



# RED ROCK CANYON RANCH

MONTROSE, COLORADO

286± TOTAL ACRES | \$2,295,000

Located on Bostwick Park, 10 miles east of Montrose, Colorado, this 286-acre ranch features 270 highly productive irrigated acres with a 4-stall horse barn, two domestic wells, and spectacular mountain views. A 3,226 sq. ft. farmhouse was recently built to capture the beauty and tranquility of the San Juan Mountains, Uncompahgre Plateau, and West Elk Mountains surrounding the ranch. If you're looking for a highly productive, turnkey, hay ranch, you will not find a finer property in the area.

  
**LONE EAGLE**  
LAND BROKERAGE, INC.

LISTING AGENT: **JOSEPH BURNS**  
C: 970.209.4400 | [JOEY@EAGLELAND.COM](mailto:JOEY@EAGLELAND.COM)

AMERICAN  
**AFR**  
FARM + RANCH



## IMPROVEMENTS:

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**3,266 sq. ft. Farm Home:** Built in 2005, this architecturally tasteful home boasts spacious living areas, with an attention to detail and an insistence to high quality construction, finishes, and materials. With Ash hardwood floors, an abundance of natural light, and warm color tones, this home provides country living at its finest. **Features include:** 3 bedrooms, 2 full baths, powder room, office, dining room, bonus room, mud room/laundry room, a large covered wood deck, and an attached 2-car garage. Home has underground power, water is serviced by a well, and heat is forced air propane gas.

**Kitchen:** 14.6x13 Granite countertops and knotty wood cabinets make this kitchen warm and inviting. Features include: upgraded Fisher & Paykel stainless steel glass cooktop, oven, two dishwashers, Jenn-Air microwave, Frigidaire professional series refrigerator, and a dining island. Woodstove is excluded.

**Dining Room:** 12.8x15 Located adjacent to the kitchen, this room has large windows with views to the north and west and hardwood floors. It is accessible yet private and elegant.

**Master Suite:** 20.8x15.8 bedroom and 13x12.6 bath: overlooking Bostwick Park, the suite has a large walk in closet and a private deck in which one can enjoy the incredible mountain views. Bathroom features: oversize soaker bathtub, large tiled shower, and his and hers vanities with travertine countertops.

**Living Room:** 17x19 large and open area with an abundance of windows giving natural light, passive solar heat, and views to the south.

**Bonus Room:** 37x14 located over the garage, the room has been used as storage but was plumbed for a bathroom and could be easily converted into a guest suite.

**Other improvements include:** a 1-car, 10x20 shed matching the exterior of the house and a 4-stall barn.



**WATER:** \_\_\_\_\_

Two domestic wells, permit numbers 247886 and 247887. Irrigation water includes 7 shares of Cimarron Ditch and Canal Company and 775 AC FT of Bostwick Park Conservancy district.

**UTILITIES/ ACCESS:** \_\_\_\_\_

The ranch is serviced and adjoins Bostwick Park Road, a year round, and county maintained gravel/paved road. The ranch is located 13 miles from the Montrose Regional airport offering daily direct air service. Access from the property is a short 11 miles to Montrose's various retail and grocery stores. Electricity and phone are installed underground to the home. Domestic water is from two wells and sanitation is provided by a private septic system. Gas is propane.

**ZONING/USE/TAXATION:** \_\_\_\_\_

Current use for the ranch is agriculture. Taxes for the 2013-year were \$2,775.48.

**WILDLIFE:** \_\_\_\_\_

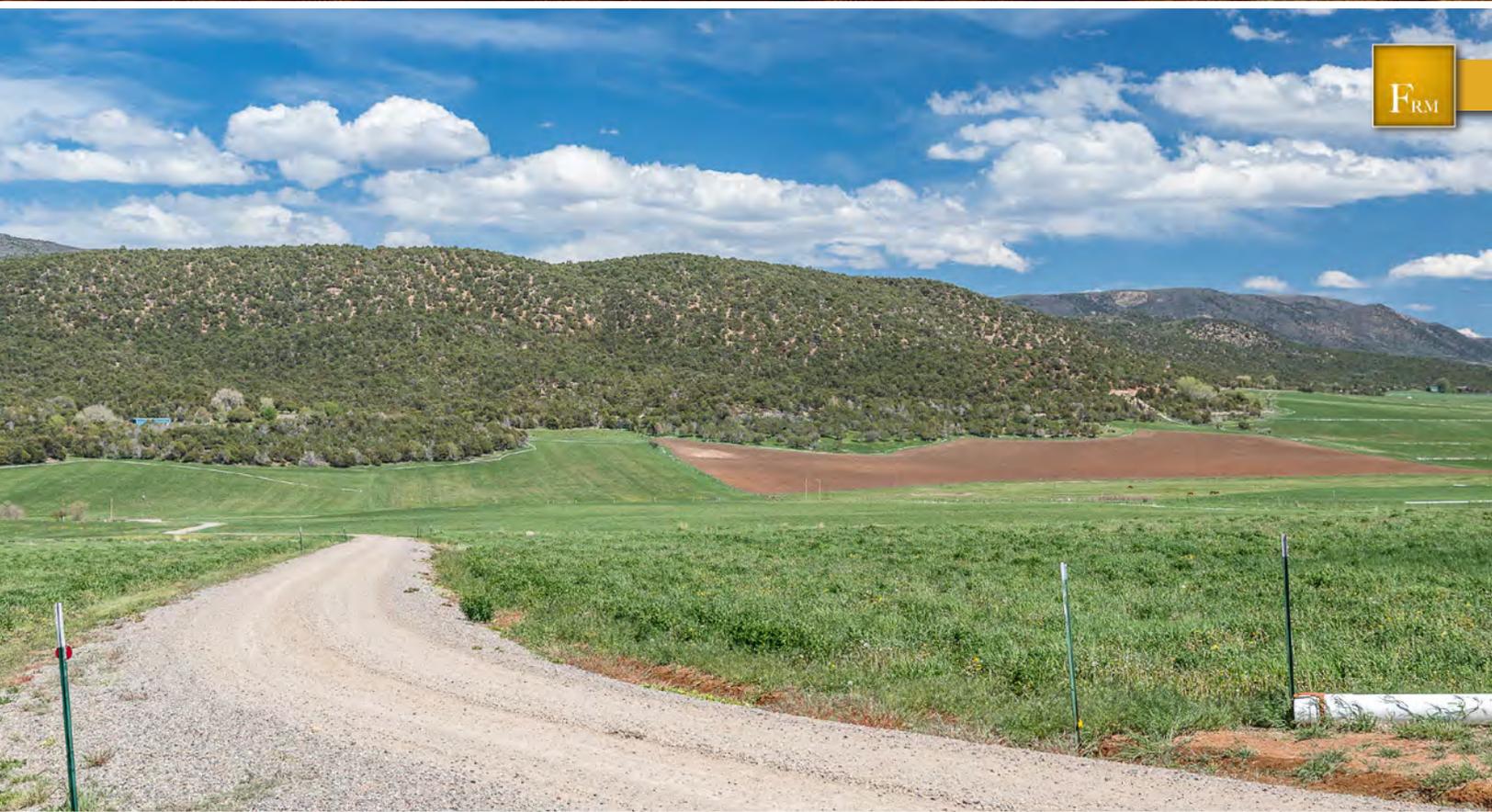
Although used as a hay ranch, the irrigated meadows really bring in the wildlife. Rocky Mountain elk, Mule deer, black bear, coyote, fox, and small game species reside around the property. Located in game unit 64, hunting tags for most seasons can be purchased over-the-counter although the ranch is large enough to apply for landowner preference deer tags.











