

FULL BROCHURE COMING SOON!

EXECUTIVE SUMMARY

EGR RANCH

COLORADO | MONTROSE COUNTY | CIMARRON

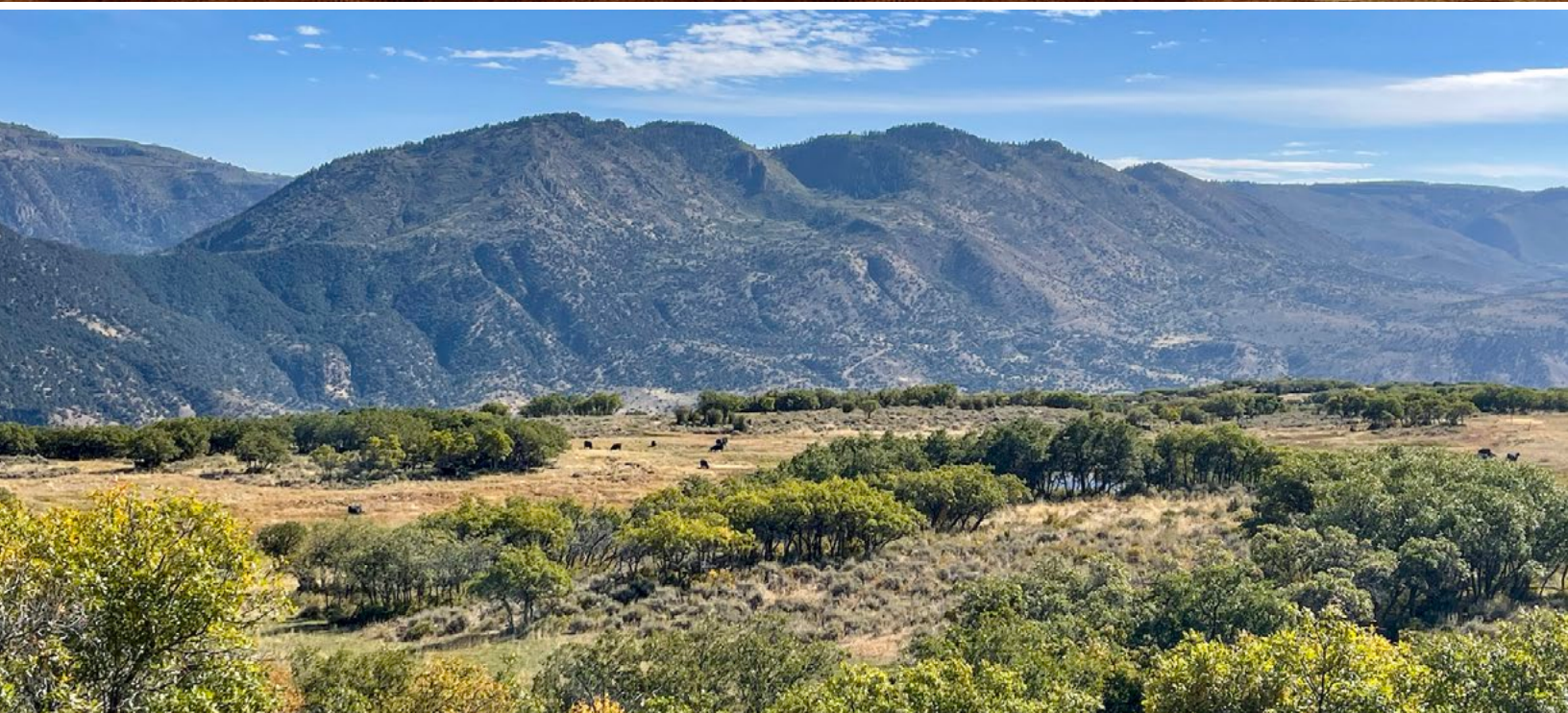
5,550± ACRES | \$36,000,000

Big elk, big sky, and big views—this is the magnificent EGR Ranch! Located in the famous Cimarron Valley, EGR boasts 5,550 +/- acres, abundant irrigation water (1,419 AF plus 8 CFS from the Whittingham #1 Ditch, 1,424 +/- classified irrigated acres), awe-inspiring views, and an ample elk and deer population. Upon entering the main gate, it becomes abundantly clear why ground like this pervaded the hearts and minds of Colorado's early settlers. From HWY-50 and Curecanti in the north, to CR P77 in the south, the ranch's rolling topography yields a vegetative mosaic, alternating between gambel oak knobs, sage flats, and irrigated glens. This stunning landscape is complemented by 2.50 +/- miles of exclusive Veo creek frontage, 27+ ponds, a comfortable 4,038 SF hunting lodge, and 2,400 SF barn. Colorado's fastest growing airport, alongside many fine dining options, is within 22 miles and the renowned ski slopes of Crested Butte and Telluride are only a short morning drive. It was the promise of ranches like this that captured the American imagination in 1862, and today, backdropped by a 14,000-ft horizon, they still do!



LISTING AGENT: **JOSEPH BURNS**
970.209.4400 | JOEY@EAGLELAND.COM





Land

- 5,550± acres (Assessor)
- 1,392± acres in CE (Rocky Mountain Elk Foundation)
- 1,424± Classified Irrigated
- 6,920'-8,640' Elevation

Vegetation

- Irrigated Meadows
- Gambel Oak
- Sage
- Pinion & Juniper

Water

- Well permit 160951 for the Lodge
 - 365', 1.5± GMP
- 22 shares of Cimarron Ditch (880 AF)
- Bostwick Park (539 AF)
- Whittingham #1 Ditch (8 CFS)
- Veo Creek Frontage (2.53 mi)
- 27+ ponds





Frontage

- **Cimarron River Frontage**
 - (0.74 mi including BLM & HWY ROW)
- **US HWY 50** (Paved, Year-Round)
- **Big Cimarron Road** (Gravel, Year-Round, 2.53 Mi)
- **County Road P77** (Gravel, Year-Round to Lodge, 4.8 mi)

