



# **LATIGO RANCH**

Kremmling, Grand County, Colorado



*From the moment you step foot onto Latigo Ranch's 414 acres, you can feel its relaxed, welcoming history. For nearly 100 years, the ranch has operated as a dude ranch, delivering first-class horseback riding and services to all of its guests. The ranch lodge and Social Club are two of the ranch's focal points, each overlooking a large trout pond, rolling hills, and a breathtaking panoramic view of mountain peaks extending all the way to the Continental Divide.*

# LATIGO RANCH

Kremmling, Grand County, Colorado

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414± Acres

\$7,195,832

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Located just 30 minutes from the town of Kremmling, Colorado, Latigo Ranch grants access to more than 40,000 acres of adjacent National Forest offering over 200 miles of trails for horseback riding, ATVing, cross-country skiing, and hunting. USA Today named the ranch one of the top 12 family vacations, as well as one of the 10 Best Cross-County Ski Resorts. It also earned a Top 50 Ranches rating and was named by Gene Kilgore’s Ranch Vacations as a “Best of the West Ranch” in 2025.

The ranch includes live water, with several beaver ponds on Red Dirt Creek, where you can catch brook trout, or you can practice your casting skills in the large fishing pond, loaded with rainbow trout, right outside of the main lodge and Social Club. The ranch irrigates approximately 100 acres for grazing its livestock, which currently consists of about 70 horses and 19 yaks, as well as 25 pairs of a neighbor’s cattle.

No ranch is complete without a beautiful horse barn, and the working barn at Latigo Ranch is just that. With an abundant number of saddling stalls, an adjacent outdoor arena, two large tack rooms, and housing for the ranch wranglers on the upper floor, this historic Western horse barn does not disappoint.

Guest lodging includes three 3-bedroom duplexes, as well as a fourplex, for a total of 22 well-appointed bedrooms. Additionally, the ranch offers housing for at least 20 seasonal and year-round employees. The historic main lodge features a massive fireplace, a wood stove, a commercial kitchen, and seating for up to 50. The spacious Social Club includes a library, a large gathering room for events, an indoor hot tub room, and an outdoor, heated pool.

Whether you use Latigo Ranch as a private family retreat, guest ranch, or working ranch, its stunning views, varied terrain, and range of lodging and amenities transport you back to the days when adventure naturally merged with a laid-back, authentic Western experience.



# HISTORY

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Latigo Ranch's rich history as a dude ranch dates back to the 1920s when Frank Kasdorf built its historic lodge from logs he hand-cut in 1924. He opened for business in 1928 as the Snowshoe Dude Ranch, a name that stuck until 1982, when Philadelphia attorney David Wasserstrom bought the ranch.

In the 1940s, Mr. Kasdorf added a second story to the historic lodge and expanded its footprint to accommodate more guests. His legacy adds to the allure of the Wild West, as exemplified by a framed 1948 Denver Post article depicting his pet black bear. Set within the historic lodge's stone fireplace, guests can spot chunks of petrified wood that he collected around the property. One central piece includes a "K," representing his heritage. An antique cook stove stands outside of the Social Club, evoking the simpler — and more rugged — days of yesteryear.

Starting in 1982, Mr. Wasserstrom made several improvements, beginning with changing the name to "Latigo," a Spanish word referring to a strap of leather that holds the cinch to the saddle. He built three duplex cabins, a large Social Club, a barn, and a bunkhouse, and added the pond and swimming pool. He also made the final connection to Red Dirt Road, eliminating the necessity to access the ranch via County Road 17 — a much-needed improvement.



In January 1987, the current owners purchased the ranch with another partnering couple and opened for business that summer. They raised their kids on the ranch and established a friendly, reputable getaway with their natural commitment to treating guests like extended family. In 2017, the George family's partner retired. Randy and Lisa George continue to operate the ranch with two of their grown kids at the helm with them, providing a wholesome, down-to-earth, and professional vacation, complete with award-winning service and hearty, gourmet cuisine.

Since 2002, the current owners have encouraged guests to tastefully burn their custom-made brands into the lodge's walls, a tradition that remains to this day. Each brand recalls memories families and friends have forged during their High Country adventures here; dots next to the brands depict the number of years guests have returned to soak in the ranch's special ambiance — some indicate 30-plus years of loyalty. Likewise, the ceiling and a portion of the wall depict the brands of dedicated staff who have returned season after season.

