



RANCH MARKETING ASSOCIATES

AUCTION: SEPTEMBER 19, 2018



SPECIE WILDERNESS RANCH

PLACERVILLE, SAN MIGUEL COUNTY, COLORADO | PREVIOUSLY \$6.5M | WITHOUT RESERVE

SPECIE WILDERNESS RANCH: AUCTION, SEPTEMBER 19, 2018

PLACERVILLE, SAN MIGUEL COUNTY, COLORADO

In Association with Concierge Auctions

PREVIOUSLY \$6.5 MILLION

OFFERED WITHOUT RESERVE

Rarely does a ranch of this magnitude come to market on the mesas surrounding Telluride. The rolling meadows and aspen glades of the 551.80 acre "Specie Wilderness Ranch" have almost a full mile of direct border with U.S. Forest Service land, offering a whole world of recreational opportunities and gated privacy to its owner.

The ranch is offered with two domestic water well permits and water decrees for 4 one-acre ponds of 11.5 acre-feet, each using the property's interest in the J&M Hughes Ditch. For the conservation minded buyer there are no existing conservation easements. The ranch is also being offered as two individual large parcels - the 329.18-acre South Parcel A and the 222.62-acre North Parcel B.



NORTH PARCEL B

With a 24-foot-wide horseback and walking access easement to the U.S. Forest Service land, the 222.62-acre North Parcel B of the Specie Wilderness Ranch offers a whole world of recreational opportunities and gated privacy to its owner. A domestic water well permit and water decrees to construct 2 one-acre ponds of 11.5 acre feet each using the property's interest in the J&M Hughes Ditch are included in the sale. For the conservation-minded buyer, there are no existing conservation easements.

SOUTH PARCEL A

Almost a full mile of direct border with U.S. Forest Service land! The 329.18-acre South Parcel A of the Specie Wilderness Ranch offers a whole world of recreational opportunities and gated privacy to its owner. A domestic water well permit and water decrees to construct two 1-acre ponds of 11.5 acre feet each using the property's interest in the J&M Hughes Ditch are included in the sale. For the conservation-minded buyer, there are no existing conservation easements and Agricultural tax status.





