

**CENTENNIAL RANCH**  
**OURAY COUNTY, COLORADO**





**CENTENNIAL RANCH**  
**OURAY COUNTY, COLORADO**

---

**\$6,750,000 | 392± ACRES**

---



LISTING AGENT: **JEFF BUERGER**

2000 S. COLORADO BLVD., T1, STE. 3100  
DENVER, COLORADO 80222

P: 303.861.8282

M: 303.229.9932

[JEFF@HALLANDHALL.COM](mailto:JEFF@HALLANDHALL.COM)

---



**TRUSTED** *by* **GENERATIONS,**  
*for* **GENERATIONS**

Land... that's where it all begins. Whether it is ranch land or family retreats, working cattle ranches, plantations, farms, estancias, timber or recreational ranches for sale, it all starts with the land.

Since 1946, Hall and Hall has specialized in serving the owners and prospective owners of quality rural real estate by providing mortgage loans, appraisals, land management, auction and brokerage services within a unique, integrated partnership structure.

Our business began by cultivating long-term relationships built upon personal service and expert counsel. We have continued to grow today by being client-focused and results-oriented—because while it all starts with the land, we know it ends with you.

WITH OFFICES IN:

---

DENVER, COLORADO	BOZEMAN, MONTANA
EATON, COLORADO	MISSOULA, MONTANA
STEAMBOAT SPRINGS, COLORADO	VALENTINE, NEBRASKA
SUN VALLEY, IDAHO	COLLEGE STATION, TEXAS
TETON VALLEY, IDAHO	LAREDO, TEXAS
HUTCHINSON, KANSAS	LUBBOCK, TEXAS
BUFFALO, WYOMING	MELISSA, TEXAS
BILLINGS, MONTANA	SOUTHEASTERN US

---

**SALES | AUCTIONS | FINANCE | APPRAISALS | MANAGEMENT**

---



---

## EXECUTIVE SUMMARY

---

*Centennial Ranch is a picture of rustic elegance designed for the modern western family. This working 392± acre ranch in the San Juan Mountains of southwestern Colorado honors the rhythms of the land by employing the highest standard of operations alongside unparalleled workmanship. Situated in the valley between stunning canyon walls along a half-mile of private access Uncompahgre River, the ranch encompasses a varied topography of hay fields, wildlife habitat, cliffs and riverside meadows. At its heart are the ranch's unique buildings. Master craftsmen built the sweeping timber frame family residence, landmark barn and log line cabin to match its breathtaking views and traditional ranching values. The 6,000+ square foot Dashwood House is an Arts & Crafts home with an emphasis on design, construction materials and craftsmanship. It is a masterpiece blend of massive reclaimed timbers and recycled wood flooring accented with intricately designed and forged ironwork. Shortly after completion in 2003, Dashwood House was featured in Architectural Digest, along with the timber frame barn and line cabin.*

*The ranch supports 75 head of Angus mother cows and has utilized a magnificent team of Belgians for winter feeding. Alongside the spectacular barn and employee housing, sheds, corrals, pastures, irrigation ditches, and lodgepole and cedar fencing allow for the preservation of the land's rich heritage as a working ranch.*

*With the world-class trout fishing Uncompahgre River tailwater flowing north through the property and acres of federal and state-protected land surrounding it, the ranch is a rare haven for native and migrational wildlife including deer, elk, a variety of fish and bird species, and even black bears and eagles. Current ownership has prioritized traditional ranching methods and protected the land with a conservation easement designed to maintain its values far into the future. Centennial Ranch is more than the sum of its magnificent buildings and outstanding operations, but an opportunity to return to a simpler time through the majesty and mettle of ranching life.*

[Click here to view a video and additional photos of Centennial Ranch](#)

## LOCATION

Centennial Ranch is located in southwestern Colorado in the San Juan Mountains, 10 miles south from Montrose in Ouray County and 70 miles south of Grand Junction. The ranch is surrounded by federal and state-protected lands, including the Billy Creek State Wildlife Area.



Highway 550 cuts through the ranch, offering a stunning vantage of its open hayfields, cottonwood forests along the river, and sandstone canyon walls. The property runs from rim to rim of the valley that descends into fields along the river where cattle, agricultural operations, and residential headquarters are located.

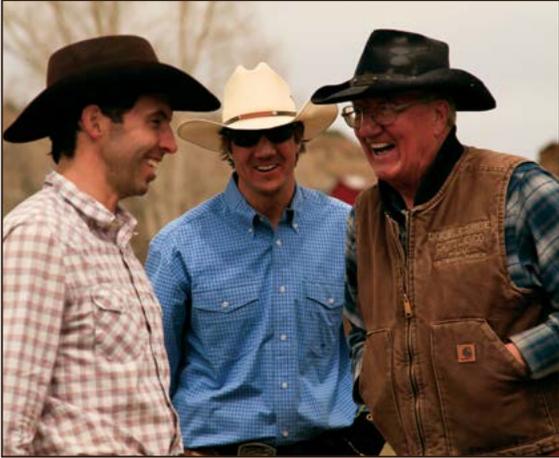


Its location is both secluded and convenient, with a complete selection of goods and services up the road in Montrose, a charming western town with a population of around 20,000. Among its many parks, golf courses and shops, Montrose features a regional airport and a private jet center, Atlantic Aviation, with 10,000-foot runways and full-service commercial flights.

Just twelve miles south is the small, historic town of Ridgway with its nearby stunning mountain vistas. Another ten miles south is the quaint town of Ouray, aptly named the “Switzerland of America.” Telluride, a year-round destination town with its world-renowned ski resort, is less than an hour’s drive from Centennial Ranch and offers a wide array of dining and shopping, outdoor and cultural activities.

