

East Divide Ranch



Silt, Colorado

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East Divide Ranch

300± Acres | \$1,500,000

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DEDICATED RANCH BROKER



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The Ranch

The East Divide Ranch is a 300± acre high alpine ranch giving incredible Colorado views. Located above Carbondale, Colorado, this stunning mountain town provides incredible recreational and social experiences. Carbondale sits only 45 minutes from Aspen, opening the door to even more opportunities. The ranch borders the White River National Forest for over half a mile along the ranch's southern border, giving you access to 4,000 acres of pristine national forest.

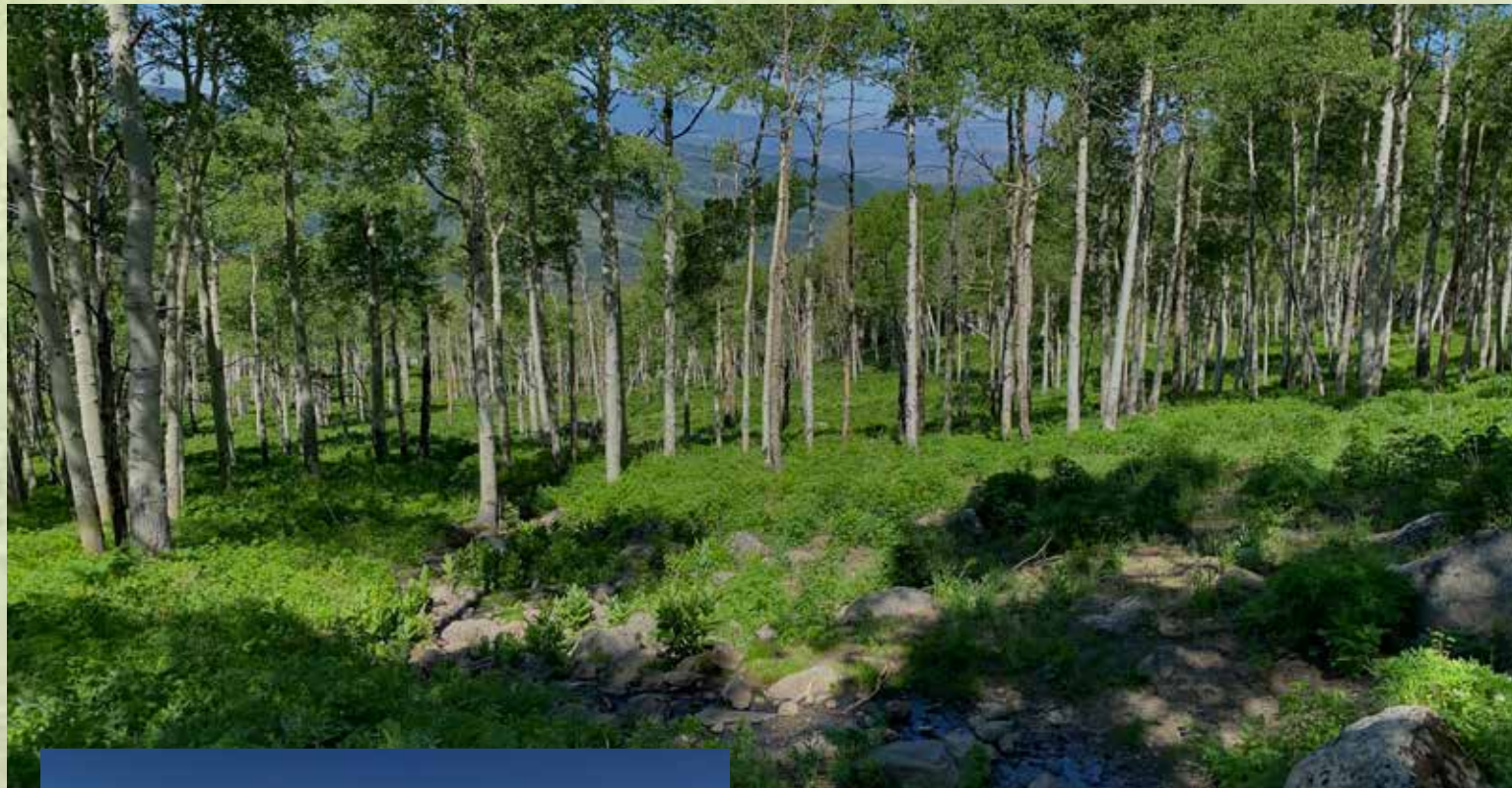
The ranch ranges from 8,280 ft to 8,540 ft in elevation and is covered in a mixture of high alpine vegetation, from aspen trees, spruce, and oak brush to large alpine meadows. The property also controls 11 seasonal waterways and lies near East Divide Creek. All these attributes create excellent habitats for elk and Mule deer. The ranch sits inside GMU 42 for a limited deer unit and over-the-counter elk unit hunting. You can draw landowner tags for Mule deer giving you access to hunt in the White River National Forest.

The East Divide Ranch provides fantastic recreational opportunities and the perfect place to escape everyday life. Recreational opportunities include hunting, fishing, and hiking through the beauty of Colorado.