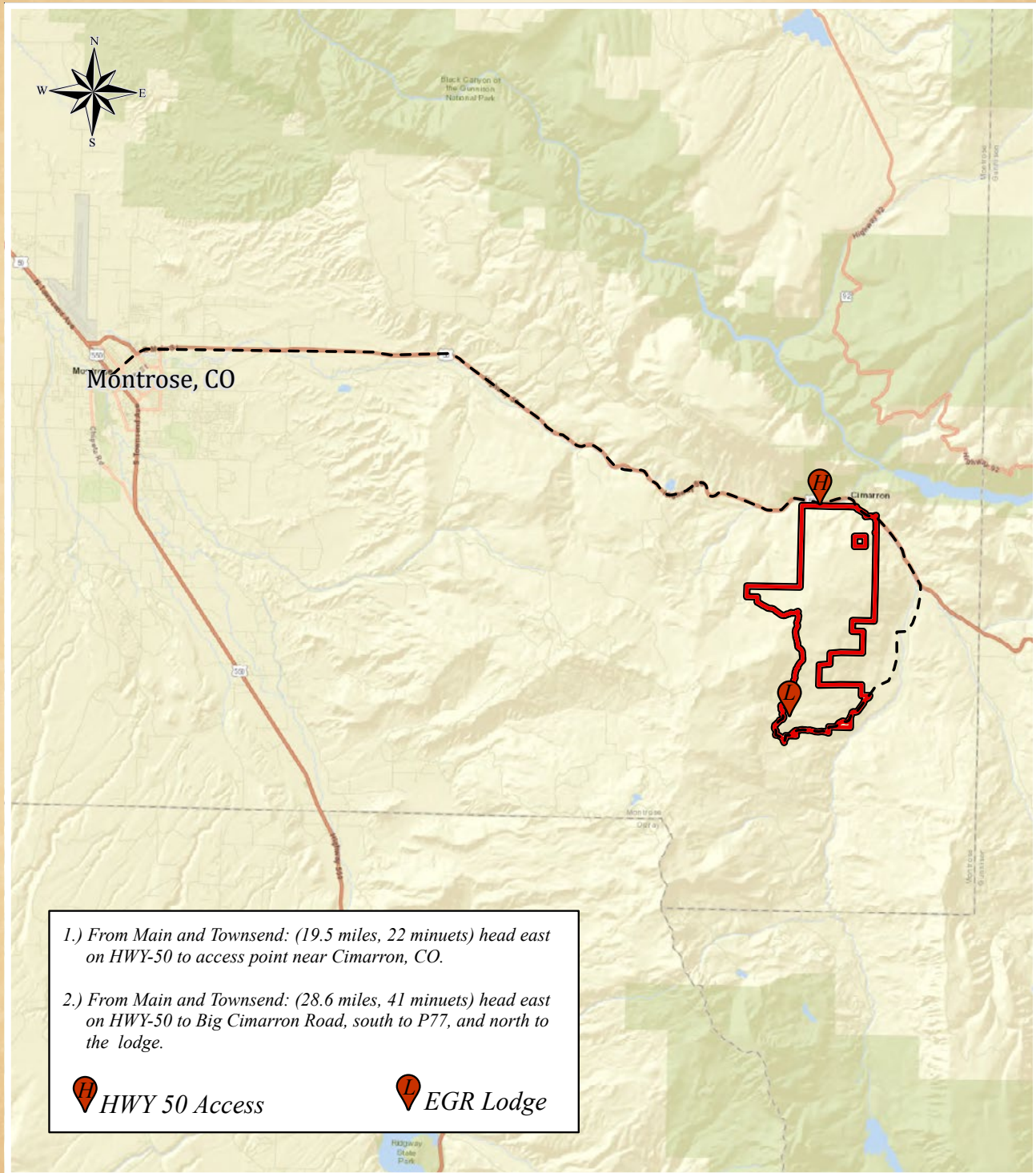
Hunting

- **Game Unit 65**
- **Elk 325-350" Potential**
- **Deer 180-200" Potential**
- **Bear 400+ LBS Potential**