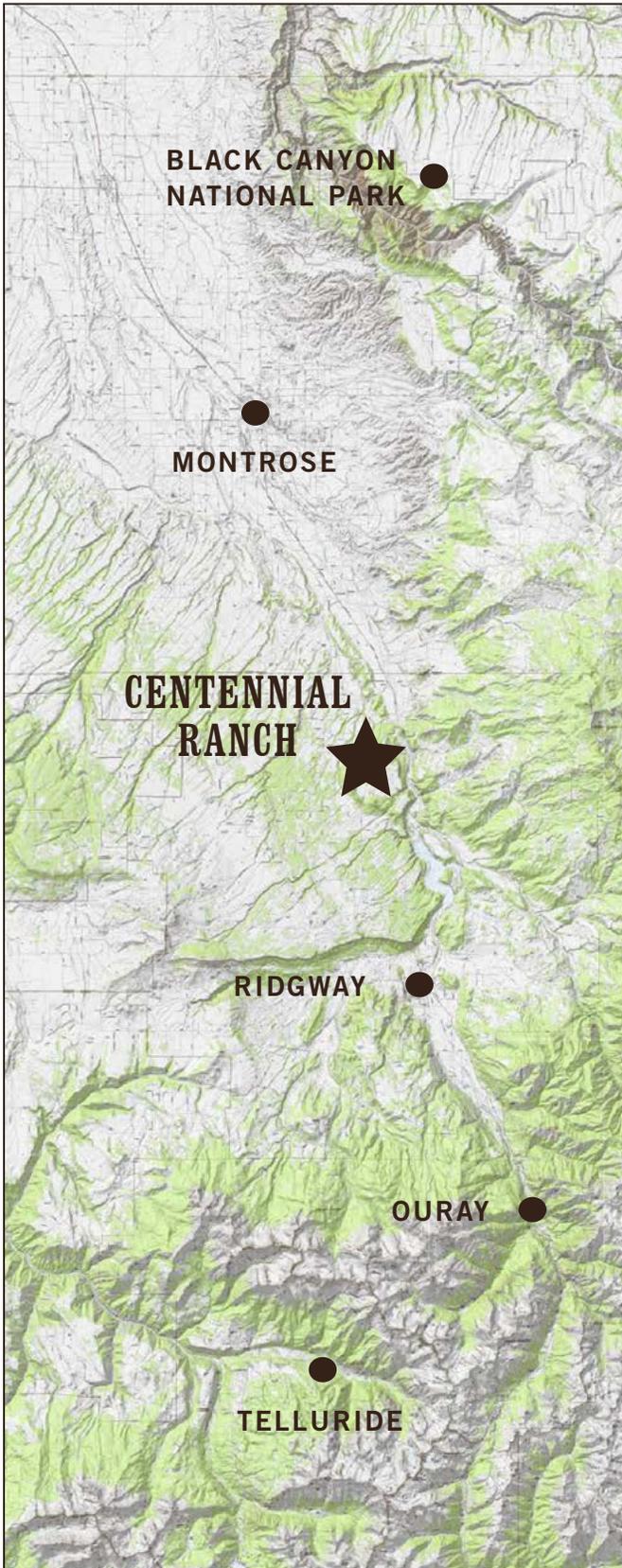


*Secluded and convenient location*



The surrounding communities of Montrose, Ridgway, Ouray, and Telluride offer a lifestyle of recreational and community opportunities amidst all the conveniences of modern life.

## AREA ATTRACTIONS



## NEARBY PARKS

Black Canyon National Park offers an unforgettable opportunity for hiking and camping, as well as rock climbing and kayaking. It features a canyon carved through solid granite for centuries, plunging 2,700 feet to the Gunnison River below. Surrounding state parks and federal preserves like the Uncompahgre National Forest, Billy Creek State Wildlife Area and Ridgway State Park offer even more activities such as hunting, birding, boating, camping, and fishing.

## MONTROSE PARKS AND RECREATION

The neighboring town of Montrose was named an All American city in 2013 by the National Civic League and celebrates the public lands surrounding it with a variety of outdoor activities including hiking, golfing, fishing, water sports, climbing, hunting, horseback riding, camping, and more.

## OURAY HOT SPRINGS

The historic mountain town of Ouray is just 30 minutes south of the ranch and calls itself the “Switzerland of America” for its mountain views and quaint Victorian buildings. It boasts therapeutic mineral hot springs as a way to relax after a day of outdoor adventure in the San Juan Mountains.

## TELLURIDE

Telluride, the #1 Best Small Town to Visit in the USA according to the US News & World Report, is less than an hour southwest of the ranch. It is renowned for its status as a seasonal playground with its world-class ski resort; plus an abundance of other activities including hiking, climbing, mountain biking, and fly fishing. Its singular laid-back mountain charm includes top-notch dining, lodging, and unbeatable arts and culture programming, such as the summer Telluride Jazz Festival that draws visitors from around the world.



*Centennial Ranch offers the chance to  
live within the rhythms of the land.*



## GENERAL DESCRIPTION

Nestled in the Uncompahgre Valley of the San Juan Mountains, Centennial Ranch is a testament to both beauty and function. The 392± acre property spans dramatic sandstone cliffs, featuring a half-mile of riverside and 97± acres of irrigated fields. This allows the land to support 75 head of Angus mother cows using traditional methods while offering a stunning 6,000+ square foot primary residence, barn and other buildings that live up to the landscape's breathtaking views.



Highway 550 runs through the property along its way to tourist destinations like the charming town of Ouray and the resort town of Telluride. Surrounded by federal and state-protected lands, the landscape is a picturesque blend of well-watered cropland as well as dry upland and rich riparian woodlands that allow the ranch to host a rare variety of both vegetation and wildlife. Pinyon pine and juniper trees cover the hillsides while Gambel oak, cottonwoods, and willow trees line the river. A variety of grasses populate the meadows and fields. Wildlife includes deer and elk, waterfowl and fish, and many bird species, including visiting bald eagles and golden eagles nesting on the ranch's cliffs.

