

FULL DRAW RANCH



NORWOOD, COLORADO

M4RANCHGROUP.COM

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\$1,099,000 - 177± Acres

Presented By



DEDICATED RANCH BROKER



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THE RANCH

Occasionally, a hunting property comes available that is set apart from any other, and Full Draw Ranch is that property. The ranch consists of 177± acres on the backside of Horsefly Canyon, right in the middle of the acclaimed game management unit 61. There is abundant wildlife including elk, deer, turkey, and bear. Most areas in Colorado either have great elk or deer hunting, however, GMU 61 is outstanding for both species, and this ranch qualifies for landowner tags.

The terrain is varied from big meadows and fields to dark standing timber. Springs feed the great watering holes that offer ample water supply to the game on the property. The ranch sits on the south-facing side of the Uncompahgre National Forest and is surrounded on three sides by a hard-to-access National Forest. The bulk of the prime hunting in the area is on this property. There are amazing views of the San Juan mountains from the back porch. The elevation of the property sits at 7,800 feet which can be accessed year-round even in the wintertime by 4x4. The topography on and off this ranch varies tremendously throughout, from farm ground to deep cuts making this a great hunting property.

Since this property is over 160 acres you can put in for landowner tags and have a good opportunity at drawing one of the hardest tags to draw in the state and be able to hunt right out your back door. The unit holds plenty of 350 class bulls and great bucks on and off this property. Often there can be hundreds of elk feeding in the fields and as the day progresses, they make their way up into the heavy cover of the dark timber to bed down for the day. This property is very secluded and private, making for a great house location. There is a well already in place and power is on the property. Hunting isn't the only thing this ranch has to offer; it also features good grass for grazing cattle in the summer and spring months. If you're a flight enthusiast, there are two runways on this land, one is 4500' and the other is 4000' where you can land your taildragger.



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WILDLIFE ON THE RANCH

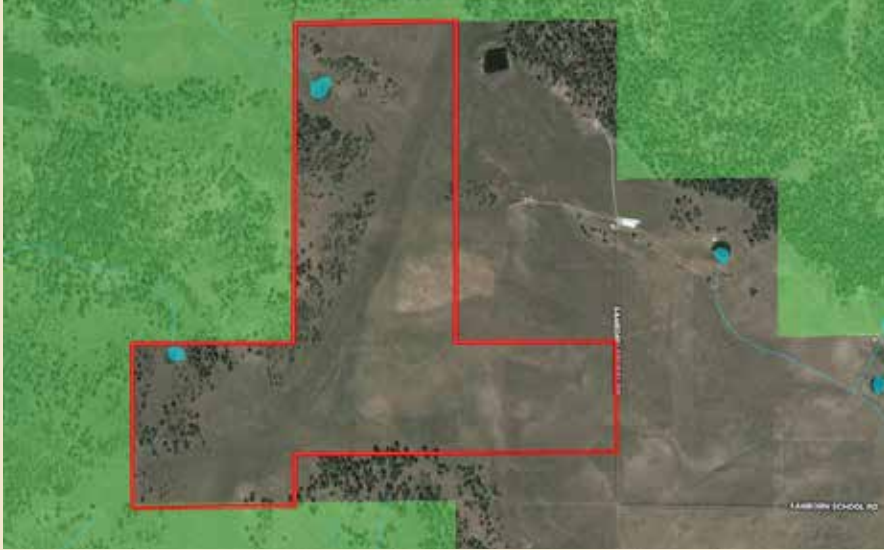


- Acclaimed Game Management Unit 61
- GMU 61 know for 350 Class Bulls
- Ranch Qualifies for Landowner Tags
- Spring Fed Watering Holes
- Big Meadows
- Cattle Grazing Opportunities

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LOCATION



Conveniently located on the western side of Montrose County and is 10 miles south of Norwood, with all the amenities you could ask for in a small town. The land sits up from the San Miguel River on the western side of unit 61.

