

FRASER RIVER RANCH

Granby, Grand County, Colorado



Fraser River Ranch represents one of the most significant private fly-fishing ownership opportunities available in Colorado today. Located less than five miles from the mountain community of Granby and approximately two hours from Denver, the ranch combines exceptional recreational quality with the convenience and accessibility that sophisticated buyers increasingly seek.

With more than 8,500 feet of private live water on the Fraser River, one of Colorado's most recognized trout streams, Fraser River Ranch delivers a scale of fishable water that is rarely assembled and increasingly difficult to replicate. The combination of extensive main-stem river frontage, productive side-channel habitat, documented wild trout populations, and permanent conservation protection creates a premier legacy ownership opportunity in the heart of Grand County.

FRASER RIVER RANCH

Granby, Grand County, Colorado

176± Acres	\$9,272,726
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Fraser River Ranch encompasses 176 acres of highly productive river-bottom land and controls more than 8,500 feet of private Fraser River frontage, including approximately 5,457 feet of main-stem river and 3,094 feet of side-channel water. Together, these waterways create a diverse fishery consisting of deep pools, undercut banks, riffles, spawning gravels, and protected holding habitat.

Unlike many western river properties where ownership is limited to a single bank, Fraser River Ranch controls extensive private river frontage, providing exceptional privacy, fishery management potential, and uninterrupted recreational enjoyment.

The ranch is protected by a conservation easement that permanently preserves the property's natural character while still allowing the construction of two residences within separate building envelopes. Each residence may contain up to 4,000 square feet, along with associated accessory improvements, providing flexibility for a family compound, a guest residence, or future generations.

Colorado Parks and Wildlife studies recently documented an estimated 1,592 Brown Trout per mile and 174 Rainbow Trout per mile within the ranch reach of the Fraser River, confirming one of the strongest wild trout fisheries in the upper Fraser River system.



WILDLIFE & RECREATION

The Fraser River is recognized throughout Colorado as one of the state's premier trout fisheries. Recent biological surveys conducted by Colorado Parks and Wildlife documented a thriving wild trout population within the ranch reach, including more than 1,100 adult Brown Trout per mile and Rainbow Trout exceeding twenty inches in length.

The completion of the Colorado River Connectivity Channel and associated fish passage improvements has reconnected portions of the Fraser and Colorado River systems that had been fragmented for decades. Fish movement studies have confirmed active migration throughout the watershed, increasing genetic diversity and improving long-term fishery resilience.

Colorado Parks and Wildlife specifically identified Fraser River Ranch as possessing highly attractive Rainbow Trout spawning habitat and anticipates increased utilization of the ranch by spawning fish as redistribution throughout the watershed continues.

In addition to exceptional fly fishing, the ranch supports abundant wildlife including mule deer, elk, moose, waterfowl, raptors, and numerous non-game species that benefit from the river corridor and surrounding habitat.



CONSERVATION & STEWARDSHIP

In 2013, a conservation easement protecting Fraser River Ranch was placed on the property in cooperation with Colorado Open Lands. The easement ensures that the property's exceptional river habitat, scenic open space, and wildlife resources remain protected in perpetuity.

While subdivision rights have been extinguished, the easement still permits two residences, each up to 4,000 square feet, within designated building envelopes, preserving both privacy and long-term ownership flexibility.

For many buyers, this permanent protection enhances value by eliminating future development pressures while ensuring the preservation of the fishery and surrounding landscape.