## LOCALE

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Montrose County (pop. 40,713) runs roughly from the western slope of the San Juan Mountains to the Utah border across a geologic transition zone between the mountains and desert. Ouray County (pop. 4,557) claims the gateway to the San Juans.

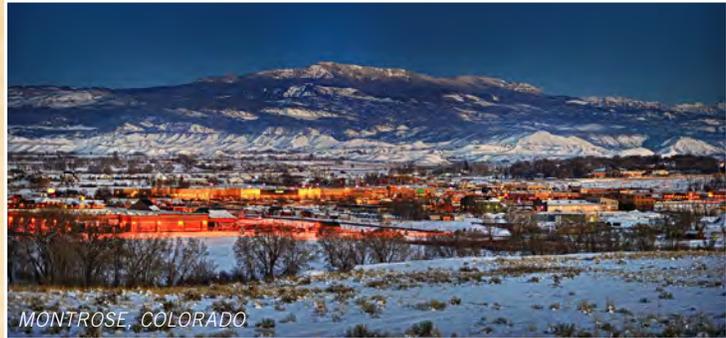
The San Juan Mountains are famous for their rugged peaks, steep canyons, and deep river valleys. Southwestern Colorado is also home to thirteen peaks above 14,000 feet above sea level, known by climbers as “Fourteeners.” This region also claims the headwaters of the famous Rio Grande, San Miguel, and Dolores rivers.

Much of Colorado’s mining history was written here with famous gold strikes at the Idarado, Camp Bird, and Smuggler Union mines. The 19th century mining towns of Telluride, Ouray, Durango, and Silverton have been reborn as vibrant centers for art, music, and tourism. Winter sports, including skiing at Telluride and ice-climbing in Ouray, are major engines for the local economy.

## AREA ATTRACTIONS

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**Montrose**, a county seat, has been a hub for agriculture and commerce since the early 20th century and the completion of the Gunnison Tunnel, which brought water for irrigation to the Uncompahgre Valley. Humans have lived here, though, for more than 3,000 years as evidenced by the petroglyphs at the Shavano Valley Rock Art Site. Today, Montrose is a regional center for health care, retail, and entertainment.



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**Ouray** likes to call itself the “Switzerland of America” and in fact, this former mining town nestled in a valley surrounded on three sides by steep peaks is as quaintly beautiful as it is historic. Two-thirds of the town’s original Victorian buildings have been preserved. People come to Ouray for ice-climbing and for the natural hot springs.

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Historic and happening, **Telluride** is home to superb winter skiing, a thriving cultural arts scene, world-class restaurants, and more than a few artists, writers, and actors. A former mining town named after tellurium, a metalloid element never actually found here, Telluride is today at the center of southwestern Colorado’s cultural and winter sports scene. A free gondola connects Telluride to Mountain Village at the base of the ski area.



## The San Juans

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*The Black Canyon of the Gunnison* near Montrose is, as the National Park Service notes, “big enough to be overwhelming and still intimate enough to feel the pulse of time.” With its steep cliffs and rock spires, the canyon tests hikers while fishermen, boaters, and kayakers find challenges on the river.



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The “Gateway to the San Juans,” **Ridgway** supports an eclectic arts scene. *True Grit*, starring John Wayne, and *How the West was Won* were filmed in and around this historic mining town and former railroad stop.

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### MOAB, UTAH

Home to two of the America’s most famous national parks, Moab is less than three hours west through the Paradox Valley and over the La Sal mountains.

