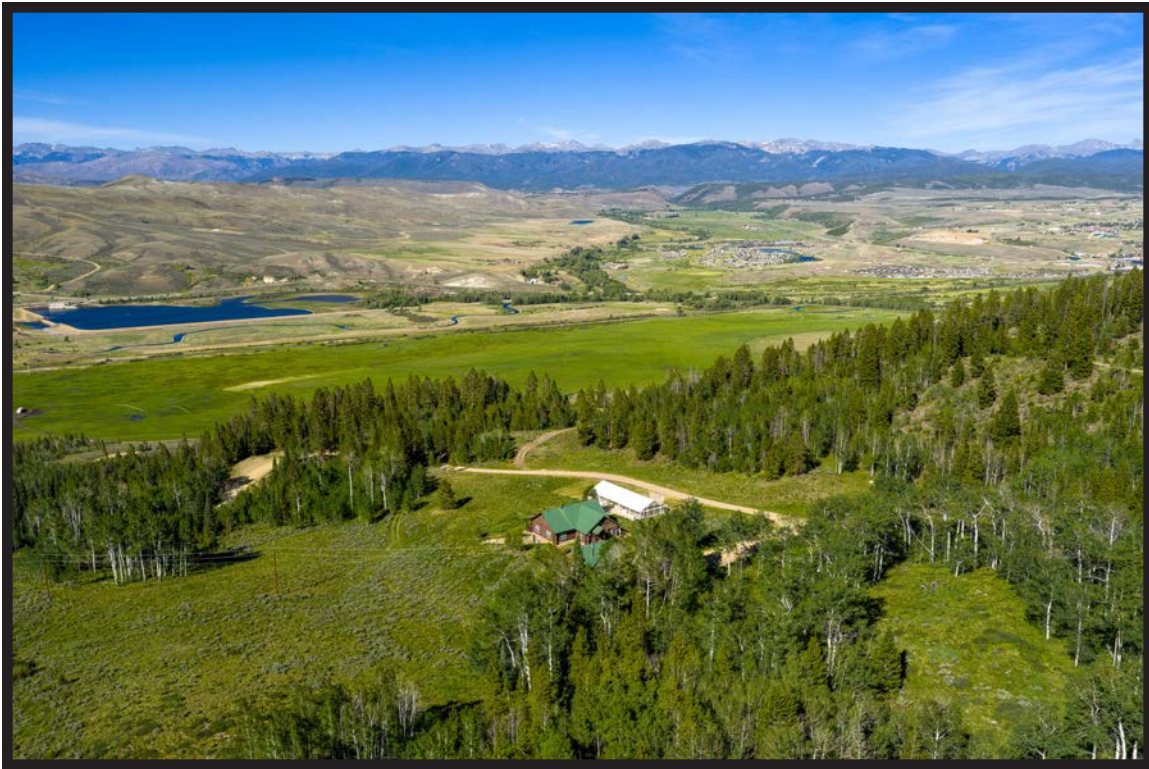


ANTLER BASIN RANCH

Granby, Grand County, Colorado



Antler Basin Ranch offers a rare opportunity to own a private 280-acre mountain ranch less than three miles from the town of Granby, Colorado. Combining exceptional privacy, direct access to public lands, quality improvements, and panoramic Continental Divide views, the ranch delivers the mountain lifestyle buyers seek without sacrificing accessibility or convenience.

Positioned at approximately 8,300 feet in elevation, the ranch borders Bureau of Land Management lands, effectively expanding its recreational footprint far beyond its deeded acreage. The combination of diverse wildlife habitat, year-round access, and unrestricted ownership creates an increasingly scarce opportunity in Colorado's mountain ranch market.

ANTLER BASIN RANCH

Granby, Grand County, Colorado

280± Acres	\$5,265,325
------------	-------------

Antler Basin Ranch encompasses 280 contiguous acres of highly usable mountain terrain consisting of mature conifer forests, extensive aspen groves, open meadows, sagebrush parks, and gently rolling topography. The property's varied landscape provides exceptional wildlife habitat while creating numerous building sites and recreation opportunities throughout the ranch.

The ranch is improved with a comfortable 3,987-square-foot log residence featuring three bedrooms and two bathrooms, complemented by a detached two-car log heated garage. Additional improvements include a 35x50 Morton steel building that provides excellent equipment storage, workshop space, and utility support for ranch operations.

A thoughtfully positioned glamping site captures sweeping views of the Continental Divide and provides a unique guest experience while highlighting one of the property's most desirable attributes—its remarkable mountain setting.

