BLACKTAIL CREEK RANCH

Kremmling, Grand County, Colorado

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522± Acres	$4,985,000

This 522-acre ranch provides unbridled freedom to fully experience the Colorado mountain outdoor recreation lifestyle near the top of the Gore Range. Private trails and an interior road system from the 4-bedroom, 4-bath home connect to an upscale yurt, a wonderful 1-bedroom, 1-bath guest cabin, a large 3,200-square-foot heated shop, and a new 10-stall horse barn. Owners have access to more than a million acres on the adjacent Routt National Forest yet, it's only a half hour from Kremmling, Colorado, and just over an hour to three world-class ski resort destinations: Steamboat, Vail, and Summit County, Colorado.

Surrounded by Routt National Forest on three-and-a-half sides, Blacktail Creek Ranch is a sportsman's paradise. The ranch allows owners to enjoy hundreds of miles of ATV, snowmobile, and horseback riding trails and excellent hunting on both the ranch and the adjacent national forest. Fishing is available on the Colorado River at Radium for brown and rainbow trout and on the ranch in the East Fork of Blacktail Creek for brook trout.

This mountain retreat blends the best of traditional, secluded, and self-reliant Colorado Rocky Mountain living with the ultimate modern-day technology, sustainability, comforts, and reliability of a state-of-the-art solar energy system, which powers the entire ranch. Should a

backup power source be needed, the ranch has not one, but two propane-powered, 35-kilowatt C-30 Capstone micro turbine generators. These two impressive, independently engineered systems ensure self-sustaining and worry-free power production and provide security and control over your property and associated power costs.

Historic water rights dating back to the early 1900s irrigate approximately 100 acres of productive, high country meadows full of Alsike and Mammoth Red clovers, as well as Timothy and Brome grasses. The ranch also has more than a mile of the East Fork of Blacktail Creek and over 2,800 feet of a tributary to French Creek, which both contain several beaver ponds and native brook trout.

WILDLIFE AND RECREATION

Perched near the top of the Gore Range in Colorado's Game Management Unit 15, Blacktail Creek Ranch offers exceptional big-game hunting for trophy elk, mule deer, and moose both on the ranch's 522 acres and throughout the adjacent national forest — including regions of the adjacent national forest that are difficult to access without going through the ranch. Lush, irrigated meadows, abundant dark timber and aspens, and two creek drainages running through the ranch for over 1.5 miles make this ranch prime elk, deer, and moose habitat.

Small, native brook trout thrive in the creeks and beaver ponds on the ranch, and productive trout ponds can be created to expand the ranch's fishery. In nearby Radium, the Colorado River offers gold medal waters, which abound with rainbow and German brown trout. Radium, located less than 14 miles from the ranch via Forest Service Road 212, also offers rafting and driftboat access.

Blacktail Creek Ranch epitomizes wide-open country. Situated at elevations between 8,500 and 9,100 feet, the high alpine setting features rolling hills, huge aspen groves, evergreens, deciduous trees, and open meadows, punctuated by unobstructed views of Sheep and Slate mountains, Meridian Peak, and the Eagle's Nest Mountain in the Gore Range. Miles of trails from the ranch's home and guest lodging make the ultimate terrain for ATVing, horseback riding, hiking, and mountain biking during the summer months, and endless snowmobiling, cross-country skiing, and snowshoeing during the winter holiday seasons.

OPERATIONS

One of the outstanding features of Blacktail Creek Ranch involves its complete energy independence and infrastructure, including underground utilities and water lines throughout the property.

A newly installed, state-of-the-art solar energy system powers the whole ranch. Additionally, two C-30 Capstone microturbine generators await on standby as backups to the solar power system. One generator alone produces 25 kilowatts of power, more than enough energy to run all of the ranch's needs. These virtually maintenance-free generators are fueled by a dozen 1,000-gallon, in-ground propane tanks. This amount of storage provides more than enough to power the ranch for a full year on the generators alone.

WATER RIGHTS AND RESOURCES

Blacktail Creek Ranch provides ample historic water rights, with adjudication dates from the early 1900s. The Senior Water Rights enrich this ranch's value significantly. Water engineers state that 75 acres of the ranch, as well as additional ponds, can be irrigated with live water resources stemming from the East Fork of Blacktail Creek and its tributaries.

There is also a 525-foot productive well, which produces 10 gallons per minute. That water is then pumped into a 25,000-gallon underground water storage tank. The water from the storage tank is gravity-fed to all of the ranch's improvements through a network of underground water lines, complete with fire hydrants for fire protection on the property.

IMPROVEMENTS

Blacktail Creek Ranch's rich improvements provide a variety of opportunities.

The 4-bedroom, 4-bath main home offers 3,000 square feet of comfortable living space with stunning views of the sub-irrigated meadow, aspen groves, and Gore Range, revealed through expansive windows and decking.