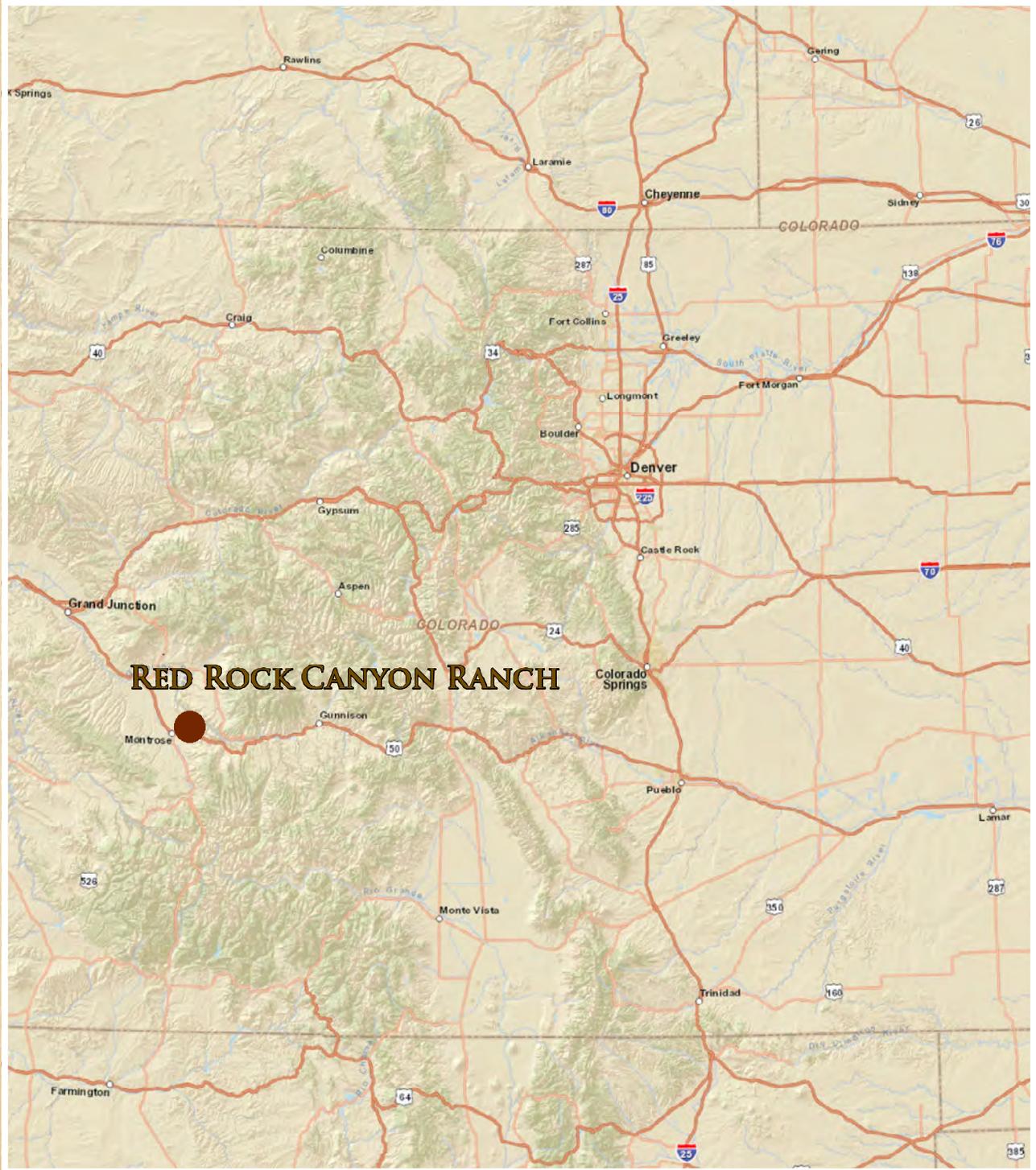
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**Arches National Park**, located just five miles north of Moab, boasts the world’s largest concentration of natural sandstone arches—more than 2,000 in all—along with an awe-inspiring variety of natural geological formations.

The vastness and amazing diversity of **Canyonlands National Park**, 32 miles from Moab, boggle the mind and offer endless opportunities for hiking, camping, and whitewater rafting through Cataract Canyon.