Unlike many comparable Colorado ranches, Antler Basin Ranch is not encumbered by a conservation easement, preserving maximum flexibility for future ownership and use.



HOME & IMPROVEMENTS

Located at roughly 8,300 feet in an idyllic mountain grass and wildflower meadow bordered by glades of mature quaking aspen, the ranch's hand-crafted log home was built with obvious care for both site and craftsmanship. The home harmonizes with its surroundings rather than competing with them, with tightly coped log corners and a fieldstone fireplace that speak to the quality of construction throughout.

The 3,987-square-foot home's three bedrooms and two bathrooms offer enough room for family gatherings without feeling empty once guests head home, and tasteful, timeless finishes run throughout the house. The main floor is bathed in natural light from windows that frame constantly changing alpine views in every direction. A covered porch, accessed through a set of double arched "Hobbit doors," is an ideal spot for morning coffee as sunrise moves across the valley, an evening glass of wine under alpenglow, or watching the Aurora Borealis on the nights it makes an appearance.

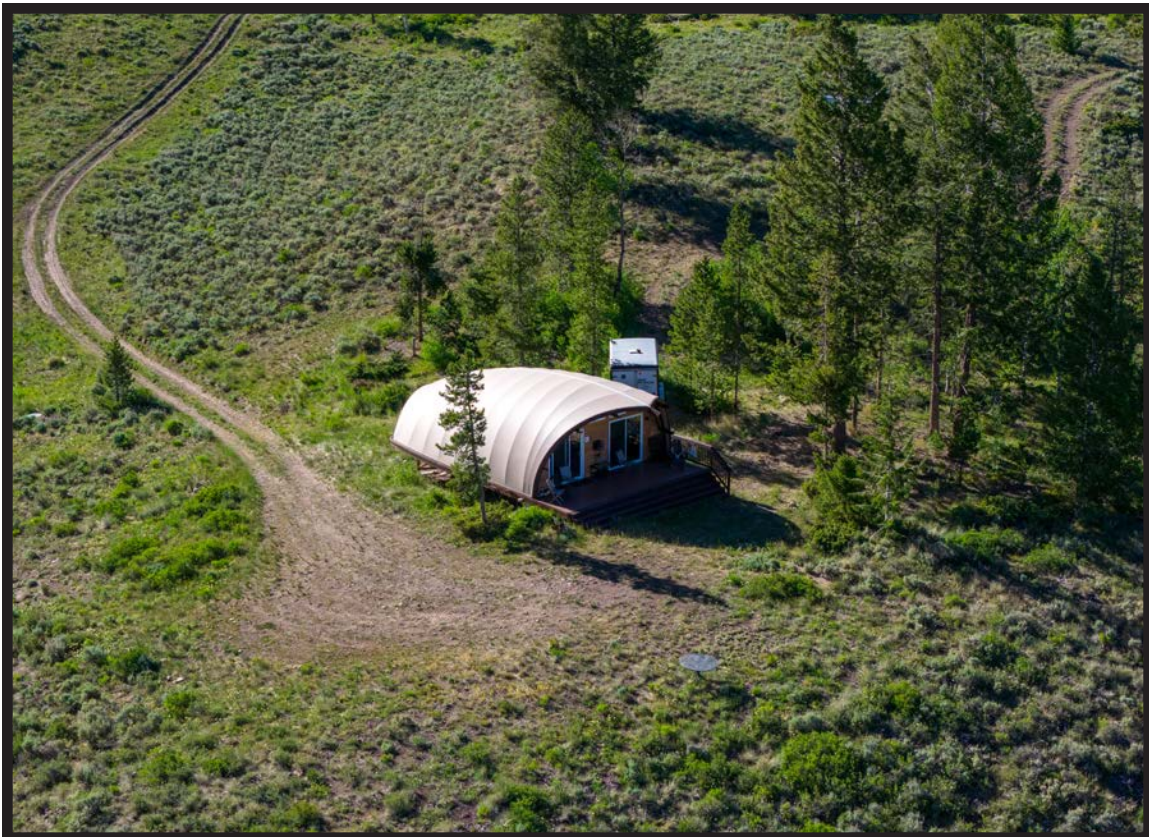


Downstairs, a full finished basement with an open floor plan provides space for pool and card tables, couches, or bunk beds, making it easy to keep everyone entertained even on the area's least inviting weather days.

The detached two-car log heated garage complements the residence and provides additional storage and utility space. A 35x50 Morton steel building offers substantial storage capacity for ranch equipment, recreational vehicles, tools, and workshop activities, significantly enhancing the property's functionality and long-term utility.