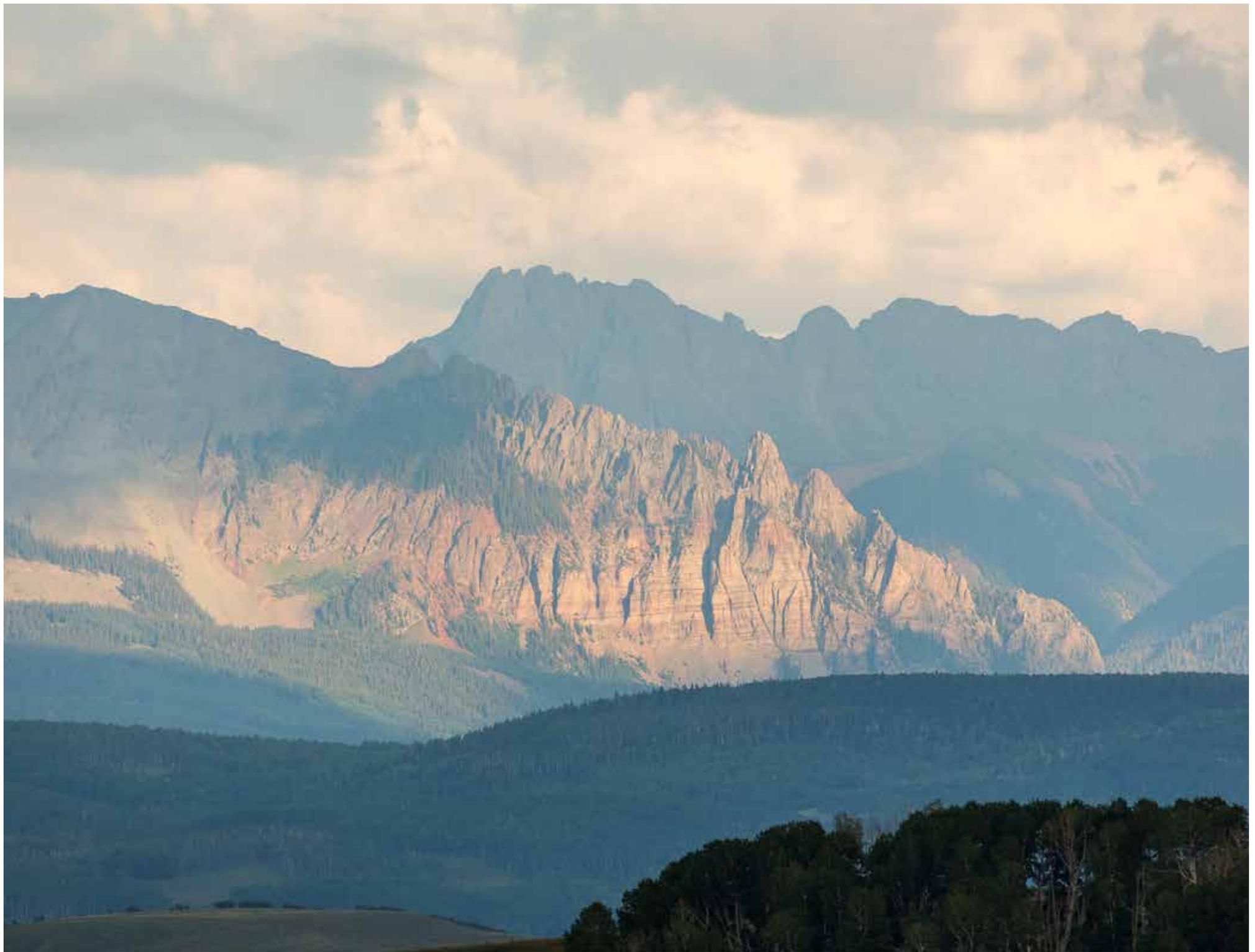
PROPERTY FEATURES

TWO PARCELS | 329 acres and 223 acres

At the base of Little Cone Peak | 9,000 ft. elevation

PROPERTY | Private road; Gated entrance; Two water wells; Electricity

WILDERNESS | Rolling meadows; Mixed spruce and aspen trees; Water decree for four one-acre ponds out of Hughes Ditch; Traversed by Specie Creek and Painter Creek





ALPINE AND NATURAL BEAUTY | Surrounded by 13,000 and 14,000 ft. peaks; Private $\frac{3}{4}$ mile access to Uncompahgre National Forest; panoramic views of Telluride ski slopes and Lone Cone

PROXIMITY TO RECREATION | World-renowned alpine playground; Skiing; National Parks; Music festivals; Historic charm; Fishing; Championship golf

LOCATION | 35 minutes west of Telluride and Telluride's Regional Airport; 60 miles to Montrose Regional Airport; 2-hour drive to Grand Junction; 2.5-hour drive from Durango