The renowned, world-class ranch has earned a plethora of five-star online reviews and Trip Advisor's Certificate of Excellence. It merited USA Today's ranking as a top 12 family vacation destination and Best Western Adventure and one of the 10 best cross-country ski resorts. In 2025, Gene Kilgore's Ranch Vacations named it Best of the West Ranch, and it garnered a Top 50 Ranches spot on Top50Ranches.com.



# WILDLIFE AND RECREATION

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While Latigo Ranch was founded on horseback riding, it's also an outdoor sportsman's paradise. Hunting on the ranch and within the adjacent National Forest, which encompasses the north, west, and south sides of the property, affords opportunities for mule deer, Rocky Mountain elk, Shiras moose, Black bear, Merriam turkey, and more. The ranch's abundance of water in the form of ponds, streams, irrigated meadows, and irrigation ditches, along with plentiful forage, dark forests, and aspen groves, support an abundance of wildlife habitat.

A large pond stocked with rainbow trout sits just outside the lodge, punctuated by a stunning backdrop of mountain peaks, including the Continental Divide. Cast into the clear waters while enjoying the convenience of being steps away from the lodge's kitchen and amenities, or head just a bit farther to Red Dirt Creek, with its beaver ponds and brook trout. If you are looking for a larger body of water to recreate on, Red Dirt Reservoir is located a short, 15-minute ATV ride from the ranch, through the Arapahoe National Forest.

During the summer, vast green meadows meet widespread aspen groves and evergreen forests, all of which extend into the National Forest's 200-plus miles of roads and trails for horseback riding, ATVing, and hiking. Prolonged adventures lead to Rabbit Ears Pass, with its rugged rock formations, high-elevation lakes, and alpine terrain. Rock outcroppings on the ranch lend themselves to bouldering or climbing, while the Social Club's pool entices swimmers.

In winter, Latigo Ranch and the surrounding 40,000-plus acres of National Forest transform into a powdery playground for snowmobilers, and 50 kilometers of groomed trails await cross-country skiers and snowshoers.



# OPERATIONS

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For nearly one hundred years, Latigo Ranch has operated as a guest ranch, with a strong emphasis on horseback riding. The ranch's views on horseback are vast and immediate. The varied terrain allows riders to begin a ride by heading either higher or lower in elevation; one popular ride takes you to a 100-foot waterfall just off the ranch. A network of riding trails and roads on the ranch and within the adjacent National Forest offers a plethora of recreational opportunities.

The beauty of Latigo Ranch is that it's secluded — but not too secluded, with its year-round, easy access and being on the power grid. While you truly feel on top of the world, away from it all, you'll still enjoy solid cell phone coverage and Wi-Fi. Year-round access to the ranch via a plowed road maintained by the county allows for FedEx and food delivery from commercial vendors 12 months a year.

The ranch irrigates approximately 100 acres to support grazing its current inventory of livestock, which consists of about 70 horses, 19 yaks, and 25 pairs of a neighbor's beef cattle.

Latigo Ranch operates as a guest ranch from June through September, with four wait staff and three cooks creating gourmet meals in the commercial kitchen. The lodge's dining room can seat up to 50 guests, and a staff dining room just off the kitchen accommodates ranch wranglers and staff. The current owners try to cap the number of guests to 40 or less per week to maintain the interpersonal connection and custom service that makes the getaway a truly memorable experience. In wintertime, the ranch acts as a destination retreat for cross-country skiers. As the current owners say: "We know we're successful when they're crying when they leave and are exchanging photos and contact information."

A log-sided Social Club accommodates larger gatherings, from square dancing to private celebrations. It includes foosball and ping pong tables, a pool table, and a huge loft with a library, as well as a 36- x 18-foot heated pool and hot tub room that overlooks the mountains.



Latigo Ranch also offers monthly dinner clubs in the off-season, featuring a seven-course gourmet meal paired with the perfect wine.

The variety of infrastructure, including a large equipment shop, an expansive horse barn with an outdoor area, saddling stalls, wrangler housing, and ample lodging and public gathering spaces make this ranch ideal for use as a private retreat, a public venue for gatherings, a nonprofit camp for kids, veterans, or other groups, or a working ranch. It even includes “Cluckingham Palace” — a coop complete with ranch chickens and ducks.

The George family is potentially available for consulting with new owners if they wish to continue the guest ranch experience or expand the guest operations. The ranch is being sold completely turnkey, and an extensive list of included property, equipment, and livestock is available to qualified buyers.