Built in 2005, the 4-master-suite layout affords family members and friends spacious, private sleeping and bathing quarters. The recreation room, bar area, chef's kitchen with granite countertops and stainless steel appliances, and vaulted ceilings in the great room encourage entertaining and gatherings. Pine trim throughout the home, from trees milled on the property, adds to the home's genuine Colorado feel. Large decks extend the indoor-outdoor lifestyle, adding ample room for parties or simply stretching out and enjoying coffee or cocktails while gazing at the meadows, forest, and wildlife, with snowcapped mountains as a backdrop.

Your guests will be overjoyed staying in their own 1-bedroom, 1-bath cabin. Custom built in 2007, it features a chef's kitchen, vaulted ceilings, and a spacious loft. Set apart from the main home, the views from the 1,164-square-foot cabin are some of the best on the ranch. The cabin sits nestled among aspen groves and rolling hills and opens to extraordinary views across an enormous meadow, toward the Gore Range.

A huge, 3,200-square-foot (40x80') insulated and heated workshop acts as the ranch's main utility building. Three large bays with oversized doors store all of your equipment and toys. One room specifically designed to house the two Capstone generators sits in the back, in addition to a full bathroom located on the main level. The upstairs loft includes a kitchen and sleeping area for additional guests or a caretaker.

The large, cozy yurt adds a charming alternative to the ranch's other dwellings. With a wraparound deck and beautiful views of the surrounding forest, rolling hills, Blacktail Creek, and mountain ranges, this deluxe yurt includes a kitchen, spacious living room, and dining area, wood stove, and

two separate bedrooms. The deck leads to the bathhouse containing a composting toilet, shower, and vanity. The yurt is completely self-sustaining, powered by its own solar system, complete with a backup propane generator.

A newly constructed, 10-stall horse barn rises two stories high, providing plenty of room for all of your 4-legged friends and an enormous loft for storage or gatherings. The barn contains a tack room and vet room on the lower level and the ability to add a full bathroom, with water lines running to the barn from the central water system.

A state-of-the-art solar power system runs the entire ranch. It consists of 27 kilowatts of solar panels with a 480 VAC inverter. Installed in 2023, it has an expected 20-plus years of service. Power is stored using 30 kilowatts of cobalt manganese batteries, for a total of 78 kilowatts of power storage. Also installed in 2023, 10-15 years of service are expected from the batteries.

In addition, two C-30 Capstone microturbine generators act as a double backup system, which, alone — aside from the solar-energy system — provide a full year of power to the ranch. They are fueled by a dozen 1,000-gallon, in-ground propane tanks.

Starlink Internet is already set up at the ranch, providing Wi-Fi throughout the ranch's headquarters area, shop, main home, and guest cabin. The water system consists of a 25,000-gallon water storage tank and a 525-foot-deep well that serves the home, cabin, yurt, shop, and horse barn. There are even 2 fire hydrants on the ranch to help protect it.

LOCATION

While Kremmling — located about 30 minutes from Blacktail Creek Ranch — is known as the sportsman's paradise, the ranch itself holds its own private world of wilderness recreation. Yet, further adventures await in Kremmling, where the gold medal waters of the Colorado River, along with the Blue River and Muddy Creek, all converge, offering whitewater rafting, fly-fishing, and kayaking. Boating or paddleboarding on Kremmling's Wolford Reservoir adds another dimension to watersports.

Kremmling's private airport allows you to conveniently fly into town, while its hospital provides peace of mind should an emergency arise. The town's shops, restaurants, and supply outlets provide everything you need for your ranching and recreation needs — or for a night out on the town or a family lunch, dinner or ice cream treat.

Within about an hour, world-class skiing and year-round live music, art, and festivals provide endless entertainment at the renowned destinations of Vail, Steamboat Springs, and Summit County, Colorado. Ski four of Vail Resorts' mountains between Vail and Summit County, or explore Billy Kidd's stomping (and skiing) grounds in Steamboat Springs, as well as the region's lakes, rivers, and mountain biking terrain. Steamboat Springs and Hot Sulphur Springs — the latter of which is located about 20 minutes from Kremmling — both offer natural hot springs, where you can completely relax and soak in the mountain environment. Nearby dude ranches in Kremmling offer yet another way to immerse yourself in Colorado's High Country Activities.

SUMMARY

At Blacktail Creek Ranch, incredibly vast meadows meet forests and snowcapped mountain peaks, providing that secluded Colorado mountain feeling of being perched on top of the world. Yet, you're fully supported by state-of-the-art energy independence in the form of solar power and backup propane-powered turbine generators. Here, you can detach from the chatter of the world, yet still choose to easily connect to the world through strong, consistent internet and phone service and more-than-reliable power and water resources.