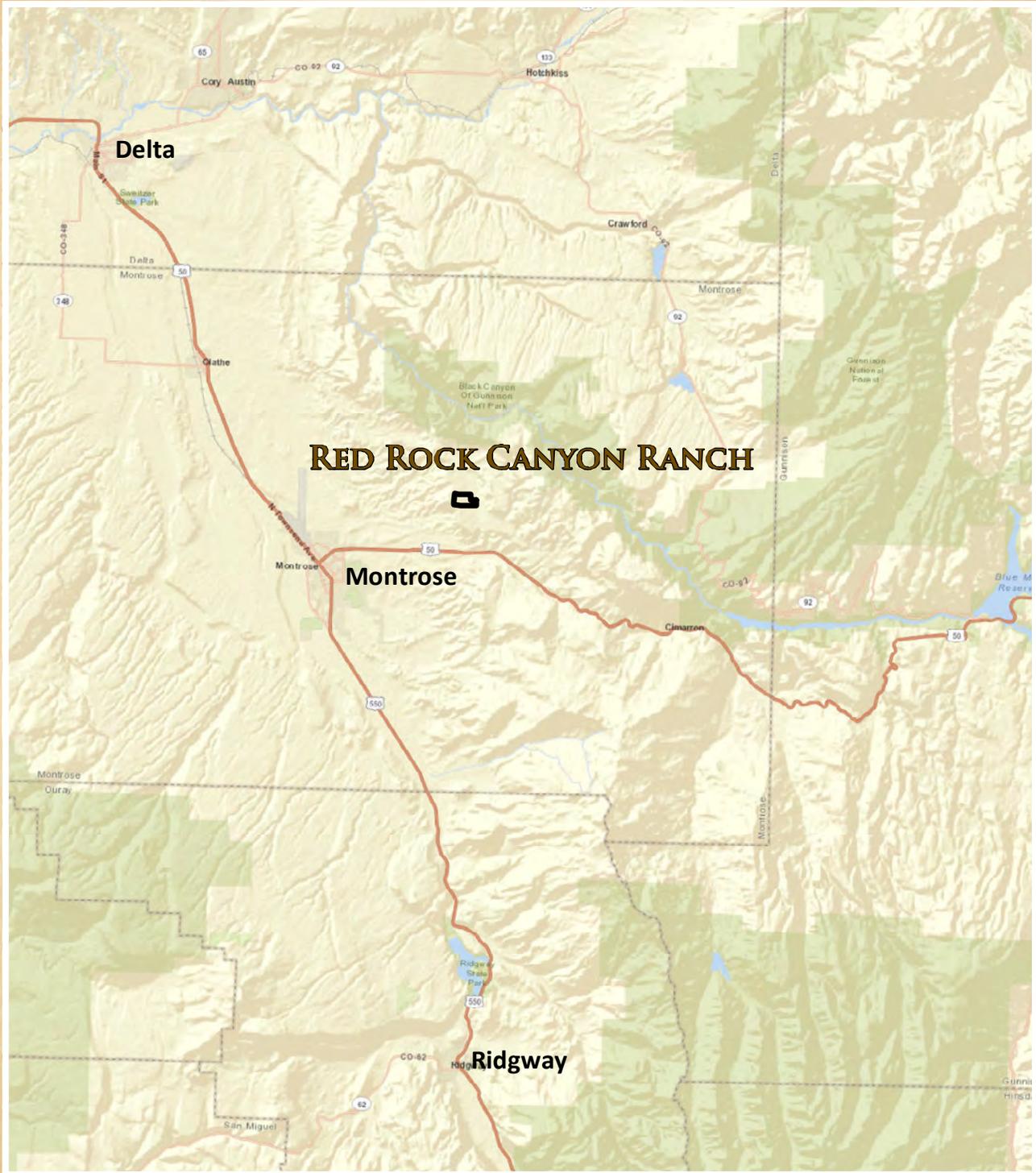


# STATE MAP



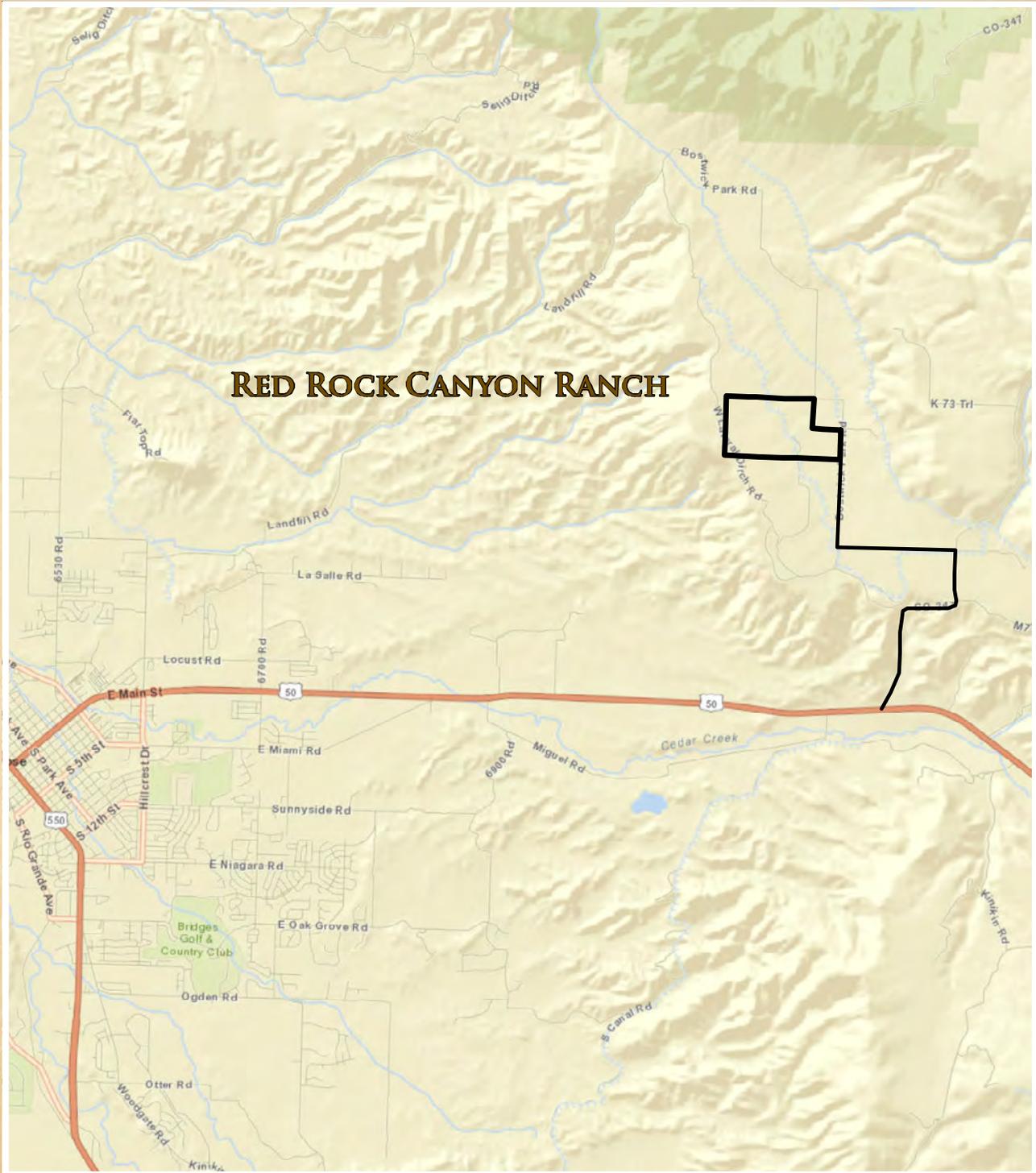
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# REGIONAL MAP



