

High Meadow Ranch



Ridgway, Colorado

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\$8,000,000 - 417± Acres

Presented By:



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The Ranch

Steeped in history and wrapped in breath-taking beauty, the 417± acre High Meadow Ranch is one of the most desirable properties on the market today. Located above the banks of the Uncompahgre River, overlooking Ouray, Colorado, known as the “Switzerland of America” and the “Outdoor Capital of Colorado”. Nestled in the San Juan Mountains, the ranch is extremely private, creating the opportunity to bask in the grandeur of jagged peaks and alpine forests uninterrupted. Bordered by public lands giving you unlimited recreational opportunities. Horse enthusiasts can ride their horses off the property above the Dallas Trail into National Forest, giving you thousands of acres to explore and enjoy.

Situated in the high peaks of the San Juans, the ranch has stunning views of Dallas Peak, Box Canyon, Sisters Peak, Abrams Mountain, Treasure Mountain, Twin Peaks, Cascade Mountain, Baldy, and Whitehouse Peak, just to name a few. Elevations on the ranch range from 8,000 feet to 9,500 feet. Included in the ranch sale are the Millersburg and Silverspur mining claims, each with its own bit of history.

In a federal patent issued in 1886, President Benjamin Harrison authorized the original ranch. Founded as a working cattle ranch, the Erickson family later converted it to an alpine dairy ranch to furnish milk and dairy products to the townsfolk of Ouray and the hard rock miners searching for gold at the legendary Camp Bird Mine.

In the winter, Mrs. Erickson and her children moved to Ouray so the children could attend school. Mr. Erickson and a helper attended to the dairy cows and ranch. The milk was delivered to the town over the alpine road, which required plowing by the horses in the winter months. After Mrs. Erickson’s passing, the family sold the historic dairy ranch. Since then, the ranch has been used for recreation, hunting, and cattle grazing. A small dovetail log cabin and the historic Erickson Dairy barn, built by a Scandinavian shipwright, stand as testaments to the past, while the stunning landscape remains a blank canvas of opportunity.

Owned by a local ranching family in the Montrose Valley since 1963, the property qualifies for agricultural tax valuation. Plentiful water helps ensure the land's productivity. The ranch boasts 50 ± irrigated acres of mountain meadows that are enhanced by 4 cubic feet per second (cfs) of historic water rights as well as three ponds, one is stocked, and numerous springs, including one that is adequate for domestic use.

The ranch's agricultural opportunities include a BLM grazing permit with profuse grazing in its lush forest. The ranch is bordered by USFS and BLM public lands for 3± miles, ensuring that the ranch's enviable privacy will be protected from encroaching development far into the future. While the "neighborhood" is protected, the ranch itself is not under a conservation easement, leaving all options on the table for the next owners and their heirs.



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The Cabin



Features

- 733± Sq. Ft. Dovetail Cabin
- 1 Bedroom
- 60 x 75 Historic Barn



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Property Attributes

Water Resources

- 2 c.f.s. - Irrigation Purposes - Middleton Ditch
- 1 c.f.s. - Domestic, Stockwater, Fish Culture Purposes - Middleton Ditch
- 1 c.f.s. - Irrigation, Domestic, Stockwater, Piscatorial Purposes - Wayland Ditch
- 3 Ponds (1 Stocked, all Spring Fed), Numerous Springs



The Land

- NOT Under Conservation Easement
- Taxed Agricultural
- BLM Grazing Permit
- 3± Miles of USFS and BLM Bordering the Property
- 50± Irrigated Acres
- Sale Includes the Millersburg & Silverspur Mining Claims



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Wildlife



The ranch borders more than a million acres of National Forest Lands, many species of wildlife including elk, Mule deer, and bear can be found on the ranch. Historically, High Meadow Ranch qualifies for big game landowner tags. Located in GMU 65, which has over-the-counter bull tags, and 85.6% success for first choice draw requests in the overall unit, the ranch is positioned to deliver memorable hunting year after year. The Uncompahgre and Mount Sneffels Wilderness Areas at the south end of GMU 65 offer challenging terrain, but good hunting potential.



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Location



Airports

Airport	Kind of Service	Miles from Ouray, CO
Montrose Regional Airport	Domestic	53 ± Miles
Grand Junction Regional Airport	Domestic	103 ± Miles
Denver International Airport	Domestic/International	355± Miles

Climate - Ouray, CO

	Jan	Feb	Mar	Apr	May	Jun
Average high in °F:	37	39	45	54	64	74
Average low in °F:	15	17	23	30	38	45
Av. precipitation in inch:	1.72	1.73	2.25	2.07	1.76	1.15
Average snowfall in inch:	24	23	26	13	3	0
	Jul	Aug	Sep	Oct	Nov	Dec
Average high in °F:	79	76	70	60	45	37
Average low in °F:	51	50	44	34	23	16
Av. precipitation in inch:	2.10	2.29	2.02	2.15	2.06	1.62
Average snowfall in inch:	0	0	0	6	20	22

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Surrounding Attributes

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.

Telluride Ski Resort- Telluride, CO

Telluride Ski Resort is considered one of Colorado's best ski resorts and one of the best in the country—and for good reason. More than 2,000 skiable acres and 4,425-foot vertical drop: 23 percent beginner, 36 percent intermediate, 41 percent expert/advanced. The small, 8-by-12 block town itself is an adorable, European-style village set in a canyon of tall mountain peaks. Although it is most well-known as a winter destination, music and food festivals draw visitors in the warmer months.

Black Canyon of the Gunnison National Park Montrose, 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.

Blue Mesa Reservoir – Curecanti National Recreation Area Gunnison, CO

Colorado's largest reservoir and home to the largest Kokanee Salmon population in the Western US. Blue Mesa Reservoir is 330 feet at the deepest point and is made up of 3 basins, 4 boat launches, two marinas and over 100 miles of shoreline. It is truly a magnificent area nestled in the Rocky Mountains. Blue Mesa is a recreationalist's dream. Options for play include sailing, power boating, fishing, and water skiing. Windsurfing is popular among those looking to get a workout on the water.