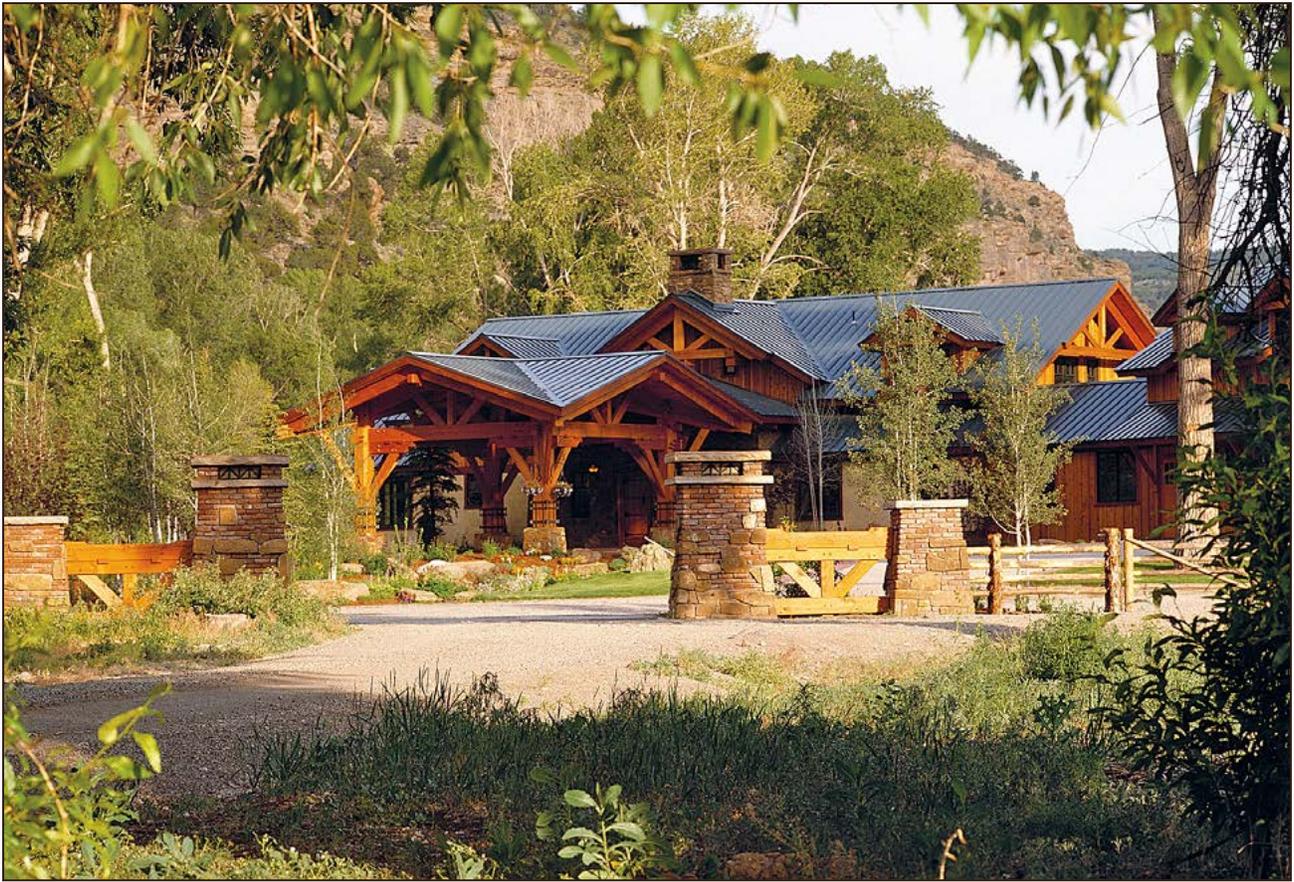


The ranch boasts masterful Western-meets-English architecture executed by specialty artists and craftsmen who designed and built the primary residence, barn and line cabin. The three bedroom-suite Dashwood House, designed by the finest timber-joinery architect, stands in a scenic meadow along the river for elegant yet comfortable living. The Amish-style barn, with its complementary timber-frame design, has become a landmark in the Uncompahgre Valley. A furnished traditional 650+ square foot log “line cabin” is a rustic reminder of a time before electricity or running water, intended to provide cowboys with provisions and shelter while working cattle close to the fence or the “line,” adding to the property’s charm and historic values.



Centennial Ranch offers the chance to live within the rhythms of the land, from fly fishing and hunting to exquisite scenery and working cattle operations. To preserve its rich ranching heritage as open space and wildlife habitat, current ownership established a conservation easement with the Colorado Cattlemen’s Agricultural Land Trust for the enjoyment of future generations.





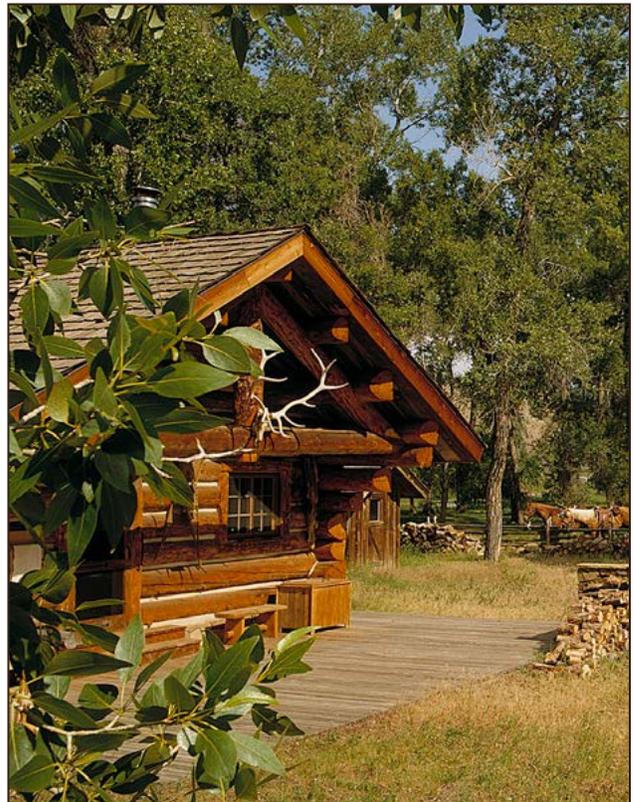
---

---

**IMPROVEMENTS**

---

---





## MASTER CRAFTSMANSHIP

The utmost care, artistry, and planning make Centennial's improvements unique as both a picturesque and operational ranch. The time-honored art of timber-framing, a self-supporting framework fastened with wooden joinery instead of nails, lends a rustic elegance to the primary residence and barn. Similarly inspired by tradition and of unmatched craftsmanship stands the line cabin on the river, built from hand-peeled and notched spruce logs with axe-cut ends. Extensive fencing, a historic calving barn, employee housing as well other operational facilities are in excellent condition for the operation of the ranch.





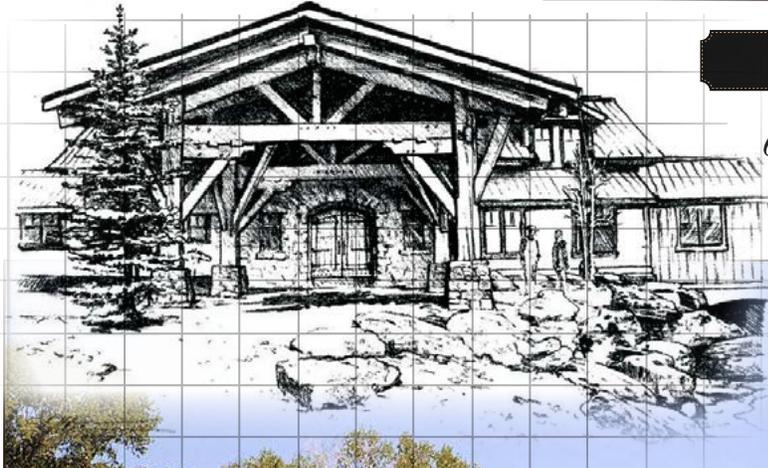
**DASHWOOD HOUSE**

The stunning Arts & Crafts timber frame Dashwood House is nestled in a meadow among the trees on a long bend of the river. The 6,000+ square foot ranch home was built in 2003 to capture the best of the light, taking advantage of its San Juan mountain view while being shielded by the canyon walls to the east.





Dashwood House celebrates features from all over the country including massive recycled Douglas fir for the timber frame, reclaimed Southern yellow pine for the flooring, iron hardware from artisan blacksmiths across the nation, and brick, stone and tile features throughout.



