

# Bull Basin Ranch



Mesa, Colorado



[M4RANCHGROUP.COM](http://M4RANCHGROUP.COM)

(970) 944-4444 | [RANCHES@M4RANCHGROUP.COM](mailto:RANCHES@M4RANCHGROUP.COM) | 201 GUNNISON AVENUE, LAKE CITY, COLORADO 81235



\$2,600,000 - 206± Acres

Presented By



DEDICATED RANCH BROKER



DAN MURPHY, BROKER  
970-209-1514 · DAN@M4RANCHGROUP.COM



All information provided is deemed reliable but is not guaranteed and should be independently verified. M4 Ranch Group, and its affiliates makes no representation or warranties as to the accuracy, reliability, or completeness of the information, text, property boundaries, graphic links or other items contained in any web site, print, or otherwise linked to this publication.

**M4RANCHGROUP.COM**

(970) 944-4444 | RANCHES@M4RANCHGROUP.COM | 201 GUNNISON AVENUE, LAKE CITY, COLORADO 81235





# THE RANCH

Bull Basin Ranch sits in the world-renowned recreational hub of Mesa County Colorado, home to almost every western recreational opportunity the mountains and deserts of America have to offer. From your backyard you have the Grand Mesa paradise with both winter and summer recreation hosting hundreds of alpine lakes, miles of trails, and excellent big game hunting.

The ranch encompasses 206± acres with varying terrain. Timbered ridges, oak brush flats, three lakes, 8.39 cfs of water rights, 23.2-acre feet of storage rights, and an off-grid cabin make Bull Basin Ranch the perfect end of the road mountain retreat property. The cabin is 2,310± square feet with 4 bedrooms and 3 baths. It can accommodate up to 14 comfortably. The cabin is on propane with a generator, although electricity can be brought to the property. The lower level of the cabin has a nice living area with a woodstove, kitchen, den, bedroom, bathroom, laundry, and has access to a covered wrap around porch and upper deck stairs. The upper level has 3 bedrooms, 2 baths, living area with woodstove, and access to a large deck. The property also has a 3-car garage to hold all your mountain toys and is set up for horses with a corral. A well-placed fire pit area with seating is placed in front of the cabin to enjoy the gorgeous views and stary skies.



[M4RANCHGROUP.COM](http://M4RANCHGROUP.COM)

(970) 944-4444 | [RANCHES@M4RANCHGROUP.COM](mailto:RANCHES@M4RANCHGROUP.COM) | 201 GUNNISON AVENUE, LAKE CITY, COLORADO 81235



# Water Resources

- 3 Ponds
  - Water Rights 8.38± cfs
  - Storage Rights 23.2 acre-feet





# Improvements



- 2,205± Sq. Ft.
- 4 Bedrooms
- 3 Bathrooms
- 2 Car Detached Garage



[M4RANCHGROUP.COM](http://M4RANCHGROUP.COM)

(970) 944-4444 | [RANCHES@M4RANCHGROUP.COM](mailto:RANCHES@M4RANCHGROUP.COM) | 201 GUNNISON AVENUE, LAKE CITY, COLORADO 81235



## Location

Bull Basin Ranch is located a few minutes from Mesa, Colorado. Mesa is an unincorporated community with a post office and a few amenities. Mesa is on the Grand Mesa Scenic Byway. Mesa is around 5,600' in elevation so the winters are not too bad. The ranch is approximately an hour from Grand Junction and 30 minutes from Powderhorn Ski Resort.

## Airports

Airport	Kind of Service	Miles from Mesa, CO
Grand Junction Regial Airport	Domestic	35 Miles
Montrose Regional Airport	Domestic	82 Miles
Denver International Airport	Domestic/ International	249 Miles

## Climate: Mesa, CO

	Jan	Feb	Mar	Apr	May	Jun
Average high in °F:	39	46	57	65	74	86
Average low in °F:	16	23	31	37	50	54
Av. precipitation in inch:	5.9	4	3	1.1	1	0.6
	Jul	Aug	Sep	Oct	Nov	Dec
Average high in °F:	92	89	80	67	51	40
Average low in °F:	61	59	50	38	27	18
Av. precipitation in inch:	0.8	1.1	1.3	1.3	2.6	5.7