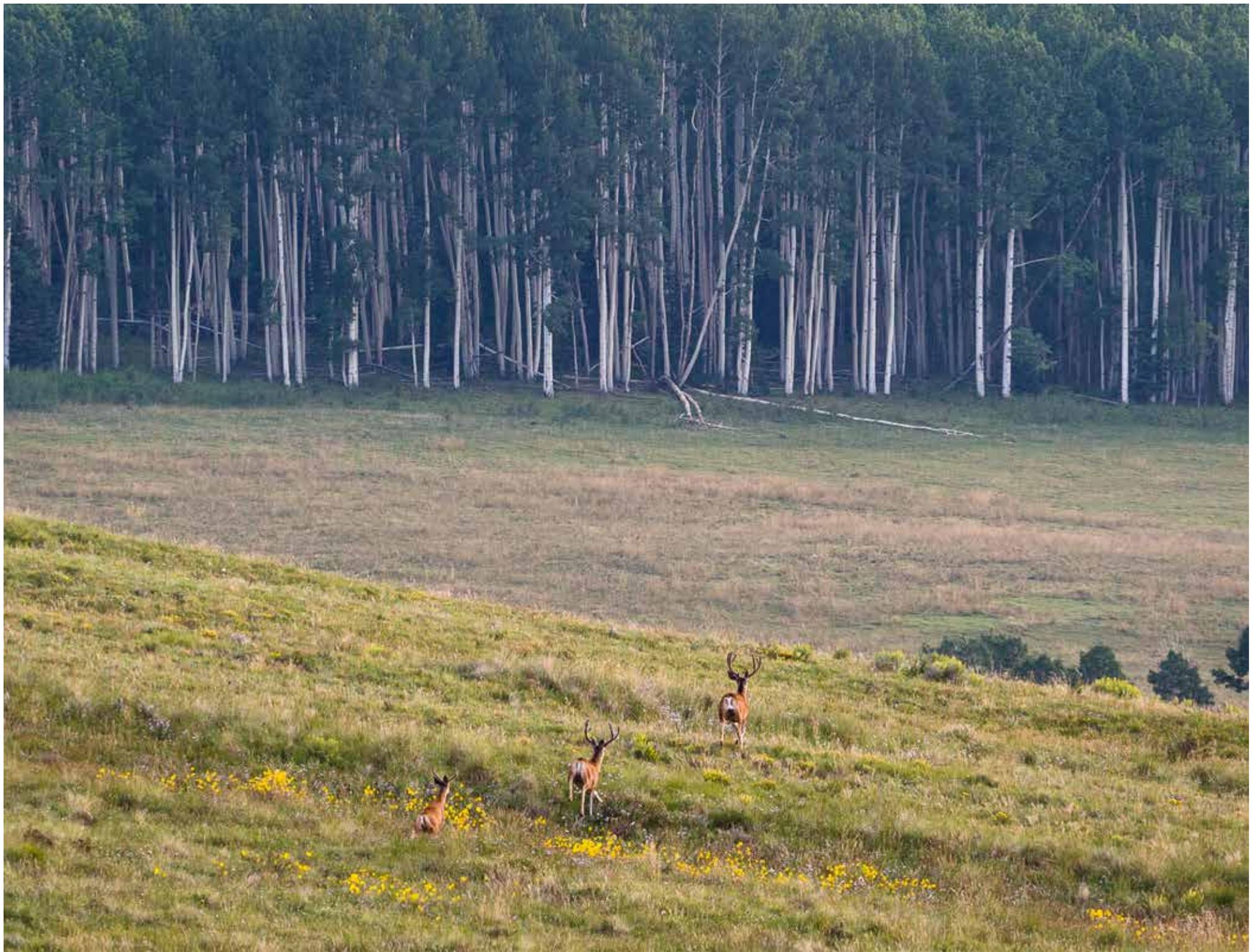


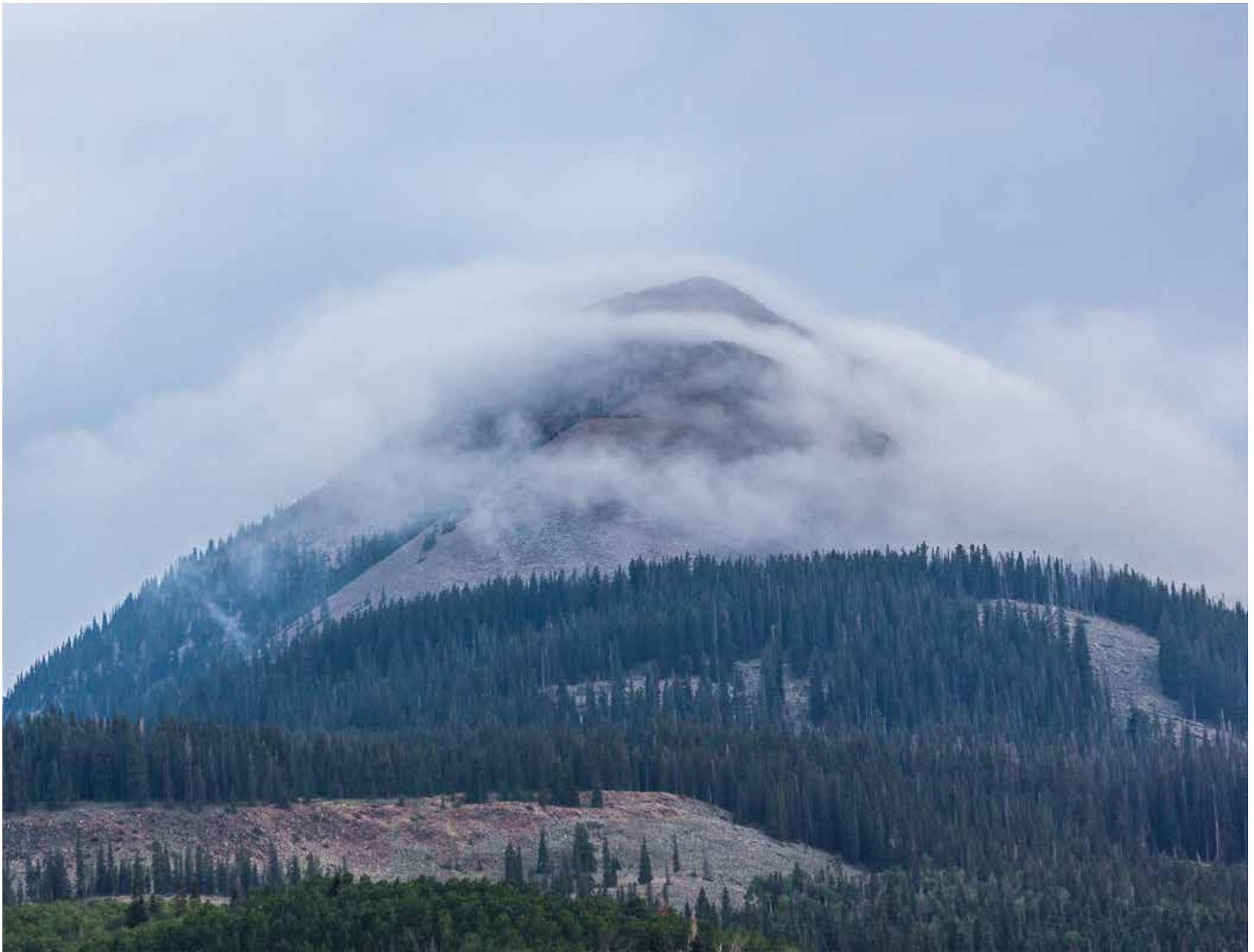






















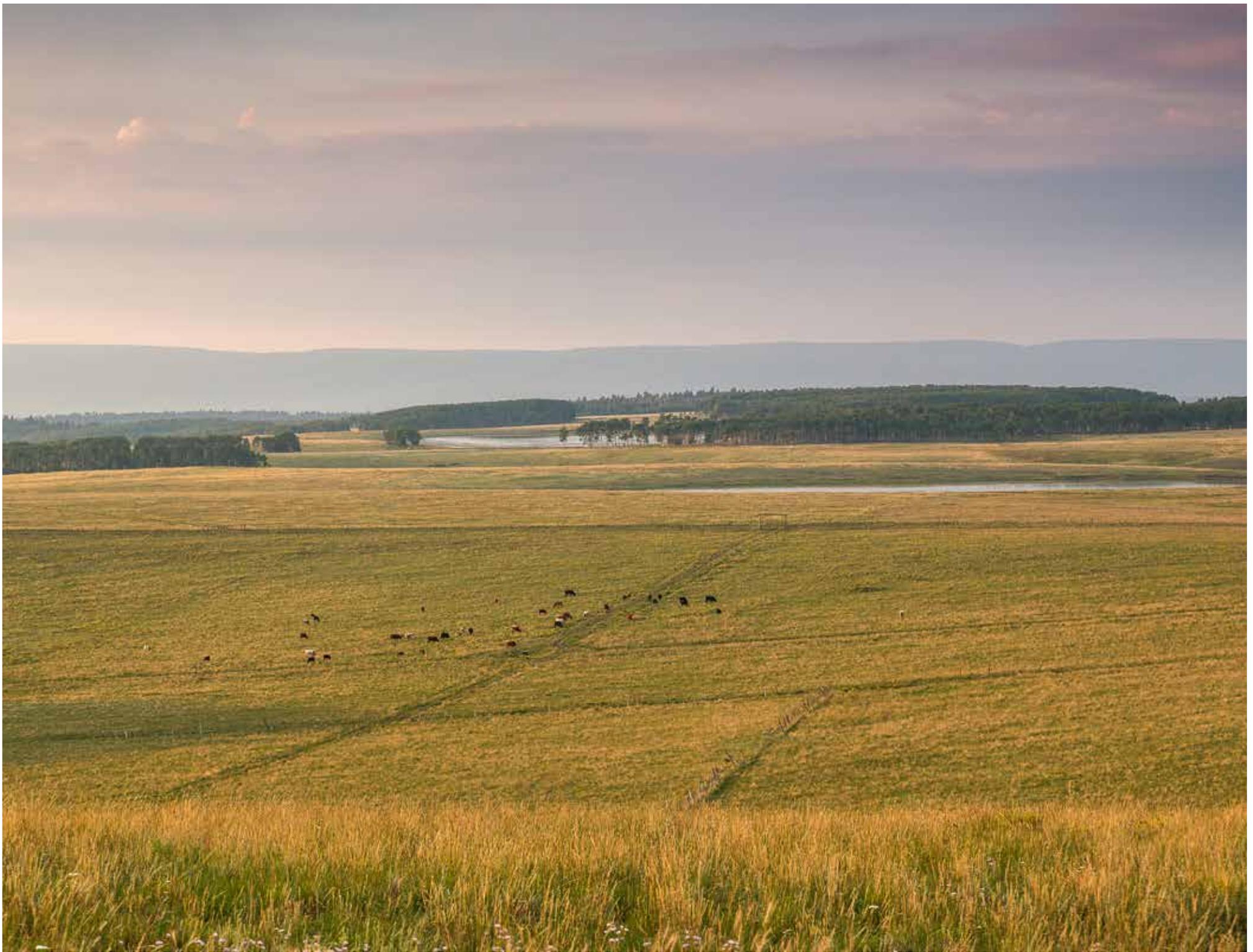








































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OPEN HOUSE BY APPOINTMENT

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