## DASHWOOD HOUSE

*6,000+ square feet  
est. 2003*





**"THE HEIGHT OF FUNCTION  
AND COMFORT"**



*Brick-floored mudroom*

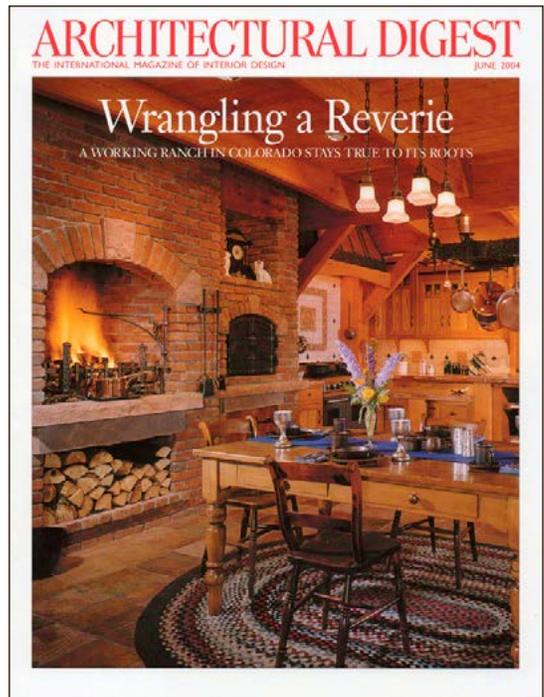
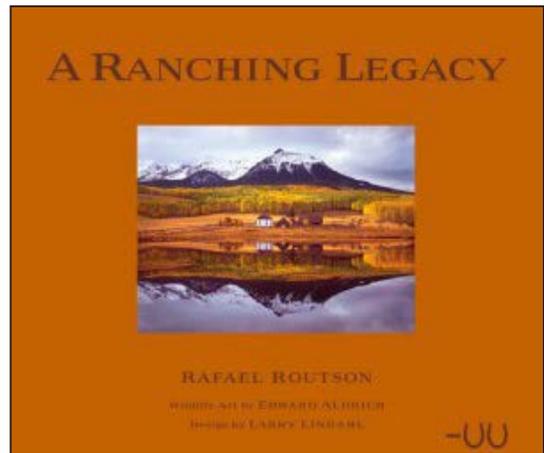


Improvements at Centennial Ranch have been featured in multiple publications, such as the *Architectural Digest*, *A Heritage in Iron*, and *A Ranching Legacy*.



**"THE GREAT ROOM, 'WHAT WE HAVE IS AN ECLECTIC MIX OF OLD BEAMS—THEY BECAME ALMOST A FOUND SCULPTURE,' SAID TED MOEWS, WHO DESIGNED THE HOUSE, WITH ARCHITECT RANDALL S. WALTER, OF BENSONWOOD AS WELL AS SEVERAL OUTBUILDINGS."**

- June 2004 issue of *Architectural Digest*



*Click on the image above to view the publication.*

# "IT'S ALL IN THE DETAILS"

*iron and  
copper hood*

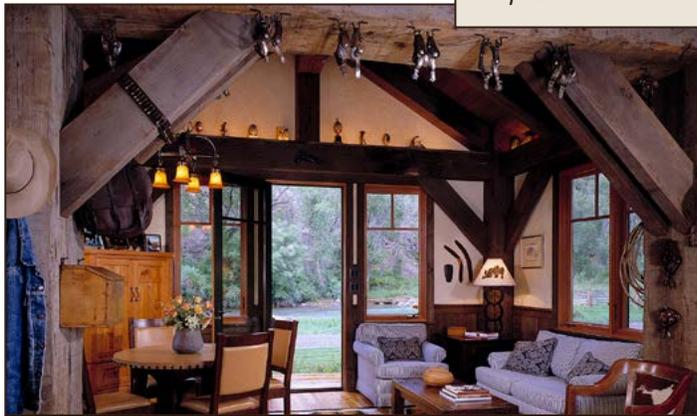


The port cochere welcomes guests through the timber and iron doorway before being greeted by the vaulted Douglas fir timbers of the great room and warmth of the native stone fireplaces. A spacious brick-floored mudroom gives hard-working cowboys a place to kick off their boots before gathering around a cozy eat-in table in the country kitchen. Three bedroom suites, a library, an office, a separate guest or caretaker's suite, and a three-car garage make Dashwood House the height of function and comfort.





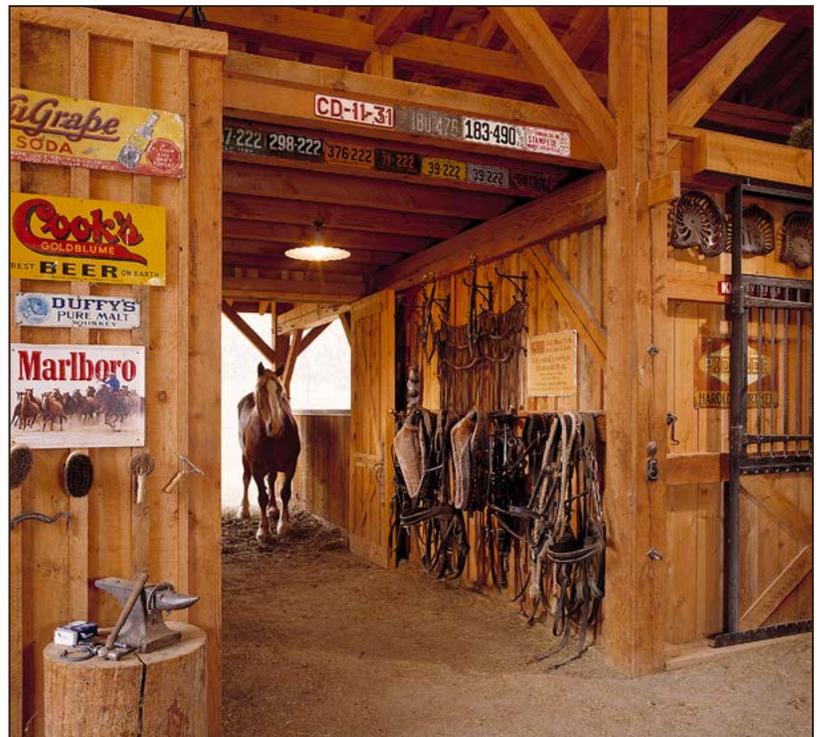
*Spacious office overlooking the river*

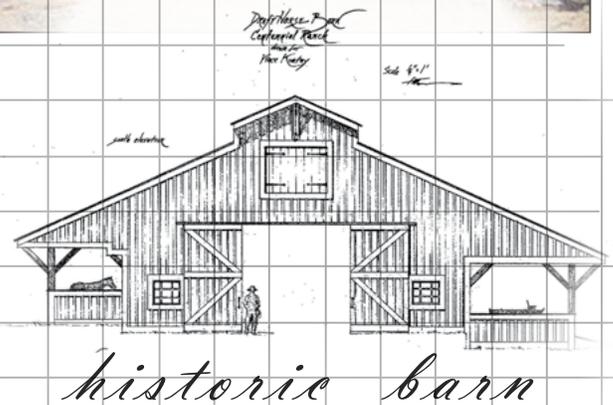




## TIMBER FRAME BARN

The traditional timber frame barn is a landmark of the community, declared a historic barn by the Ouray County Historical Society in 1995, the same year it was constructed. Its Amish design accommodates both large working draft horses and saddle horses used in ranching operations. The barn houses many custom-designed features such as hand-forged hardware and a collection of farming and ranching memorabilia that adorn its tack and harness room, hayloft, loafing shed, grain room, and shed bay for wagons and equipment.





