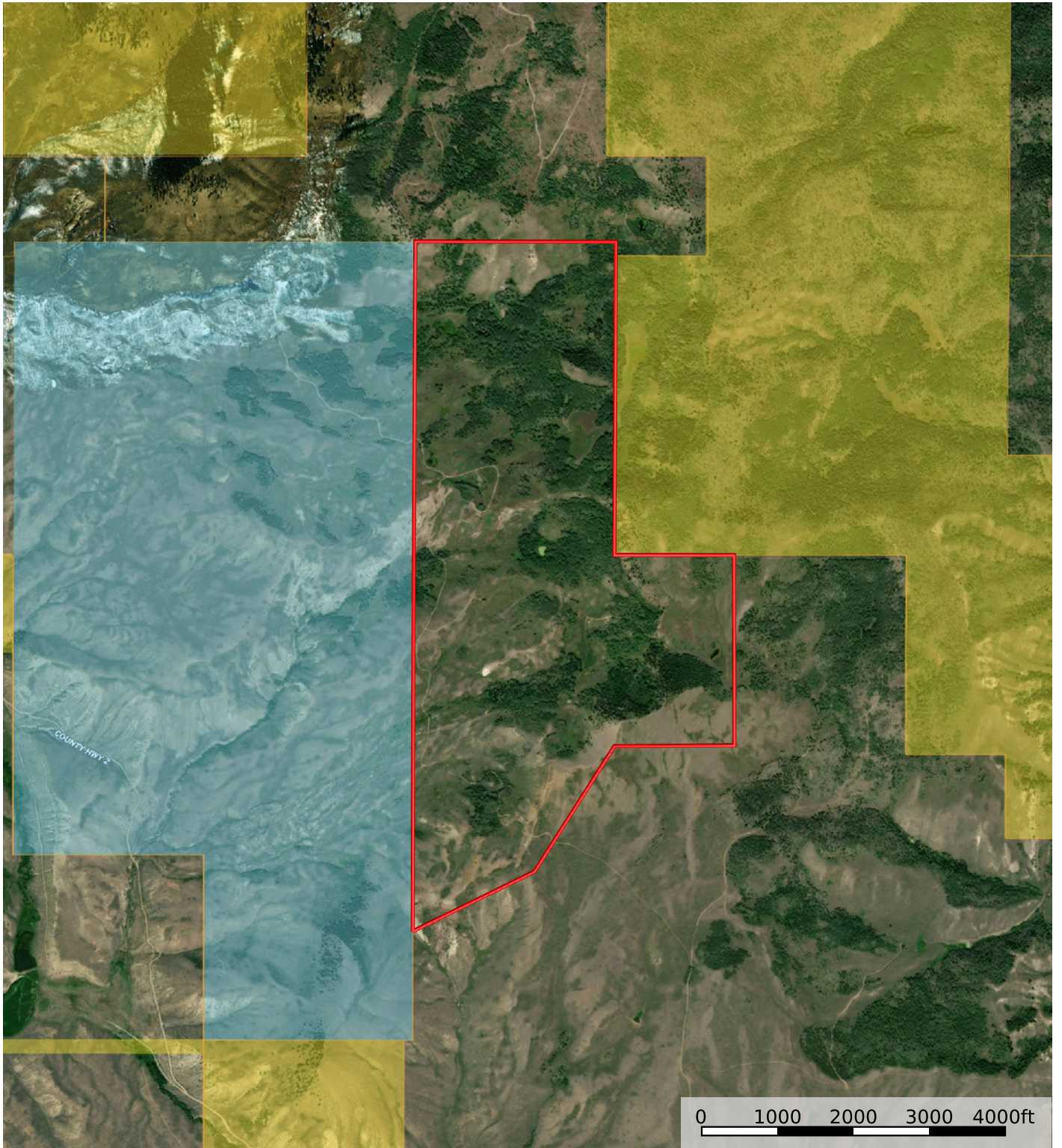
The sophisticated, 2-bedroom, 2-bath home, with its open floor plan and large windows, creates the perfect refuge. Yet, the ranch is still close enough to enjoy Kremmling's amenities, as well as several nearby world-class resorts.

East Ridge Ranch is a place where hunters revel and families and friends gather to make memories.



# East Ridge Ranch

Grand County, Colorado, 587 AC +/-



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

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