



“Carpenter Ridge Ranch”
Gunnison, CO

Offered by:
LIVINGSTON WESTERN REAL ESTATE
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Above is a photo of Blue Mesa Reservoir, unusually low due to the drought. Below is a view of the Dillon Pinnacles at Curecanti National Recreation Area.



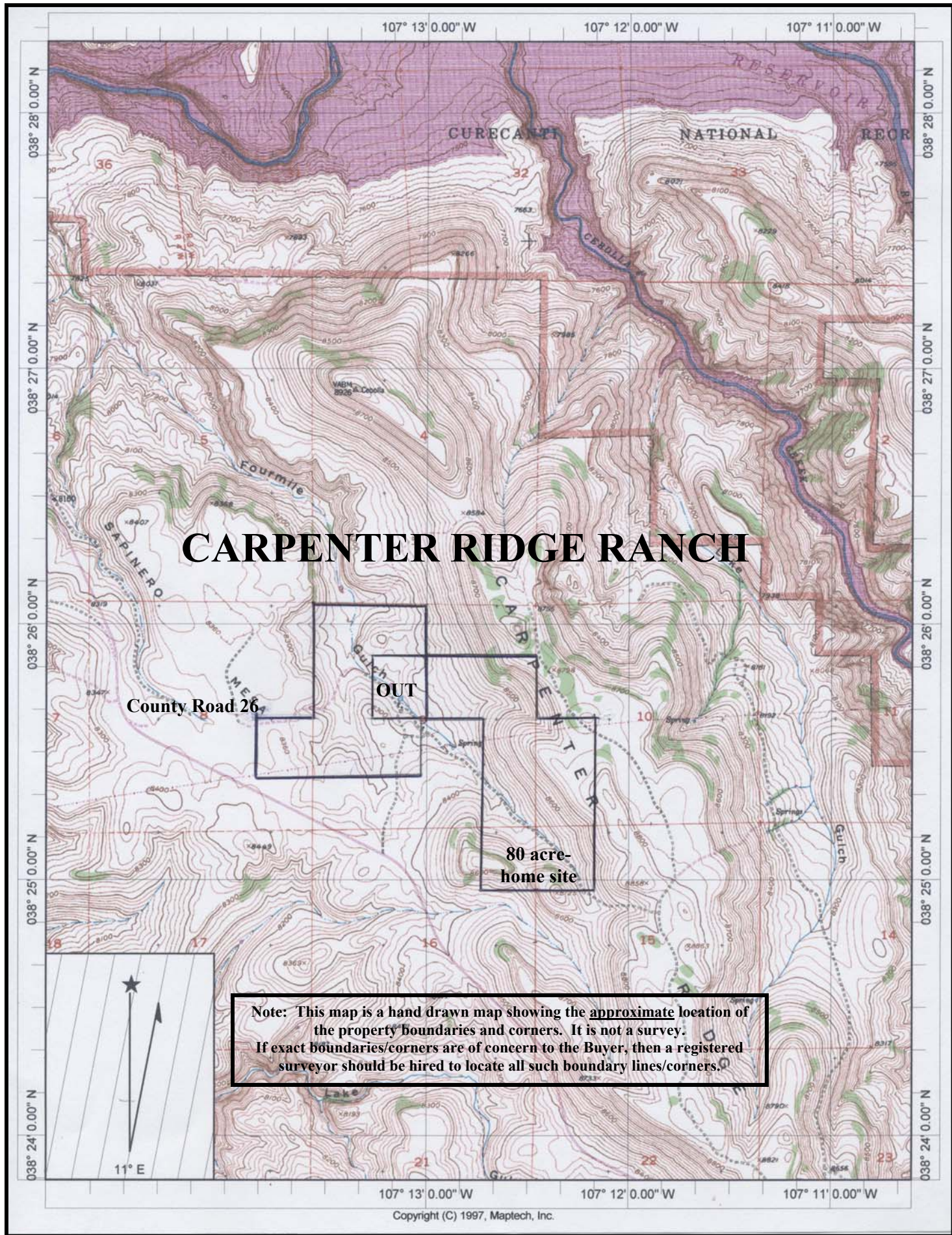
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CARPENTER RIDGE RANCH

County Road 26

OUT

80 acre-
home site

Note: This map is a hand drawn map showing the approximate location of the property boundaries and corners. It is not a survey. If exact boundaries/corners are of concern to the Buyer, then a registered surveyor should be hired to locate all such boundary lines/corners.