## AUTHENTIC LINE CABIN

A charming 650+ square foot log line cabin sits on the river, harkening back to a time when cowboys “worked the line” on the outer edges of the ranch, hunkering down for shelter and provisions. It is simultaneously a testament to the wild west with its working hand pump and kerosene lamps and a country getaway with its large stone fireplace and custom hand-forged chandelier. Its massive hand-notched log beams with axe-cut ends, gleaming pine flooring, and iron and stone features complement the Dashwood house and barn.



## SUPPORT FACILITIES

In addition to the landmark barn, the portion east of the river houses several buildings for ranching operations, including sheds, corrals, pens, and heavy fencing. A hand-hewn log house, one of the first structures built on the property in the 1880s, serves as headquarters during calving season. It is now an office attached to a modern calving shed.





## A TESTAMENT TO THE WILD WEST

---

The extensive fencing is effective for both controlling livestock access to the fields and marking boundaries on the ranch. Attractive lodge pole fencing with cedar posts graces the entry from the highway and runs through much of the most visible parts of the property. Unpaved roads make internal navigation through the ranch easily accessible. An additional employee residence occupies the property on the west side of the highway.



---

## CLIMATE AND ELEVATION

---



Centennial Ranch enjoys true seasons marked by Colorado's low humidity and 300 days of sunshine a year. Snow-capped boulders grace the river in the winter while the water teems with trout in the summer. The hot season averages in the high 70's and the cold season averages in the high 40's with occasional extremes. The property stretches rim to rim within a canyon, its elevation descending from 6,700 feet on the west side to as low as 6,450 feet in the valley before climbing back up to 6,600 feet on the east side.





## ACREAGE

Centennial Ranch is 392± acres, including 97± irrigated acres and a half-mile of private Uncompahgre River frontage. The property consists of meadows, woodland, fields, and hillsides within the Uncompahgre Valley.



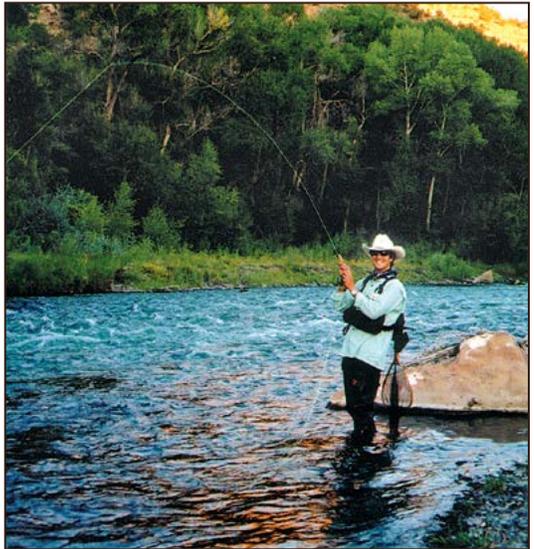
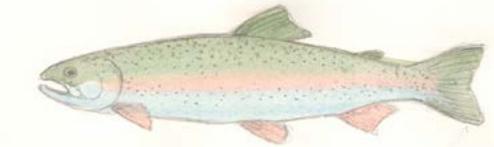
## WILDLIFE RESOURCES

Centennial Ranch is a true wildlife habitat with its proximity to federal and state-protected lands and topographical diversity. Large game such as deer and elk enjoy the riparian and cliffside terrain. Both waterfowl such as Great Blue Herons and a variety of fish species, including rainbow trout, occupy the river and bottomlands while songbirds and red-tailed hawks flock to the forested cottonwood floodplains. Wildlife from Canadian geese, red foxes, beavers, marmots, and more find their home in the sprawling pastures and riverbanks on the ranch. Centennial is preserved in perpetuity by a conservation easement making it a rare haven for all its wildlife, including the eagles nesting among its cliff sides and even the majestic black bear striding across its fields.





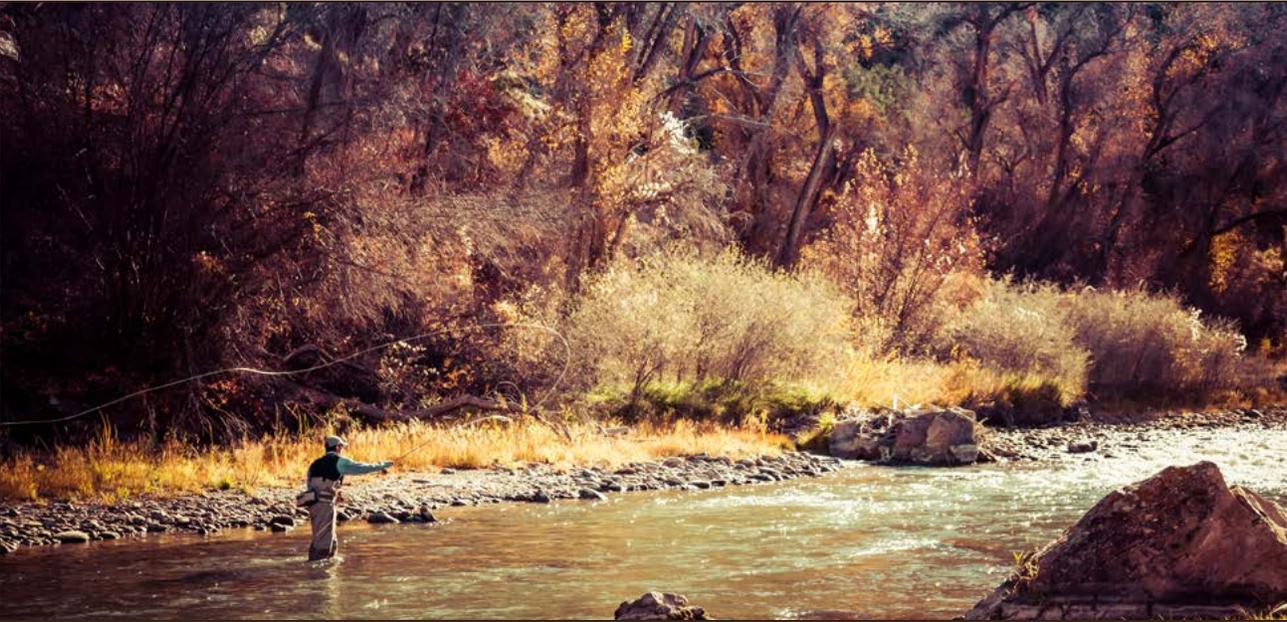
*Former CO Governor Bill Ritter*





## WATER RESOURCES

Centennial is well-watered with its half-mile of Uncompahgre riverside and efficient irrigation systems. Major irrigation ditches and other control structures deliver water to the crop fields and stock water for cattle and horses. The river flows north and is home to many waterfowl and fish species, working not only to bring water to the fields but to provide family recreation and tranquility.