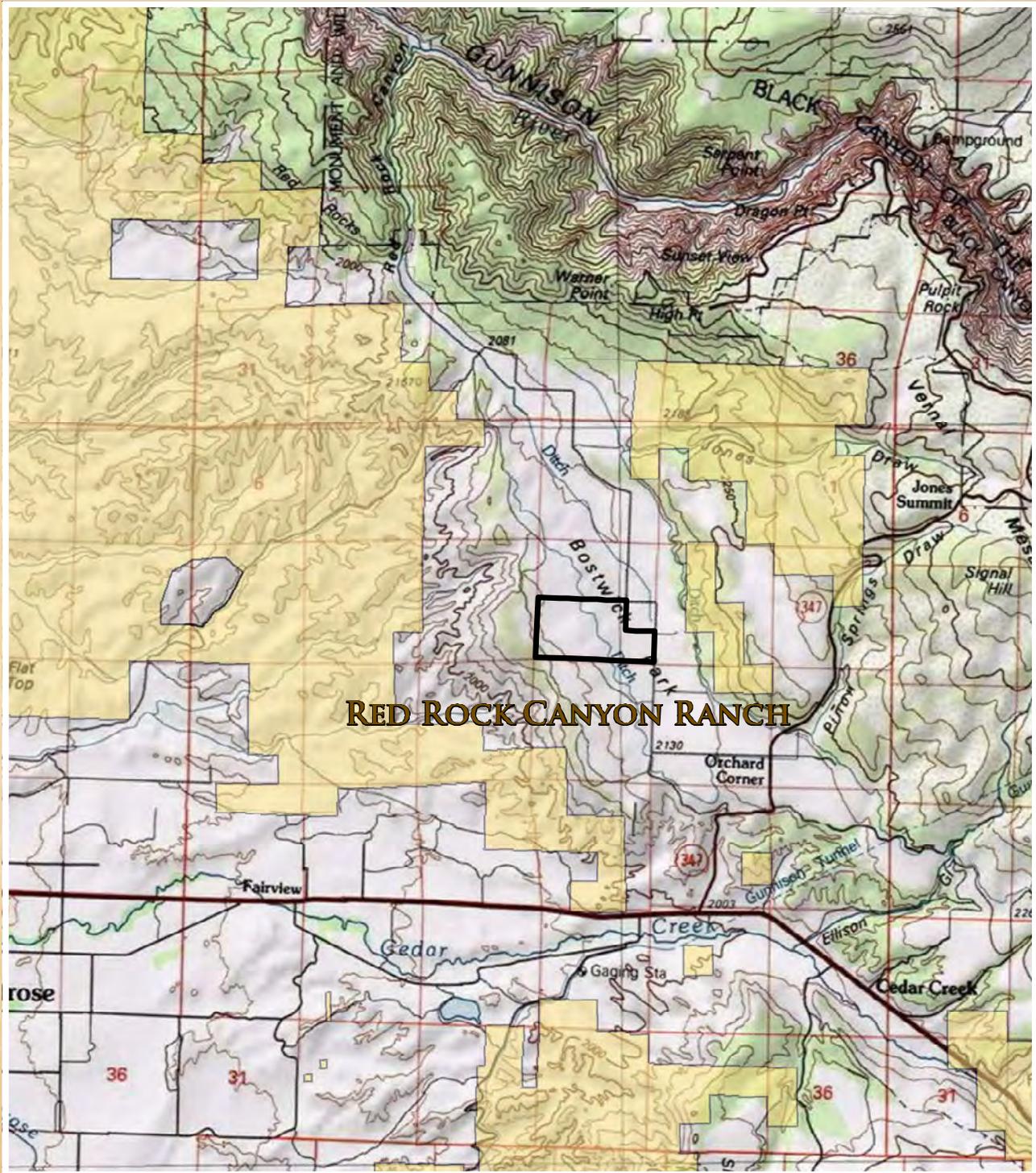
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# LOCATION MAP



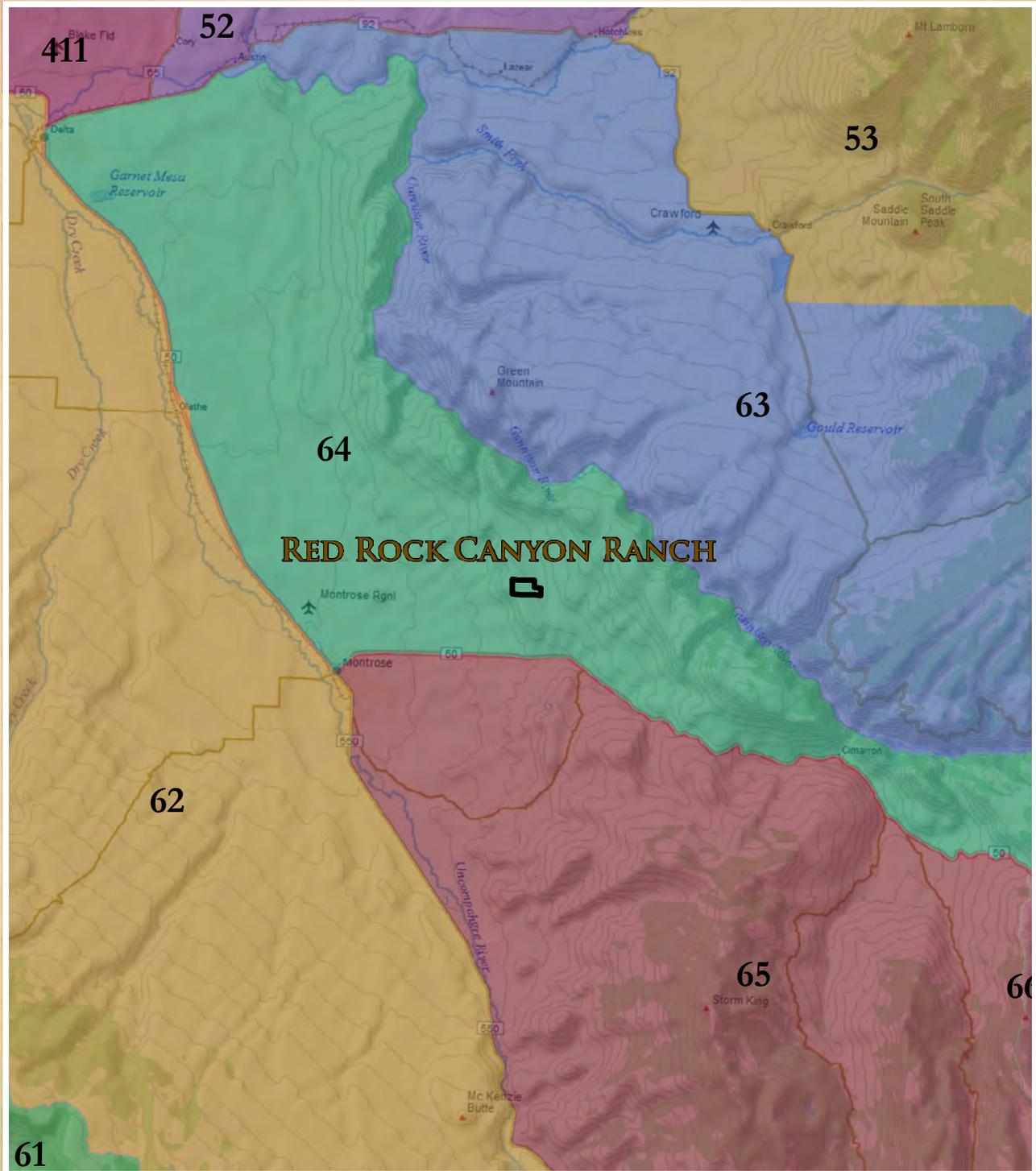
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# PUBLIC LANDS MAP