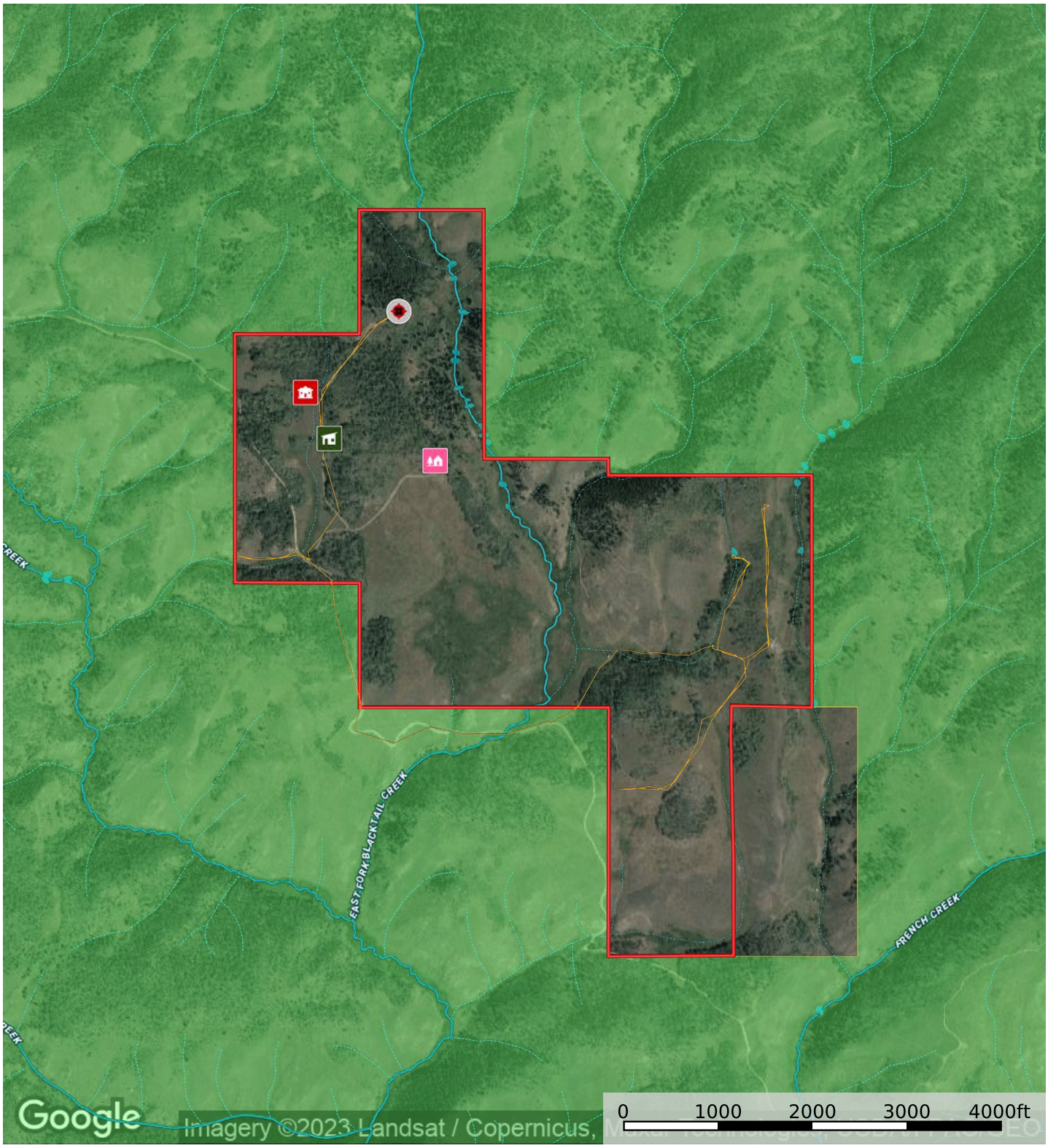
Extraordinary hunting for trophy elk and deer abound on both the ranch's 522 acres and the millions of acres of national forest, which encompass over three sides of the property.

High-quality construction, including a luxurious main home, private, custom-built guest cabin, a deluxe backcountry yurt, heated shop with living quarters, and a two-story horse barn, provide more than enough room for friends, family, and even corporate clients.

This ranch delivers the pinnacle of Colorado mountain living, with its secluded property bordering millions of acres of Routt National Forest, combined with every modern-day, state-of-the-art technology and comfort you can imagine. And, you're just 60-70 miles away from three of Colorado's premier ski resorts and less than 30 miles from the town of Kremmling, with its restaurants, shops, and outdoor recreation.

Blacktail Creek Ranch

Grand County, Colorado, 522 AC +/-



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William George
P: 970-724-5900 Bill@coranch.com 217 Central Ave Kremmling Colorado 80459

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COLORADO RANCH COMPANY

ColoradoRanchCompany.com
970.724.5900
217 Central Ave. | Kremmling, CO 80459