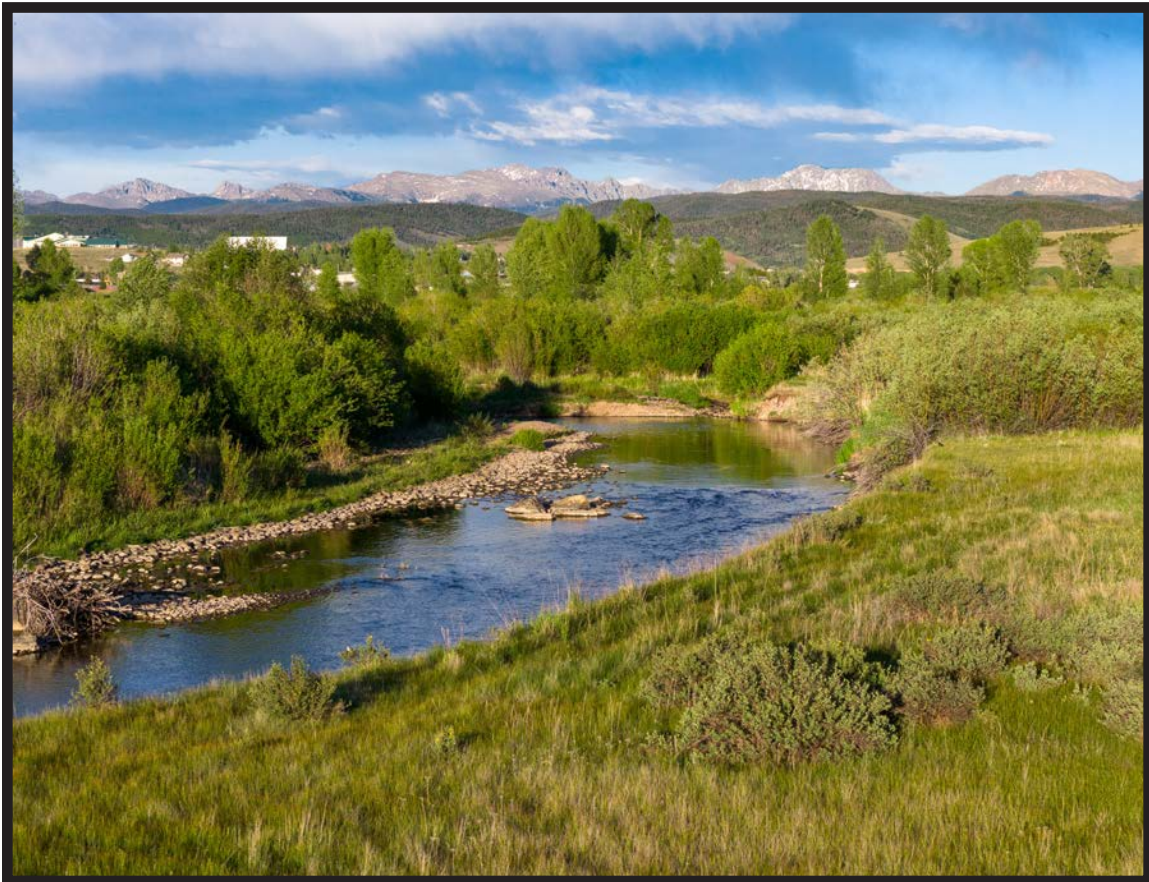
LOCATION

Few private river ranches offer the accessibility of Fraser River Ranch.

Located less than five miles from the mountain town of Granby, Colorado, owners enjoy immediate access to restaurants, grocery stores, medical services, and year-round community amenities. Winter Park Resort, Grand Lake, Rocky Mountain National Park, Lake Granby, and Grand Lake are all within a 30-minute drive from the ranch.

Denver and Denver International Airport are less than two hours away, providing convenient access for both full-time and seasonal ownership.

The ranch sits at the center of one of Colorado's most desirable recreational regions, offering world-class skiing, boating, hunting, hiking, mountain biking, golfing, snowmobiling, and fishing within minutes of the property.