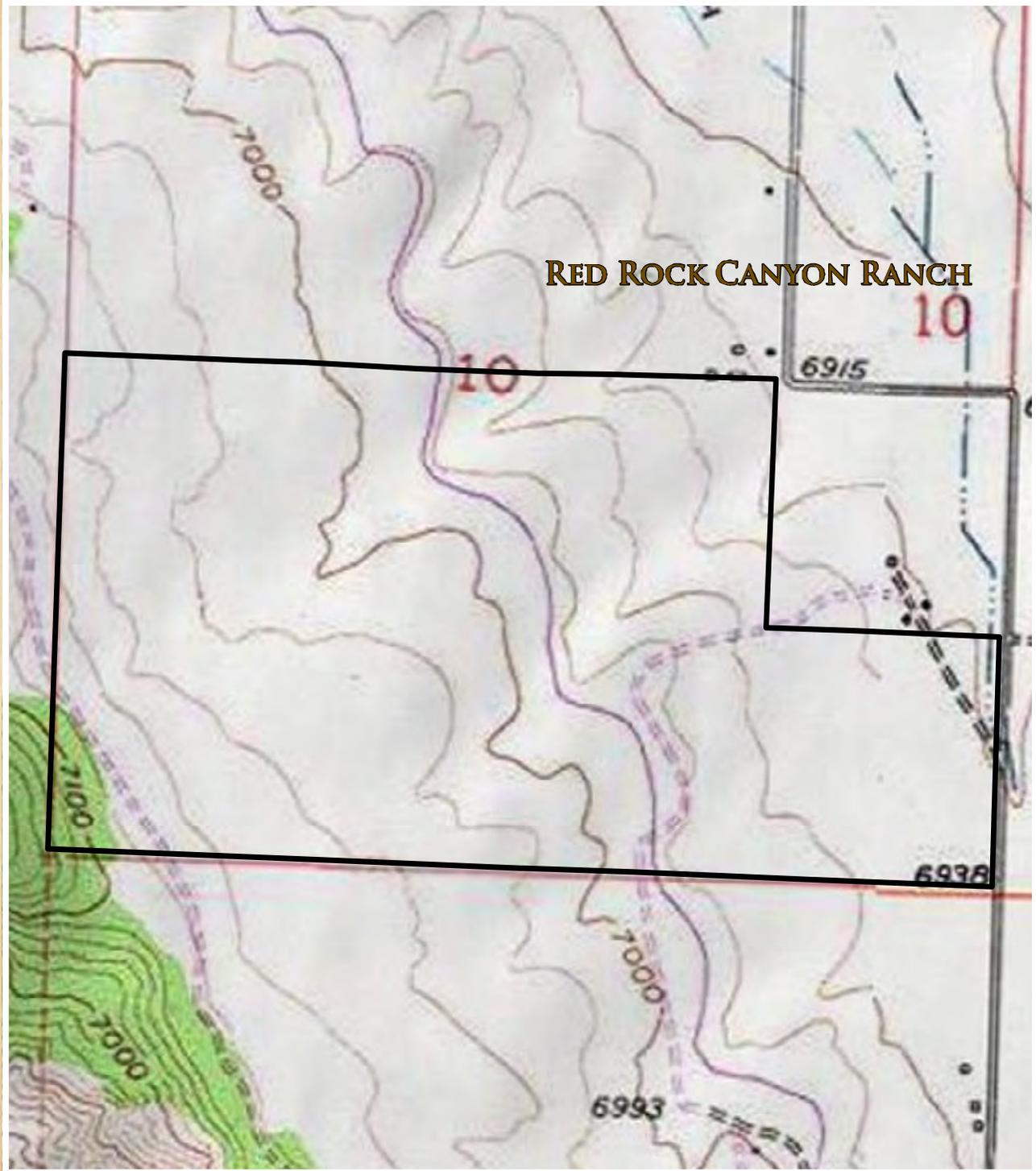
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# COLORADO GAME UNIT MAP