A 40x80 finished concrete slab sits beside the house, currently used with a wood-framed weather tent for outdoor gatherings. It could easily be repurposed into a tennis, basketball, or pickleball court, or used as-is for family reunions and events.

The glamping site creates a unique lodging opportunity for family and guests while taking full advantage of the ranch's spectacular mountain views.



WILDLIFE & RECREATION

Antler Basin Ranch offers outstanding year-round recreational opportunities. The ranch supports healthy populations of elk, mule deer, moose, black bear, mountain lion, and numerous non-game species. The combination of timber cover, open meadows, water resources, and adjacent public lands creates exceptional wildlife habitat and frequent wildlife sightings throughout the property.

Direct access to adjoining Bureau of Land Management lands effectively expands the ranch's recreational footprint by hundreds of acres. Owners enjoy immediate access to hunting, horseback riding, hiking, mountain biking, ATV use, snowmobiling, and backcountry exploration without leaving the ranch.

The ranch lies within Colorado Game Management Unit (GMU) 28, where over-the-counter bull elk tags are available for the second and third rifle seasons and limited deer and elk tags can be drawn with few, if any, preference points for both residents and nonresidents.

The property's varied terrain and extensive trail opportunities make it equally attractive as a family retreat, hunting property, or year-round recreational ranch.



HISTORY

Antler Basin Ranch offers the rare opportunity to step directly into the Colorado mountain lifestyle without the time, uncertainty, or expense of building from the ground up. This turnkey 280-acre retreat combines exceptional privacy with remarkable convenience, located just minutes from Granby, Granby Ranch, and within easy reach of Winter Park Resort and Rocky Mountain National Park. Fully improved and ready to enjoy, the ranch is a place where family traditions are created, lasting memories are made, and generations can experience the very best of Colorado's mountain landscape from day one.

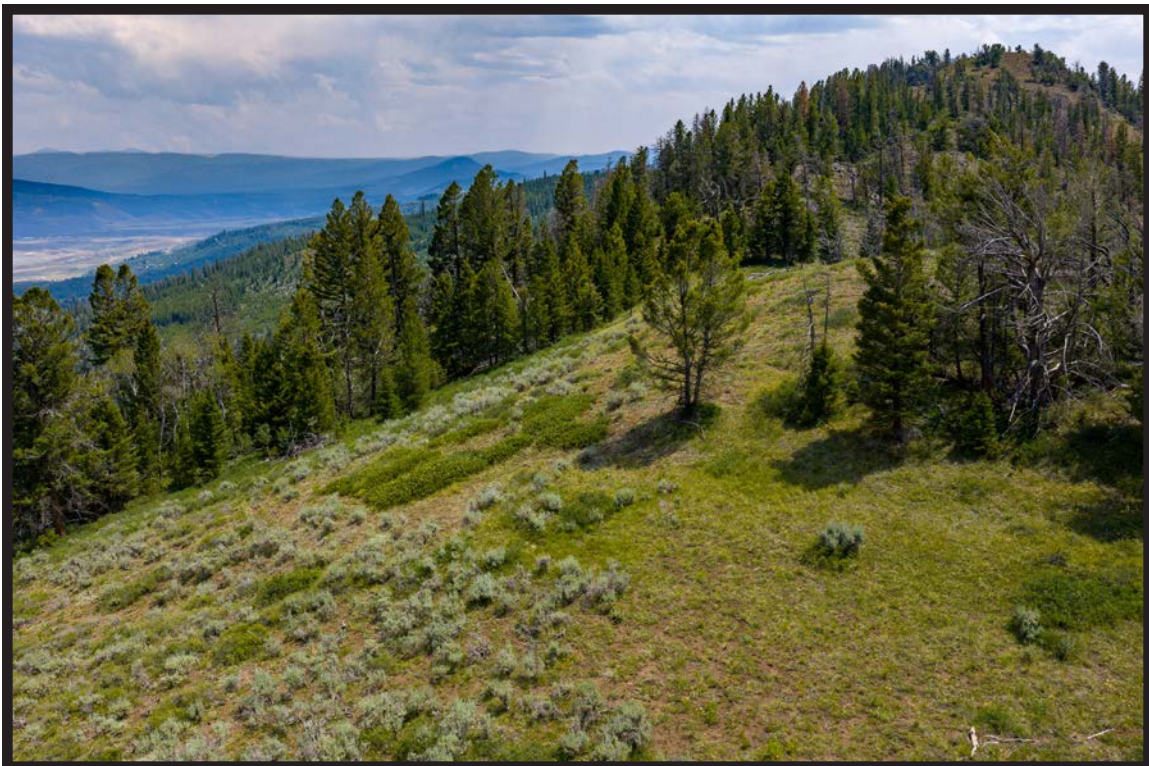
The Murphy family homesteaded what is now the Antler Basin Ranch in the late 1800's. Drawn to the Fraser and Upper Colorado river valleys by the lush mountain grass meadows and dense old growth forests the early homesteaders put down roots and built local economies on cattle, sheep, timber, and Lettuce. The areas around Granby and Fraser would become known for their high quality, fresh Iceberg Lettuce. Shipped by rail to high class restaurants in the east, lettuce would provide a financial windfall to local farmers and ranchers until a soil blight put an end to the local lettuce industry in the late 1930's.