## RECREATIONAL CONSIDERATIONS

Western heritage is alive and well at Centennial Ranch with ample opportunities to create quality time for the family and get back to a simpler life. Traditional activities from horseback riding to cattle drives and seasonal branding events are an integral part of life on the ranch.



Fly fishing is another outdoorsmen's pastime along the peaceful Uncompahgre River, known as a hidden gem among Colorado's avid fishermen. The river is a well-stocked tailwater with four different trout species, including trophy rainbow trout and large, naturally reproducing brown trout.



Bowhunting for deer and elk is particularly popular in the fall, and duck hunting on the river during winter.



## ADVERTISING PHOTO SHOOTS

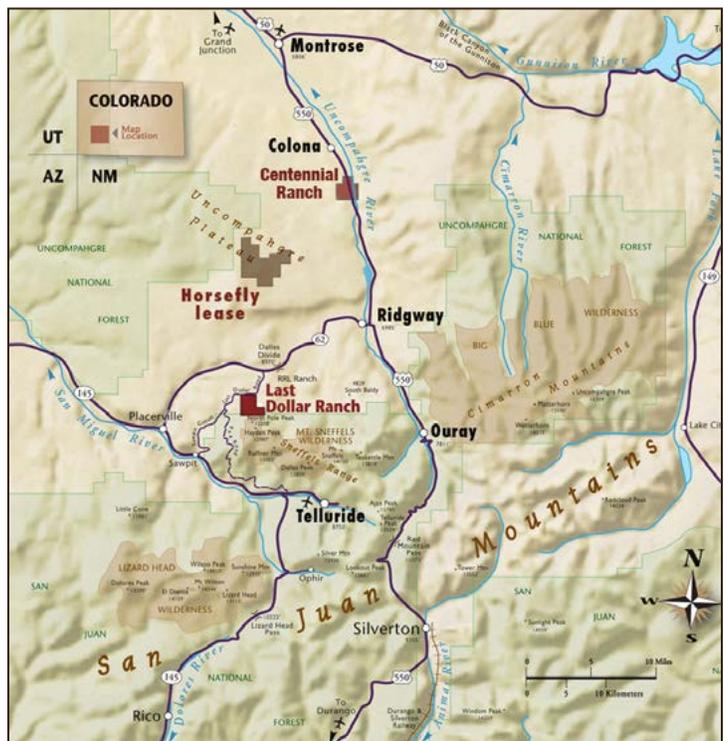
The ranch has hosted numerous Marlboro shoots, as well as television commercials and catalog shoots for companies such as Cabela's and Urban Outfitters.

According to the 2004 Architectural Digest article on Centennial Ranch, "It's all too fitting that dozens of Marlboro ads have been shot at the Kontnys' ranches ... They are ranches in their ideal — even idealized — form. Centennial in particular has a picture-book beauty, while still functioning as a working ranch."



# HISTORY

The ranch's original homestead was established in the 1880s by James and Charlotte Smith on land that had long been home to the Ute Native American tribe. Referred to then as the "Smith Place," it remained in the Smith family for five generations. The family worked cattle and produced hay on the property for 113 years. The governor of Colorado presented the Smiths with a "Centennial Farm Certificate" in 1988 to honor their century-long care for the property before current ownership renamed it Centennial Ranch upon their purchase in 1992. Since then, current ownership has made many improvements to enhance operations, restore historic structures, and preserve traditional agricultural techniques.

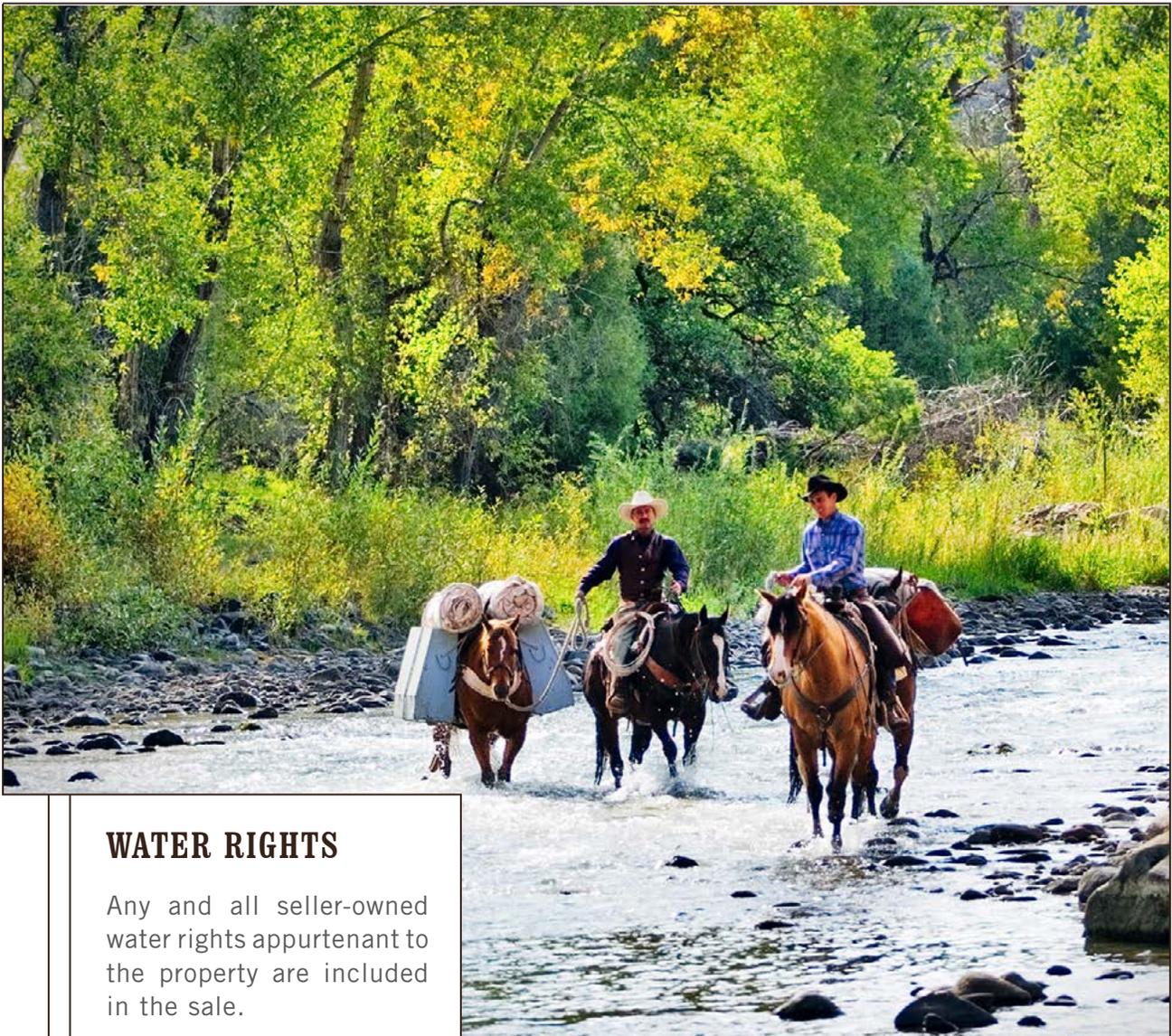




## EASEMENT



In 1995, current ownership entered into an agreement conserving and forever maintaining the open space character, agricultural activity, wildlife habitat, and scenic qualities of the property. The easement is held by the Colorado Cattlemen's Agricultural Land Trust and generously allows for the construction of an additional residence of up to 15,000 square feet as well as additional employee housing and a separate ranch office.