## WATER RIGHTS AND RESOURCES

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The ranch includes irrigation rights in the Arnold Ditch in the amount of 1.375 cfs, priority No. 10 on Red Dirt Creek, and Appropriation No. 142 in Water District No. 50 of date October 22, 1910. The ranch also has 70 class B shares in the Red Dirt Reservoir (McMahon Reservoir) (70 acre-feet).

The property also has two commercial wells, which provide domestic water to the ranch infrastructure, permit numbers 45047-F and 45048-F.

## MINERAL RIGHTS

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All mineral rights owned by sellers for the subject property will be included in the sale.



# IMPROVEMENTS

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Throughout the years, Latigo Ranch has seen plenty of improvements. The two-story historic lodge includes a commercial kitchen, an enormous walk-in pantry, a fireplace, and plenty of dining space, including an outdoor deck with picnic tables overlooking the pond and mountain peaks. Accommodations within the lodge accommodate the ranch chef and staff.

Three, 3-bedroom modern-log duplexes include full bathrooms—plus an extra vanity with sink in the primary bedrooms—and spacious living rooms with large picture windows, fireplaces, and refrigerators. Each 3-bedroom unit has a private entry and porch.

A separate fourplex contains four, 1-bedroom “cabins.” Two of the cabins provide a bedroom with separate living room areas and full baths, while the other two are studios with attached full baths. Each has a Fireplace, private entrance, and outdoor porch. A dedicated laundry facility for guests and staff is located near the fourplex. Several older cabins throughout the ranch also have been converted into staff housing over the years.

The 4,000-square-foot, two-story Social Club includes a spacious loft, bathroom, and separate, spacious entertaining and gathering rooms, along with an indoor hot tub room and outdoor, heated pool area.

An extensive, two-story horse barn offers a large tack room, as well as saddling stalls, wrangler housing, and an outdoor arena. Other outbuildings include a large, three-sided shed for equipment storage, a large equipment and woodworking shop, and several smaller structures, such as a chicken coop, laundry facility, sawmill shed, Morton Pole Barn, and a covered outdoor barbecue and cooking area.

In addition to the variety of lodging and amenities, Latigo Ranch is the beneficiary of year-round county maintenance of the road, which leads to the ranch, allowing for easy, year-round access right up to the ranch.



# LOCATION

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Located within the Gore Range, Latigo Ranch is just 30 minutes from Kremmling, a small town with large-town necessities, such as an airport and hospital.

Known as the “Sportsman’s Paradise” of Colorado because wildlife vastly outnumbers Kremmling’s population of approximately 1,500, the town still offers a good amount of dining and shopping. Here, you’ll find the friendly, laid-back, and welcoming attitude small towns are known for, along with the supplies you need for adventures both on Latigo Ranch and within the thousands of acres of pristine nature to which Kremmling opens.

Within Kremmling, Wolford Reservoir’s 1,550 surface acres of water welcome both power boats and human-powered vessels — and it’s only about 20 minutes from Latigo Ranch. The marina rents pontoon boats and SUP/kayak hybrids, or you can launch your boat. Camping and fishing are two other popular activities at the reservoir.

In addition to Wolford Reservoir, Gold Medal waters for fishing exist within the Colorado and Blue Rivers, which converge in the town of Kremmling.

Fossil Ridge, a short 30-35 minute drive from the ranch, still contains evidence of a period when Colorado was completely submerged under water, more than 72 ½ million years ago. There, visitors see well-preserved fossils of giant ammonites, nautiloids, bivalves, and much more. These fossils are the largest-known specimens of the Cretaceous group in North America.

Kremmling is located an equal distance (about 50 miles) between the world-class ski and summer resorts of Steamboat Springs and Breckenridge. It’s even closer to some of Summit County’s year-round festivals, theater, dining, shopping, and outdoor recreation. Tucked within Colorado’s High Country, Kremmling is only about 2 hours from all of the excitement of Denver city life.



# SUMMARY

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Wide-open Rocky Mountain living meets modern-day conveniences at Latigo Ranch. With its year-round access, Western-themed guest lodging, 1920's historic lodge, magnificent Social Club, horse barn, and reliable Wi-Fi and cell phone service, this ranch truly does have it all.

Its hundred-year legacy as a world-class guest ranch has attracted visitors — and media accolades — in great part because of its land, characterized by sweeping meadows and uninterrupted mountain views that stretch well beyond the borders of the ranch. Surrounded by more than 40,000 acres of National Forest on three sides and by private land held in a conservation easement on the other, owners can be assured that the wilderness — and their clear vistas — will remain pristine.