11° E

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Ski!!

Fish & boat!



Carpenter Ridge Ranch

Carpenter Ridge Ranch Summary

- SIZE:** 580 deeded acres, more or less.
- LOCATION:** TBD County Road 26 , Gunnison, CO 81230
Overlooking scenic and beautiful Blue Mesa Reservoir, Colorado's largest reservoir. (The National Park Service reports the reservoir to be about 20 miles long with about 96 miles of shoreline.)
- WATER:** There is a spring on the northern-most 80 acres of this parcel.
- AIR ACCESS:** For private and commercial aircraft, Gunnison-Crested Butte Regional Airport. Private pilots go to: <http://www.airnav.com/airport/KGUC>
- Because of the world-class skiing at Crested Butte, there are non-stop flights from cities across the country. A number of major airlines offer direct flights and Denver connections into Gunnison airport in the winter. Though flights are less frequent in the summertime, there are still a number of daily arrivals and departures on United.
- ACCESS:** Paved US Highway 50 to CR 26, which is a gravel road. Just a few miles up CR 26, and then a mile or so to property on deeded right of way. "Ranch roads" traverse the property.
- TAXES/ZONING:** 2006 taxes payable in 2007 to Gunnison County were \$723.28. Zoning is agriculture.
- PRICE/TERMS:** Asking \$1,200,000 cash or terms acceptable to Seller. Seller will finance with approved credit.
- TOPOGRAPHY:** This superior hunting property features sloping grassy meadows with Gambel oak, some pines, and aspen trees. Stunning views of Blue Mesa Lake, The Dillon Pinnacles, Curecanti National Recreation Area, and the West Elk Wilderness.
- USGS topographical maps show the elevation at the property to be about 8000-9000 feet in elevation feet.
- FEATURES:** A very private property on 580 acres. And...a very important property to the endangered Gunnison Sage Grouse. The owner wisely put 500 of the 580 acres into a conservation easement for the sage grouse's lek. You are wondering, "What on earth is a lek?" Go to this site for some amazing information: <http://audubon2.org/webapp/watchlist/viewSpecies.jsp?id=94> This site will tell you that a lek is an open area where the male sage grouse goes to "display" for courtship. Because this is a rare site (and an even rarer sight), the county road is gated and locked during the mating season and also when the females are hatching their young in the spring. Owners have access, but no one else.

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Carpenter Ridge Ranch Summary

For some great photos of the Gunnison sage grouse, go to:
<http://www.western.blue/bio/young/gunnsg/gunnsg.htm>

HUNTING: This area has some of the BEST hunting in all of Colorado! These 580 acres are strategically located in the heart of big game hunting Unit 66—renowned for its elk and trophy bucks. But even more critical is the fact that this property also controls access for about 5 miles to the Cebolla Creek area and surrounding 1000's of BLM and wilderness acres.

BUILDING SITE: The building site for a home/hunting cabin/lodge has aspen trees, rock outcroppings, a spring, and fabulous views of the Blue Mesa Reservoir. It is located on the unrestricted 80 acres.

A great place for a vacation, second home, or to live. Fish in the famous Blue Mesa (we have additional property for sale with DIRECT access to Blue Mesa), ride horses for miles and miles, or in the spring set up a spotting scope on your front porch before dawn and watch the lek down the hill.

What are you waiting for? For an appointment to see this fine property,
Call: 303.741.1900 or 1.888.515.4600 (toll free)

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