As World War II ended and Grand County's sons and daughters returned home the lettuce boom would be replaced by an entirely different boom: Tourism. Skiing would be the engine that drove much of the economic growth in Grand County. Packing warehouses once filled to the rafters



with lettuce crates gave way to motels, restaurants and sporting goods stores. Before the big resorts came along skiing was a more grass roots affair; most ski hills were run by a local ski club. That was the case in 1952 when Granby locals decided there ought to be a ski hill in town for the towns children and adults to learn to ski on. Funds were raised and John Murphy agreed to allow the use of the Murphy Ranch for the effort; its location being ideally located on the northeast flank of Mt. Chauncey and just a stones throw from town. Frosty Basin would open with two rope tows, a jumping hill and a warming hut. Volunteers from the Middle Park ski club would staff the Basin, and local townspeople donated all the parts and labor to build and maintain the rope tows. Frosty Basin would only last three seasons. In the end Winter Park resort and the difficulties of running an all volunteer operation would prove too much and Frosty Basin would close for good in 1954. The forrest has overgrown and reclaimed the ski trails but significant parts of the rope tows and warming hut still dot the hillside.

With its rich history and a gorgeous background to draw upon as inspiration Antler Basin's current owners developed the ranch into an incredible wilderness retreat. Decades of careful management are showcased by the health of the alpine forests and meadows that blanket the property.



LOCATION

Few mountain ranches offer the accessibility of Antler Basin Ranch. Located less than three miles from Granby, Colorado, and just minutes from Granby Ranch Resort, owners enjoy immediate access to restaurants, grocery stores, healthcare facilities, schools, and community services. The ranch combines the privacy of a mountain retreat with the convenience of a full-service town only minutes away. Denver and Denver International Airport are less than two hours away, allowing convenient access for both full-time and seasonal ownership. Grand Lake, Rocky Mountain National Park, Lake Granby, Shadow Mountain Reservoir, the town of Fraser, and Winter Park Resort are all within an hour of the ranch, providing year-round recreational opportunities ranging from boating and fishing to skiing and snowmobiling.

“Granby is located in Grand County in Middle Park and is at an elevation of approximately 8,000 feet. The town is surrounded by spectacular mountain scenery and is a recreation paradise. The population is approximately 1864. Denver, Colorado is a mere 80 miles away. The town was incorporated in 1905, and a new town hall was finished in February 2007. Granby is located in the heart of the Rocky Mountains. It allows local residents and visitors to enjoy downhill skiing, cross-country skiing, snowshoeing, gold-medal river and lake fishing, hunting, camping, hiking, biking, golfing, rafting, horseback riding and an array of other exciting outdoor activities.”
—Courtesy of the Town of Granby



SUMMARY

Antler Basin Ranch embodies the qualities that define exceptional Colorado mountain ranch ownership. Private yet accessible, improved yet manageable, and recreationally diverse while remaining close to town, the ranch delivers an ownership experience that appeals to both active outdoor enthusiasts and long-term investors.

The combination of 280 acres, direct public land access, quality improvements, abundant wildlife, and unrestricted ownership creates a legacy-quality mountain property positioned in one of Colorado's most desirable recreational regions.

The dream of a private mountain retreat is one shared by many, yet achieved by few. For most, that goal sets in motion a process that can take years and often costs more than anticipated — construction in the mountains is a tricky business filled with variables that can blow budgets and ruin timelines. Antler Basin Ranch offers a shortcut to that dream. Nothing needs work, and nothing needs to be built; the ranch is fully improved and ready for year-round enjoyment.