## WATER RIGHTS

Any and all seller-owned water rights appurtenant to the property are included in the sale.



## BEGINNING THE 12 MILE CATTLE DRIVE BACK TO CENTENNIAL RANCH



---

### MINERAL RIGHTS

Any and all seller-owned mineral rights appurtenant to the property are included in the sale along with any additional found information.

---

---

# CENTENNIAL RANCH

---

---



## **BROKER'S COMMENTS**

*Attention to detail is the cornerstone, passion and design of the Centennial Ranch. Mr. Kontny has taken a lifetime of travel, culture, business experience, his passion for the highest level of construction, appreciation for the agricultural industry, land stewardship, and combined all of it to be a reflection in this property. The highest standards of quality can be seen in every measure and our goal is to find just the right buyer that also sees, feels, and appreciates every element and aspect of the Centennial ranch.*



Click on map above for link to MapRight map of property.

## PRICE

**\$6,750,000**

*\* Some of the outstanding photography herein was provided by Roger Wade, Chris Marona, Natalie Heller, and Joe Sohm. Contact information is available upon request.)*

Hall and Hall 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, building measurements, 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.

## ADDITIONAL SERVICES OFFERED BY HALL AND HALL

- 1. MANAGEMENT SERVICES** – Hall and Hall's Management Division has a very clear mission—to represent the owner and to ensure that his or her experience is a positive one. Services are customized to suit the owner's needs. They often begin with the recruiting and hiring of a suitable ranch manager or caretaker and are followed by the development of a management or operating plan along with appropriate budgets. Ongoing services include bill paying, ranch oversight, and consulting services as needed. Even the most sophisticated and experienced ranch owners appreciate the value of a management firm representing them and providing advice on local area practices and costs. [Wes Oja](#), [Jerome Chvilicek](#), or [Dan Bergstrom](#) at (406) 656-7500 are available to describe and discuss these services in detail and welcome your call.
- 2. RESOURCE ENHANCEMENT SERVICES** – Increasingly the value of a ranch is measured by the quality of each and every one of its resources. Coincidentally, the enhancement of a ranch's resources also increases the pleasure that one derives from the ownership of a ranch. Our management services have included the assessment of everything from wildlife habitat to bird habitat to water resources and fisheries and the subsequent oversight of the process involved with the enhancement of these resources. [Wes Oja](#), [Jerome Chvilicek](#), or [Dan Bergstrom](#) at (406) 656-7500 are available to describe and discuss these services in detail and welcome your call.
- 3. AUCTIONS** - Hall and Hall Auctions offer “Another Solution” to create liquidity for the owners of Investment-Quality Rural Real Estate. Our auction team has experience in marketing farmland, ranchland, timberland and recreational properties throughout the nation. Extreme attention to detail and complete transparency coupled with Hall and Hall's “Rolodex” of more than 40,000 targeted owners and buyers of rural real estate help assure that there are multiple bidders at each auction. In addition, the unique Hall and Hall partnership model creates a teamwork approach that helps to assure that we realize true market value on auction day. For more information on our auction services contact [Scott Shuman](#) at (800) 829-8747.
- 4. APPRAISALS** - Staying abreast of ancillary market influences in ever-changing economic conditions requires a broad professional network to tap into. Finding an appraiser who not only understands the numbers but also the differences in value from one area to another is a critical part of making an informed decision. The appraisal team at Hall and Hall, formed entirely of Accredited Members of the American Society of Farm Managers and Rural Appraisers (ASFMRA), has that critical network of brokers and lending professionals. This professional network coupled with diverse experience across multiple regions and market segments allows our appraisal team to deliver a quality product in a reasonable timeframe. [Stacy Jackson](#) at (903) 820-8499 is available to describe and discuss these services in detail and welcome your call.
- 5. SPECIALIZED LENDING** - Since 1946 Hall and Hall has created a legacy by efficiently providing capital to landowners. In addition to traditional farm and ranch loans, we specialize in understanding the unique aspects of placing loans on ranches where value may be influenced by recreational features, location and improvements and repayment may come from outside sources. Our extensive experience and efficient processing allows us to quickly tell you whether we can provide the required financing.