<https://www.bestplaces.net/climate/county/colorado/mesa>

M4RANCHGROUP.COM

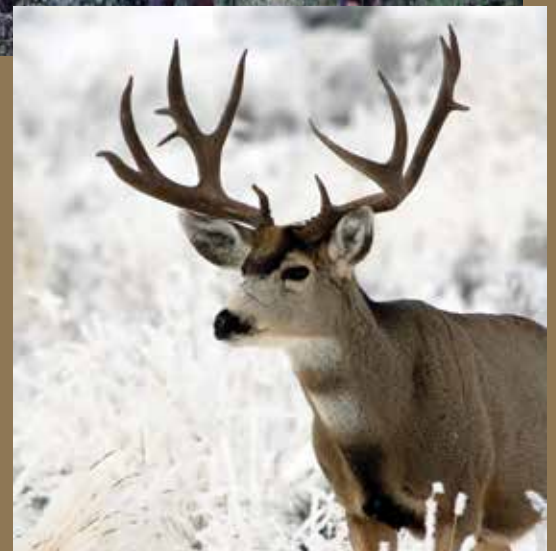
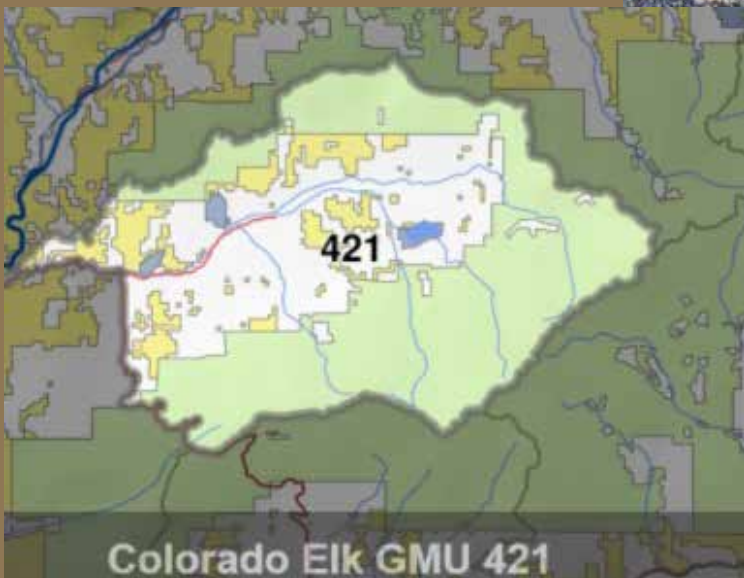
(970) 944-4444 | RANCHES@M4RANCHGROUP.COM | 201 GUNNISON AVENUE, LAKE CITY, COLORADO 81235





# Wildlife

Bull Basin Ranch located in Big Game Unit 421, which is comprised of 317,125± acres, and the ranch is backed into USFS public lands in the Grand Mesa National Forest totaling 247,124± acres.



# Surrounding Attributes

## Vega State Park

### Mesa County, CO

A 1,823-acre Colorado state park in Mesa County, Colorado. Vega Reservoir is a fishing destination and is located at an elevation of 7,696 feet. Year-round recreational activities at Vega State Park include boating, hiking, snowmobiling and camping. The park was established in 1967 in cooperation with the Bureau of Reclamation which was responsible for the construction of Vega Dam and Vega Reservoir.

## Powderhorn Mountain Resort

### Mesa, CO

Residing on the side of the largest flat-topped mountain in the world, Grand Mesa. This ski area towers 4,000 feet above the valley floor and is known for it's scenic western views and remarkable tree skiing. Powderhorn's 1600 skiable acres get covered with over 250 inches of light, dry snow each year. On top of that, Powderhorn has a diverse mix of skiable terrain, assuring fun for all levels of skiers/riders. You will find easy groomers, steeps, bumps, trees, terrain parks, and more at Powderhorn. The slopes are never crowded at Powderhorn.

## Wineries

### Grand Junction & Palisade, CO

Shaded by the majestic beauty of the red rock cliffs and mesas that surround Grand Junction and Palisade, the Grand Valley is home to 27 wineries and vineyards that serve up some of Colorado's best wines. You don't need to be an expert to enjoy a summer afternoon wine tasting, winery tour or the annual Colorado Mountain Winefest, which is held every September.



## Colorado National Monument

### Mesa County, CO

Colorado National Monument preserves one of the grand landscapes of the American West. But this treasure is much more than a monument. Towering monoliths exist within a vast plateau and canyon panorama. You can experience sheer-walled, red rock canyons along the twists and turns of Rim Rock Drive, where you may spy bighorn sheep and soaring eagles. The monument's feature attraction is Monument Canyon, which runs the width of the park and includes rock formations such as Independence Monument, the Kissing Couple, and Coke Ovens.

## Colorado River State Park

### Mesa County, CO

There are five unique and exciting sections of the James M. Robb – Colorado River State Park.

- Island Acres – surrounded by steep canyons cut by the Colorado River, which runs through the park.
- Corn Lake – Day-use area offering fishing and boat ramp to Colorado River.
- Colorado River Wildlife Area – Day-use area aimed at protecting wildlife habitat.
- Connected Lakes – Day-use section offering fishing and boat ramp to Colorado River.
- Fruita – The western most part of the Park located 0.5 mile south of exit 19 from I-70 in the city of Fruita; larger park with Visitor Center, lake and Colorado River access.