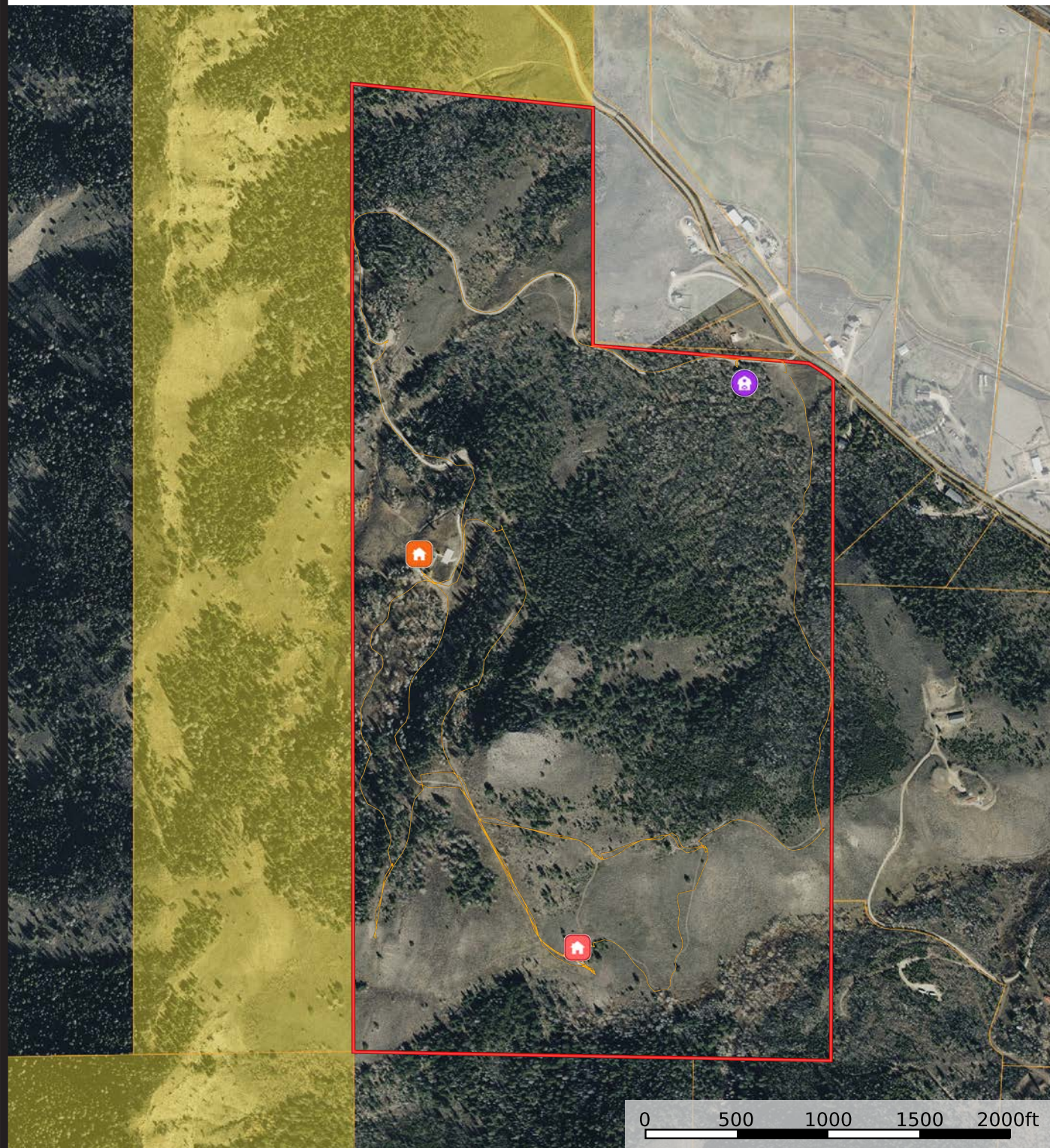
For buyers seeking privacy, recreation, flexibility, year-round access, and proximity to a full-service mountain community, Antler Basin Ranch represents a rare and compelling opportunity.



Antler Basin Ranch

Colorado, 280 AC +/-

COLORADO RANCH COMPANY



- Morton Building
- Glamping Site / Tent
- Log Home
- Track
- Boundary
- Forest Service
- State Land
- Fish and Wildlife
- National Park
- Other
- BLM
- Local Government
- Conservation Easements

William George
P: 970-724-5900

Bill@coranch.com

217 Central Ave Kremmling Colorado 80459

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



ColoradoRanchCompany.com

970.724.5900

217 Central Ave. | Kremmling, CO 80459