

Whetstone Mountain Ranch



Crested Butte, Colorado

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\$9,500,000 - 1,244± Deeded Acres



DEDICATED RANCH BROKER



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The Ranch

At Whetstone Mountain Ranch, high in the West Elk Mountains near Crested Butte, Colorado, you'll not only be "away from it all", but also "above it all". This 1,244± acre wilderness ranch boasts sweeping views of the magnificent Ohio Creek Valley that will be shared only by you and the eagles. If you're interested in having your nearest neighbors be elk, mule deer, black bears and lush meadows of wildflowers, Whetstone Mountain Ranch is the wilderness hunting retreat of your dreams.

The healthy subalpine forests and meadows that dominate Whetstone Mountain Ranch create prime habitat for mule deer and elk that favor living just below treeline for much of the year.

At an average elevation of about 10,000 feet, the property receives abundant moisture that feeds ten or more springs and ponds on the property, guaranteeing that animals won't need to travel away from the ranch to find water. Furthermore, the heavy stands of dark timber composed of spruce and fir, intermixed with meadows of lush native grasses and shrubs, meets the needs of wildlife for shelter and food. In short, Whetstone Mountain Ranch is in the midst of high-country big game habitat at its finest.



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Hunting

The hunting possibilities of Whetstone Mountain Ranch are as plentiful as its alpine vistas. Large mule deer roam the property with regularity, and bucks have been taken here that score over 200 on the Boone and Crockett scale, topping out at 243. Impressive elk herds also frequent the ranch and the adjacent Gunnison National Forest, which nearly surrounds the property. The ranch qualifies for over-the-counter elk tags and landowner deer tags. With these assets in place, the prospects of operating Whetstone Mountain Ranch as a private or commercial hunting retreat are outstanding.



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Lodge

A massive 3,045± square foot lodge serves as headquarters for this magnificent property. It includes four bedrooms, full kitchen, storage garage and a vaulted great room filled with trophy mounts. Spectacular high country views can be enjoyed from its large deck. The lodge is entirely off-grid, powered by a solar system with generator backup. Water comes from a gravity-feed system from a spring on the property. A barn and storage cabin are also present on the fully-fenced acreage.



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Lodge Interior



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Location/Airports/Climate

Hunting is the prime attraction of this property, but jeeping and hiking are natural fits in the summertime, too. Photographic opportunities abound, with great views of nearby Mount Whetstone, Carbon Peak, Mount Axtell, all of which rise in excess of 12,000 feet. Wildflower-lovers will literally have a field day here in the summer. World-renowned flyfishing opportunities exist on the Gunnison, East and Taylor Rivers, each within an hour's drive. The ranch is accessible by snowmobile in the winter, and snowmobiling, snowshoeing and ski touring are ideal ways to enjoy the solitude of winter. The downhill ski resort of Crested Butte is 50 minutes away, and the college town of Gunnison and its airport are 30 minutes away.



Airports

| Airport | Kind of Service | Miles from the Ranch |
|---|------------------------|----------------------|
| Gunnison-Crested Butte Regional Airport | Domestic | 10± Miles |
| Montrose Regional Airport | Domestic | 76± Miles |
| Grand Junction Regional Airport | Domestic | 140± Miles |
| Denver International Airport | Domestic/International | 233± Miles |

Climate - Gunnison, CO

| | Jan | Feb | Mar | Apr | May | Jun |
|----------------------------|------|------|------|------|------|------|
| Average high in °F: | 25 | 30 | 43 | 54 | 65 | 74 |
| Average low in °F: | -7 | -0 | 14 | 22 | 30 | 36 |
| Av. precipitation in inch: | 0.75 | 0.63 | 0.47 | 0.71 | 0.87 | 0.71 |
| Average snowfall in inch: | 10 | 9 | 5 | 3 | 1 | 0 |
| | Jul | Aug | Sep | Oct | Nov | Dec |
| Average high in °F: | 79 | 76 | 69 | 58 | 42 | 28 |
| Average low in °F: | 43 | 42 | 33 | 22 | 11 | -2 |
| Av. precipitation in inch: | 1.38 | 1.57 | 1.18 | 0.75 | 0.67 | 0.94 |
| Average snowfall in inch: | 0 | 0 | 0 | 1 | 5 | 11 |

Property Map



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