RANCH HIGHLIGHTS

Fraser River Ranch derives its value from an increasingly rare combination of assets:

- 176 acres of protected river-bottom land
- 5,457 feet of main-stem Fraser River
- 3,094 feet of side-channel trout habitat
- Over 8,500 feet of total private live water
- Documented wild trout populations exceeding 1,500 Brown Trout per mile
- Two approved residential building envelopes
- Less than five miles from Granby
- Approximately two hours from Denver

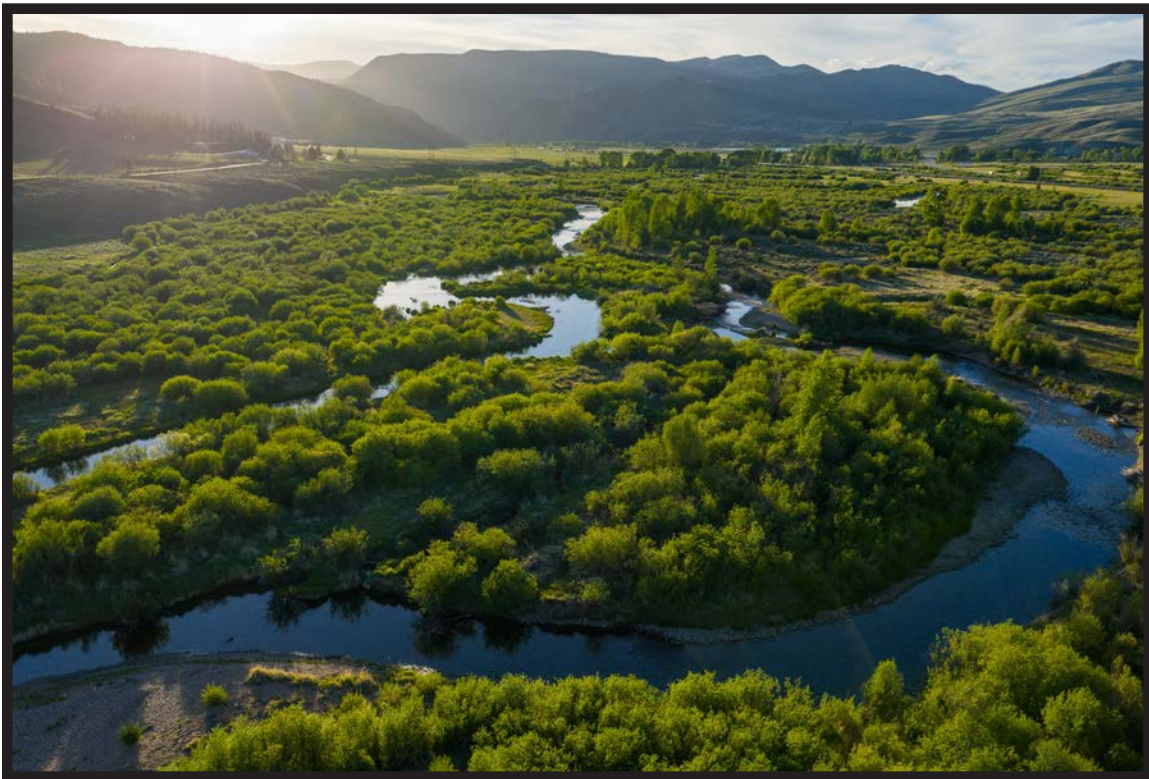


SUMMARY

Fraser River Ranch occupies an increasingly scarce niche in the Rocky Mountain land market. Large-acreage river properties with more than 8,500 feet of private trout water, documented fish populations, conservation-protected open space, and immediate proximity to a full-service mountain town are extraordinarily difficult to replicate.

The combination of over 1.6 miles of private Fraser River frontage, exceptional wild trout fishing, permanent conservation protection, and convenient access from Denver creates a legacy-quality asset designed to be enjoyed and preserved for generations.

For the discerning buyer seeking one of Colorado's premier live-water ownership opportunities, Fraser River Ranch represents a rare acquisition where recreational quality, biological integrity, and long-term value preservation converge.



Fraser River Ranch

Grand County, Colorado, 176 AC +/-

COLORADO RANCH COMPANY 



 Boundary

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