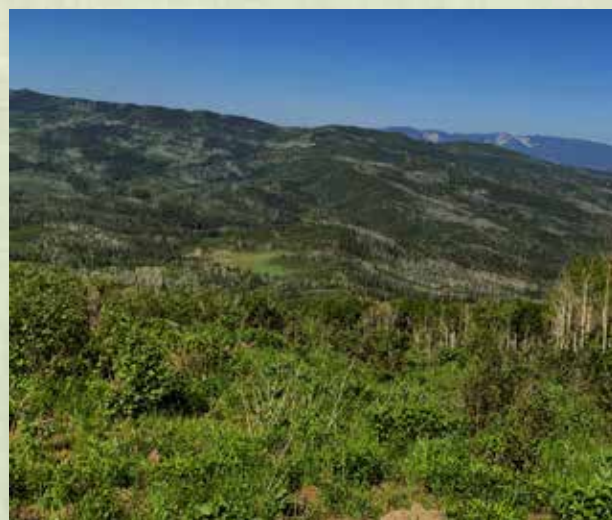


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- Undeveloped Acreage
- Borders National Forest
- Controls 11 Seasonal Waterways
- Recreational Paradise
- GMU 42
- Over-the-Counter Elk Tags



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Location - Airports - Climate



The property sits above Carbondale, Colorado and near the statutory town of Silt, Colorado.

Airports

Airport	Kind of Service	Miles from Silt, CO
Eagle County Regional Airport	Domestic	40± Miles
Grand Junction Regional Airport	Domestic	55± Miles
Denver International Airport	Domestic and International	160± Miles

Climate

• Average	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
• High	36°F	43°F	54°F	62°F	72°F	84°F	89°F	86°F	77°F	64°F	48°F	37°F
• Temp.	23°F	29°F	39°F	47°F	56°F	67°F	72°F	69°F	60°F	48°F	35°F	25°F
• Low	14°F	20°F	27°F	33°F	41°F	48°F	55°F	53°F	45°F	34°F	25°F	16°F
• Rainfall	0.3"	0.6"	0.8"	1.2"	1.2"	0.7"	0.9"	0.9"	1.3"	1.2"	0.9"	0.4"
• Snowfall	4.0"	2.5"	1.3"	0.5"	0.0"	0.0"	0.0"	0.0"	0.0"	0.4"	1.9"	4.1"

Surrounding Attributes

Rifle Falls State Park Rifle, CO

Rifle Falls State Park is a Colorado State Park located in Garfield County northeast of Rifle, Colorado. The central feature of the 48-acre park is a triple 70-foot waterfall flowing over a travertine dam on East Rifle Creek. Commonly seen wildlife includes mule deer, elk, coyote, and golden-mantled ground squirrel. Rainbow and brown trout can be caught in the creek. Limestone cliffs near the falls have a few small caves and three species of bats. Visitor facilities include campsites, picnic sites and 2.0 miles of hiking trails. Rifle Falls State Park is a very accessible and scenic location. The falls is located approximately 50 yards from the parking area with a relatively flat path adjoining the two areas. It is an easy walk to reach the falls, which are lovely nearly any time of year. The picnic and camping area near the parking lot offers grassy yard, restrooms, and potable water. There is a short hike which leads up and around the top of the falls. The trail is fairly steep and rocky, but is only about one mile round trip. Along the way there are several caves which visitors can explore. The hike also leads to a rock ledge behind one of the falls offering a lovely view.

Hanging Lake Glenwood Springs, CO

Hanging Lake was formed by a geological fault which caused the lake bed to drop away from the valley floor above. Over the years, water flowing over Bridal Veil Falls has deposited dissolved carbonates to build up the fragile lake edge. Perched high in the mountains, the trail takes you along Dead Horse Creek and through the rocky Glenwood Canyon. Because of its uniqueness, the area was designated a National Natural Landmark by the Secretary of the Interior in 2011.

Sunlight Mountain Resort Glenwood Springs, CO

Sunlight's intimate, unpretentious atmosphere can be attributed to its small-town roots - named after a once-thriving coal mining town in the area that disappeared in the early 1900s. With its summit situated on Compass Mountain, Sunlight offers skiers beautiful vistas of majestic Mount Sopris and the surrounding Elk Mountain Range, as well as hundreds of acres of mild greens, intermediate slopes, and black diamond extremes to satisfy all levels of abilities.

Glenwood Caverns Adventure Park Glenwood Springs, CO

Elevate your Adventure at Glenwood Caverns Adventure Park, America's only mountain-top Theme Park and western Colorado's #1 must-see attraction. Take the scenic Glenwood Gondola to experience amazing cave tours and incredible thrill rides perched on the edge of Glenwood Canyon, 1300' above the Colorado River. The Haunted Mine Drop is the only drop tower ride in the world that plunges you 110' down INSIDE the mountain. One of the state's longest Alpine coasters, laser tag, 4D motion theater and a zip ride. Family attractions like the Wild West coaster, the Ferris wheel, climbing wall & more.



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