AIRPORTS

Airport	Kind of Service	Miles from Norwood, CO
Telluride Regional Airport	Domestic	44± Miles
Montrose Regional Airport	Domestic	69± Miles
Grand Junction Regional Airport	Domestic	133± Miles
Denver International Airport	Domestic/International	387± Miles

CLIMATE – NORWOOD, CO

	Jan	Feb	Mar	Apr	May	Jun
Average high in °F:	39	42	51	59	69	79
Average low in °F:	13	17	24	30	38	45
Av. precipitation in inch:	.84	.95	1.15	1.17	1.21	.79
Average snowfall in inch:	12	11	9	4	1	0
	Jul	Aug	Sep	Oct	Nov	Dec
Average high in °F:	84	81	73	62	49	39
Average low in °F:	52	51	43	33	22	13
Av. precipitation in inch:	2.01	2.15	2.17	1.67	1.41	0.92
Average snowfall in inch:	0	0	0	2	10	11

<https://www.usclimatedata.com/climate/norwood/colorado>

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Surrounding Attributes



Telluride Ski Resort - Telluride, CO

The region receives on average more than 300 inches of snow annually and offers more than 2,000 skiable acres for all ability levels. With 300 days of yearly sunshine and no lift lines, the skiing and snowboarding in Telluride is an epic experience. Telluride Ski Resort opened Revelation Bowl in 2008. This spectacular European-style terrain is situated above tree line and offers advanced and expert skiing in an unbelievably scenic setting. All told, the resort has recently expanded by nearly 400 acres, offering the most stunning skiing and riding on the continent.

Ouray - Colorado

Ouray Hot Springs geothermally heated mineral pools range from 104 degrees in contrast to 75 degrees fahrenheit or 40 to 24 degrees celsius. Located in the heart of the San Juan Mountains, certainly used by Ute Indians. The hot springs pool, surrounded by 13,000-foot snow-capped peaks, also has five separate geothermally heated pools. This year-round hot springs, most noteworthy, has been operating since 1927.

The Ouray Ice Park is the mecca for ice climbing in Colorado. It attracts climbers from all over the world to the "Switzerland of America". The Ice Park showcases a massive manmade ice wall, located a short walk from downtown Ouray.

Box Canyon was founded as a mining camp and helped the city of Ouray establish itself as a permanent community. Box Canyon is home to Box Canyon Falls, a 285 feet (87 m) waterfall, with quartzite walls that extend almost one hundred feet past the falls. Access to the canyon is through a short, 500 feet foot trail to the base of the falls or a steep trail leading to the top of the falls.

Bridal Veil Falls - Telluride, CO

The spectacular Bridal Veil Falls are the tallest free-falling falls in Colorado. At 365 feet in height, these falls entice visitors and adventurers from all over the world to hike, bike, four-wheel drive, ice climb, and explore the surrounding wilderness. A privately owned, historic power plant sits atop the falls.

Black Canyon of the Gunnison National Park Gunnison, CO

Black Canyon of the Gunnison National Park is in Western Colorado, one of the deepest canyons in the world. It surrounds part of a deep, steep-walled gorge carved through Precambrian rock by the Gunnison River. You can take a boat ride with the National Park Service in the depths of the canyon. Amazingly, there was once a narrow-gauge railroad through it, which Mark Twain called the most frightening ride of his life. Roads and trails along the north and south rims have views of the Black Canyon's dramatic drops and the striated Painted Wall cliff. The winding East Portal Road descends to the river. Wildlife includes mule deer, elk and golden eagles.

Slick Rock Canyon - Dolores River Trip Slick Rock, CO

A few miles after launching from Slick Rock, you enter the short and scenic "Little Glen Canyon". The sandstone rock here is the same formation that is found in Glen Canyon, now flooded by Lake Powell. Exiting the canyon we enter the salt block formation that created the wide open spaces and breathtaking views of Big Gypsum Valley.

Below Gypsum Valley the river plunges into and divides a massive sheer rock wall over 1000 feet tall. The next 30 miles we are in the 29,000 acre Dolores River Canyon Wilderness Study Area. The river twists and turns through sandstone walls that reach skyward directly from the water's edge. "Entrenched meanders" were created as the plateau tilted on edge, speeding the flow of the once sleepy river. In places these cliffs overhang the entire river.

You'll camp on river beaches or sandy alluvial fans where the river passes a number of beautiful side canyons. You will explore several of these interesting serpentine grottos. Deer and bighorn sheep, are regularly spotted. You'll also make several stops to admire Indian petroglyphs, carved into the sheer sandstone walls.

The trip ends at an old west survivor, the Bedrock Store, where a scene from "Thelma and Louise" was filmed.