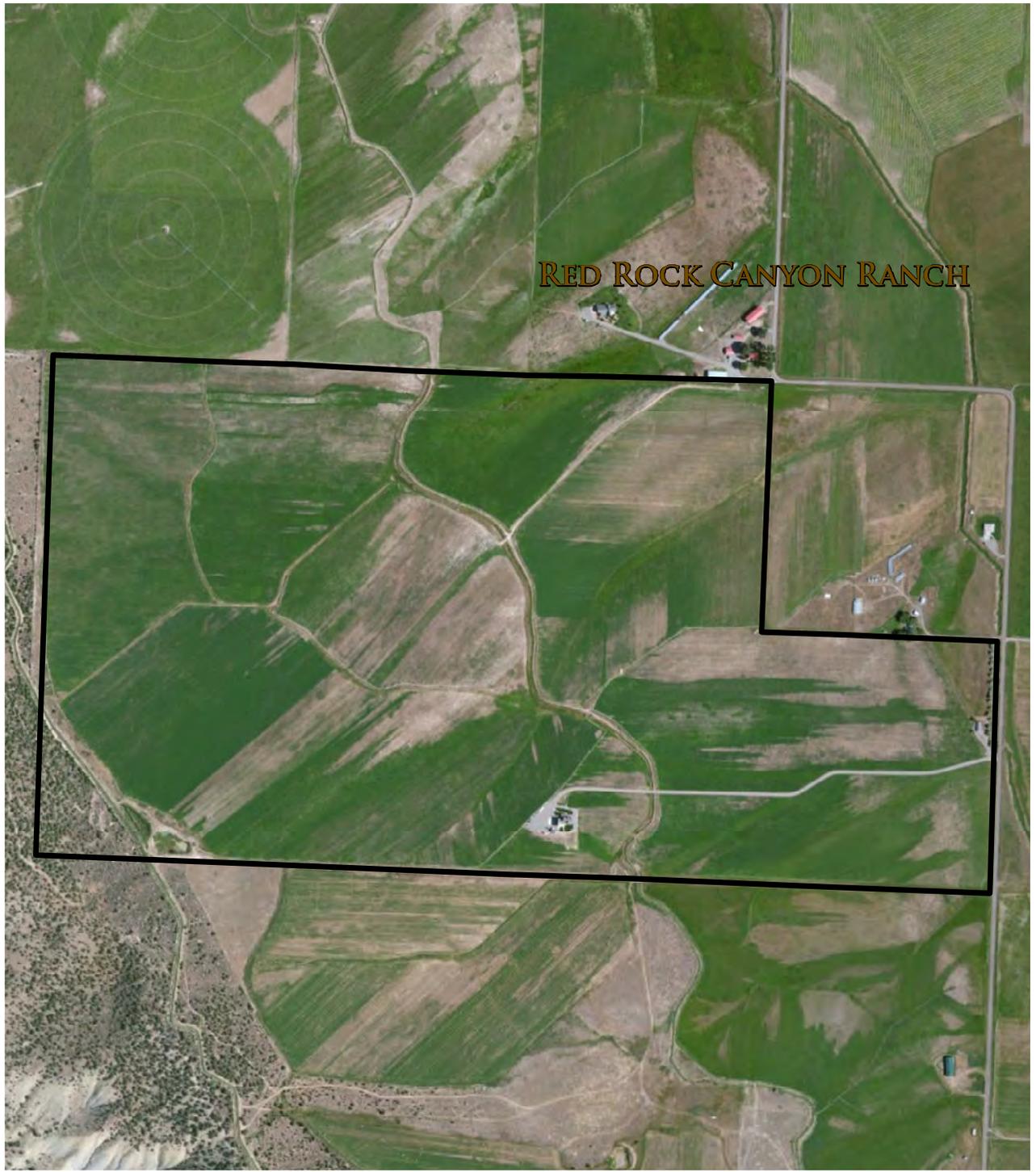
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# TOPOGRAPHY MAP



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# AERIAL MAP



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# LONE EAGLE LAND BROKERAGE, INC.

Often times it is hard to describe in words the beauty of Western Colorado and all that it offers. From the rugged snow-capped peaks of the Rocky Mountains to the lush green farms that cover the valley floor. It's easy to say that there is nowhere else like it on earth. It's truly a place of un-surpassing beauty and life.

For the past 24 years we have had the honor of helping our clients become a part of this incredible place we call home.

Lone Eagle Land Brokerage was established with a very simple philosophy; We would be a Real Estate Company that focuses on our clients' buying and selling needs of ranch and recreational properties in Western Colorado and that we would provide them with the best possible information, service and experience the ranch market has ever seen. Our clients will testify ... we have reached our goal! We look forward to earning your business.

While it took some time to get established, this unique Colorado ranch real estate office has been responsible for some of the largest land transactions in the region. Our closed sales now rival a half billion dollars. A lot of brokers claim to be ranch specialists - our numbers prove we are the ranch specialists.

#### OFFICE LOCATION:

21263 HWY. 550, MONTROSE, CO 81403



*Click above to open an interactive Google map.*



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## WHAT IT MEANS TO BE AN

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### MEMBER BROKER

American Farm & Ranch is a team of highly successful marketing and land specialists whose sales rank in the Top 10 nationally. They enjoy exceptional growth due to the quality of service and the value they create for buyers and sellers of rural real estate. **Lone Eagle Land Brokerage** is proud to be part of the team.

The American Farm & Ranch website design offers an uncluttered, refined approach that allows visitors to search for rural real estate with high-resolution photography, mapping and video presentations without the bombardment of advertisements.

The Member Brokers consistently achieve strong and measured results by working with qualified buyers and bringing the best rural properties to market.

Their broker network, leadership within industry organizations and marketing finesse complement their integrity, honesty and thoroughness in representing buyers and sellers of rural real estate. Their ever-growing national presence places the American Farm & Ranch (AFR) Member Brokers at the forefront of the market. Globally and domestically, AFR is setting the new standard for serving the rural real estate community.

From agricultural farms and livestock ranches, to equestrian estates, sporting properties, timber land and recreational ranches, the AFR Member Brokers are changing the way rural real estate is sold.

### FARM & RANCH CATEGORIES

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American Farm & Ranch and their Member Brokers have created a system for categorizing rural real estate. This system is designed to help buyers find exactly what they are looking for using six simple categories. The categories are **EQUESTRIAN**, **RECREATION**, **TIMBER**, **SPORT**, **RANCH** and **FARM**. Some properties may only fit into one category whereas others may fit into a few or even all the categories.

The colored blocks below represent the six different categories.