Competitive Pricing | Flexible Terms | Efficient Processing

[Tina Hamm](#) or [Scott Moran](#) • (406) 656-7500

[Adam Deakin](#) • (970) 716-2120

[Monte Lyons](#) • (806) 698-6882

[J.T. Holt](#) • (806) 698-6884

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

## **BROKERAGE DISCLOSURE TO BUYER**

### **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:**

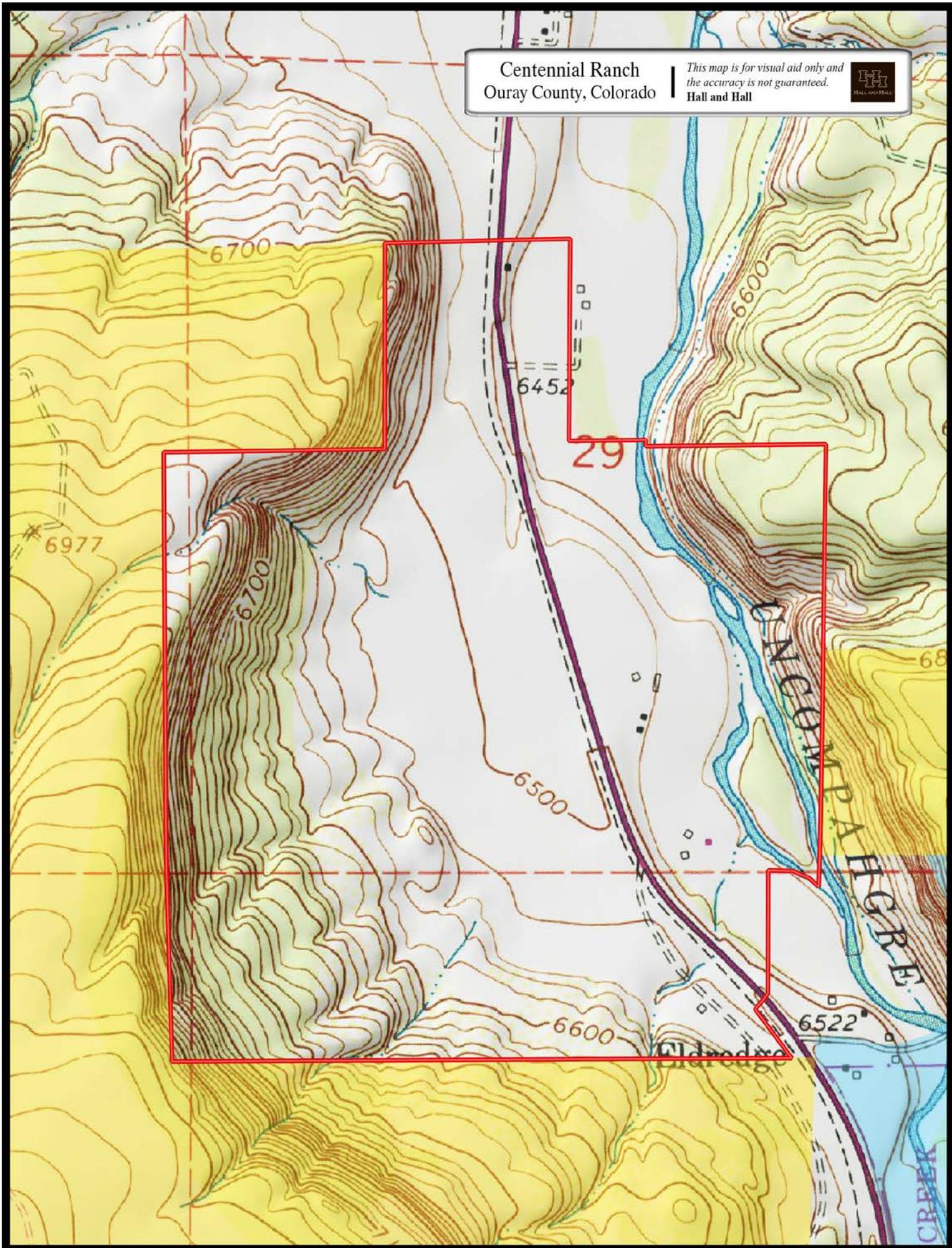
A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party's agent or as the party's transaction-broker.

Please contact one of the Hall and Hall brokers 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.

*[JEFF BUERGER](#) of Hall and Hall is the exclusive agent of the Seller.*

Centennial Ranch  
Ouray County, Colorado

This map is for visual aid only and  
the accuracy is not guaranteed.  
Hall and Hall



Centennial Ranch  
Ouray County, Colorado

This map is for visual aid only and  
the accuracy is not guaranteed.  
Hall and Hall



Montrose

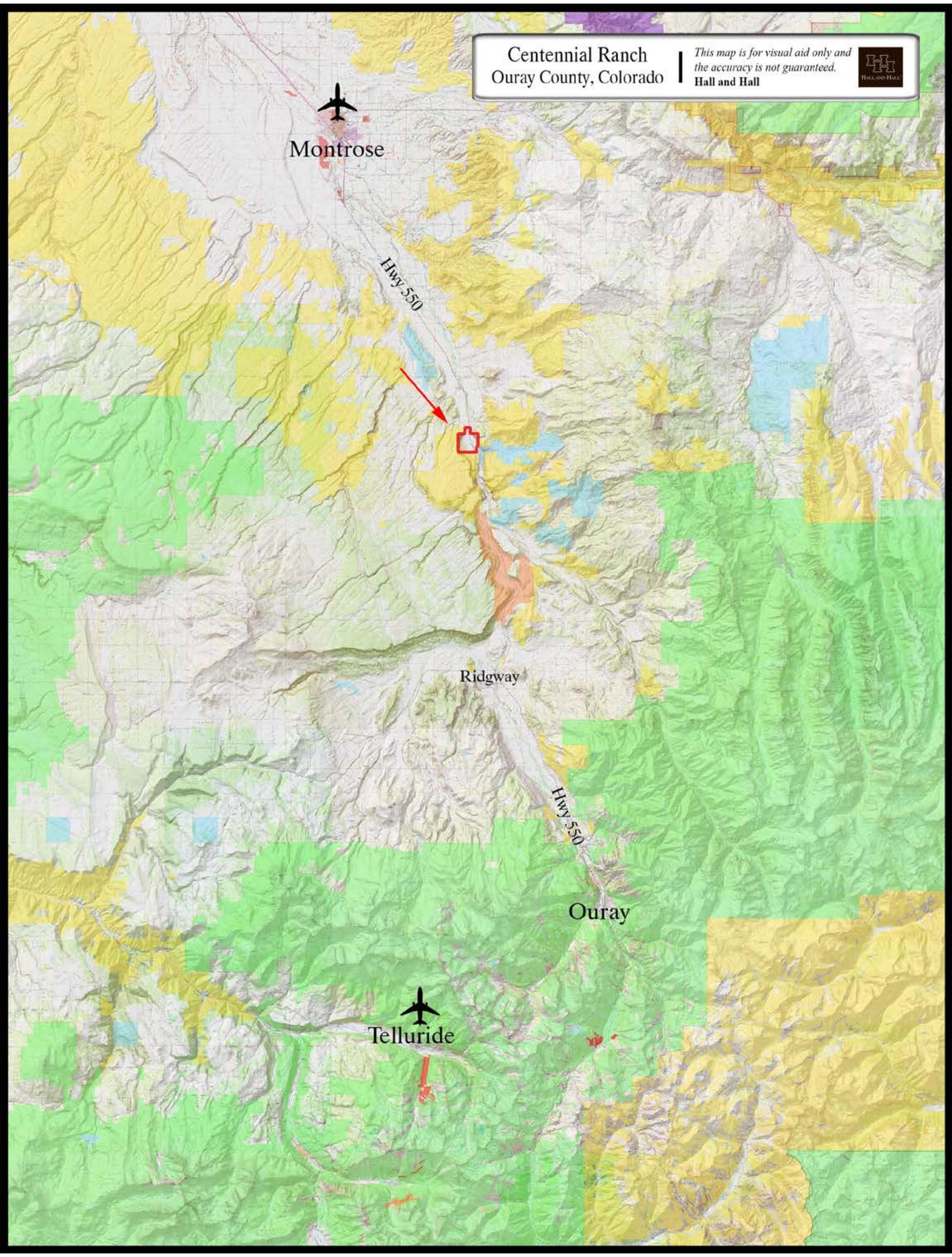
Hwy 550

Ridgway

Hwy 550

Ouray

Telluride



Centennial Ranch  
Ouray County, Colorado

This map is for visual aid only and  
the accuracy is not guaranteed.  
Hall and Hall