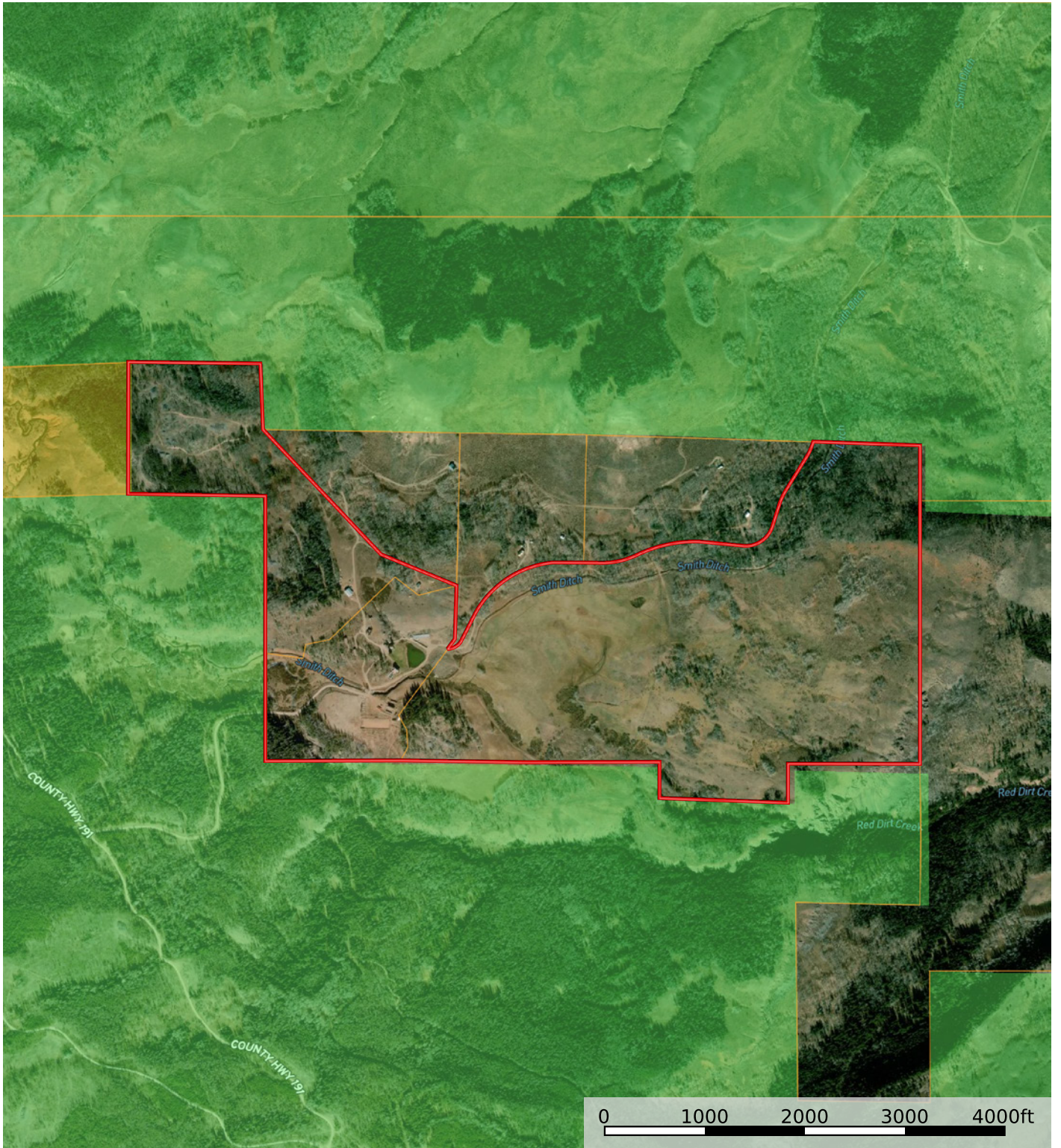
Latigo Ranch's infrastructure allows for flexible future use. Possibilities range from a full guest ranch to a nonprofit camp, private family retreat, or corporate escape.

At Latigo Ranch, the world rests on pause for as long — or short — as you like. Fill your time fishing, hiking, horseback riding, ATVing, or simply enjoying the views of the Continental Divide from the historic lodge's deck. No matter your preference, you'll enjoy Colorado's High Country in its natural state from Latigo Ranch.



# Latigo Ranch

Grand County, Colorado, 414 AC +/-



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

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**COLORADO RANCH**  

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