### RED ROCK CANYON RANCH

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The Red Rock Canyon Ranch falls mainly into one two categories, **RANCH** and **FARM**.





In Colorado, Buyers should be aware that different real estate brokerage relationships are available which include seller agency, buyer agency or transaction-brokerage.

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## **BROKERAGE DISCLOSURE TO BUYER**

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### **DEFINITIONS OF WORKING RELATIONSHIPS:**

#### **SELLER'S AGENT:**

A seller's agent (or listing agent) works solely on behalf of the seller to promote the interests of the seller with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the seller. The seller's agent must disclose to potential buyers all adverse material facts actually known by the seller's agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the seller.

#### **BUYER'S AGENT:**

A buyer's agent works solely on behalf of the buyer to promote the interests of the buyer with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the buyer. The buyer's agent must disclose to potential sellers all adverse material facts actually known by the buyer's agent including the buyer's financial ability to perform the terms of the transaction and if a residential property, whether the buyer intends to occupy the property. A separate written buyer agency agreement is required which sets forth the duties and obligations of the broker and the buyer.

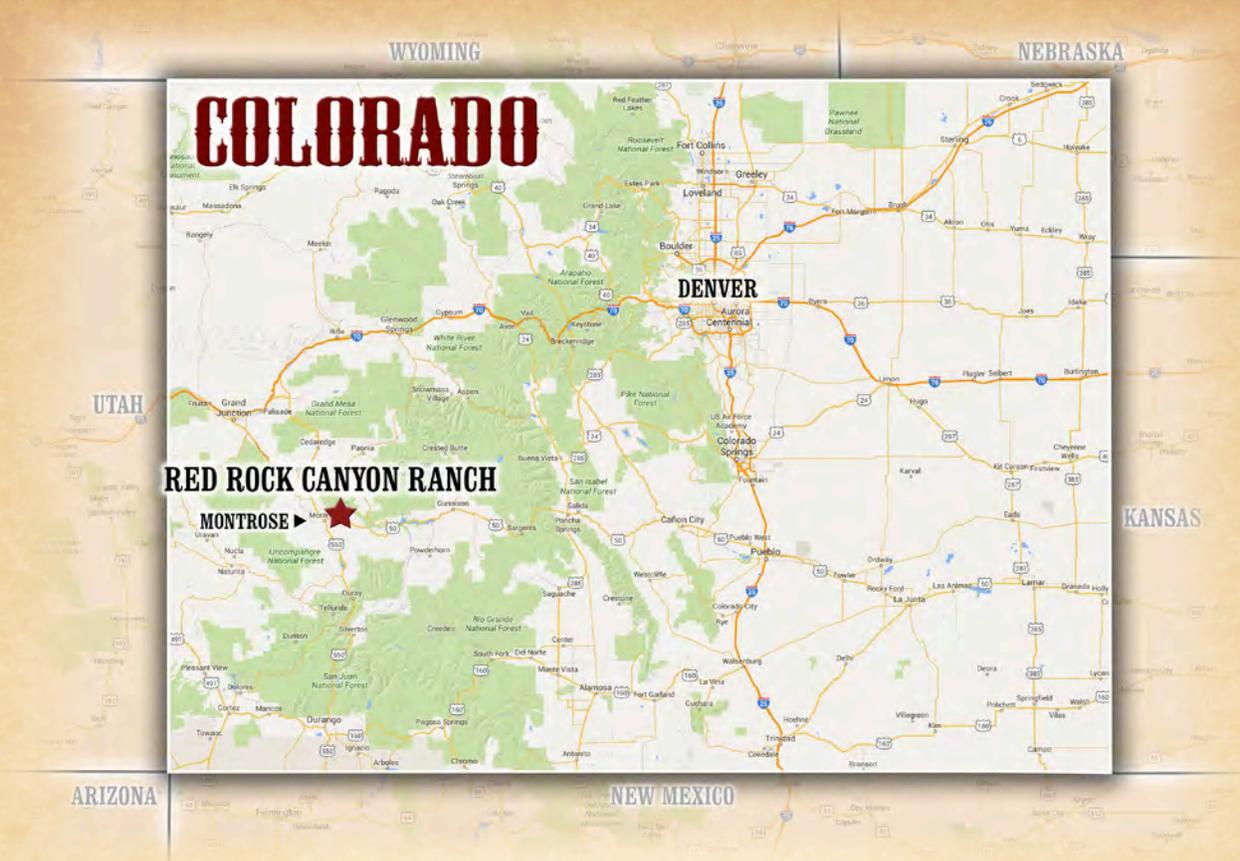
#### **TRANSACTION-BROKER:**

A transaction-broker assists the buyer or seller or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction without being an agent or advocate for any of the parties. A transaction-broker must use reasonable skill and care in the performance of any oral or written agreement, and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a buyer's financial ability to perform the terms of a transaction and if a residential property, whether the buyer intends to occupy the property. No written agreement is required.

#### **CUSTOMER:**

A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party's agent or as the party's transaction-broker.

Please contact Lone Eagle Land Brokerage for a complete discussion of potential working relationships for this property. A written relationship disclosure will be provided to a prospective buyer prior to engaging in brokerage activities as defined by the Colorado Real Estate Commission.



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MONTROSE, COLORADO

286± TOTAL ACRES | \$2,295,000

*Joseph Burns* of Lone Eagle Land Brokerage is the exclusive agent of the Sellers. | 970.209.4400 | JOEY@EAGLELAND.COM

Lone Eagle Land Brokerage is acting as a Seller's Agent and will cooperate with other agents acting as a Transaction Broker or Buyer Agent only.

*NOTICE: Offering is subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of purchase by owner. Information regarding land classifications, acreages, carrying capacities, potential profits, etc., are intended only as general guidelines and have been provided by sources deemed reliable, but whose accuracy we cannot guarantee. Prospective buyers should verify all information to their satisfaction. Prospective buyers should also be aware that the photographs in this brochure may have been digitally enhanced.*



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