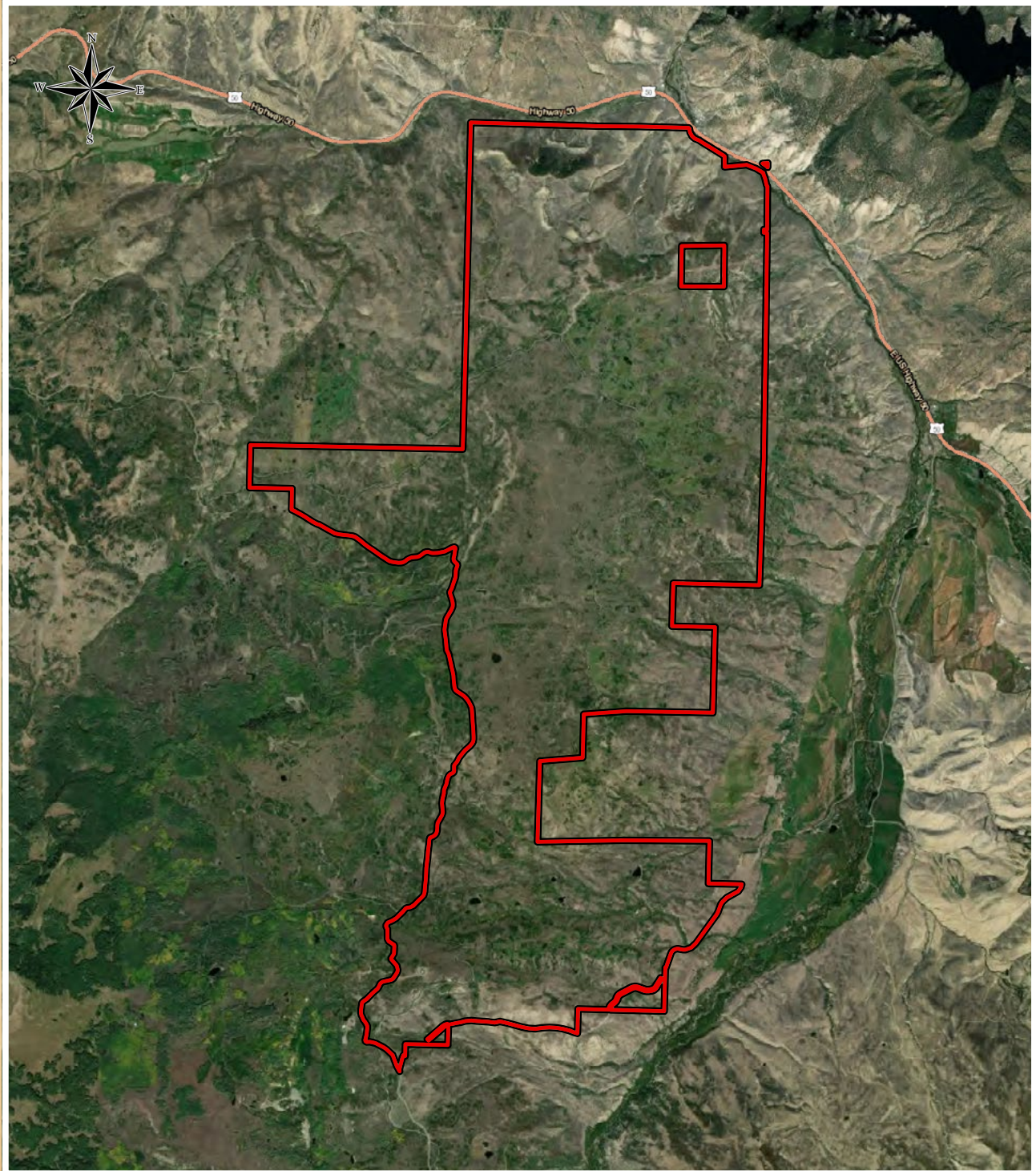
Improvements

- **Lodge**
 - 1990 Built (2000 Remodel)
 - Single Story
 - 4,038.4 SF
 - 6 Bath, 7 Bed
 - Heat: Gas, Forced Air
 - Cooling: Central Air
 - Metal Roof
- **Barn**
 - 2,400 SF
 - Upstairs living quarters with bathroom and septic
- **General Improvements**
 - Perimeter and Cross Fencing
 - Working Corrals
 - Well-maintained internal road system
- **Utilities**
 - Well
 - Septic
 - DMEA Electric Service
 - Phone (buried)
 - Starlink internet
 - Good cell coverage (AT&T)

LOCATION MAP



AERIAL MAP





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Joseph Burns of Eagle Land Brokerage is the exclusive agent of the Sellers. | 970.209.4400 | JOEY@EAGLELAND.COM

Eagle Land Brokerage is acting as a Seller's Agent and will cooperate with other agents acting as a Transaction Broker or Buyer Agent only.

NOTICE: Offering is subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of purchase by owner. Information regarding land classifications, acreages, carrying capacities, potential profits, etc., are intended only as general guidelines and have been provided by sources deemed reliable, but whose accuracy we cannot guarantee. Prospective buyers should verify all information to their satisfaction. Prospective buyers should also be aware that the photographs in this brochure may have been digitally enhanced and may simply represent the view from the property or local area attractions or locations.



JOSEPH BURNS | 970.209.4400 | JOEY@EAGLELAND.COM

BRYAN WALCHLE | 970.209.7500 | BRYAN@EAGLELAND.COM

BRAYDEN BURNS | 970.275.4119 | BRAYDEN@EAGLELAND.COM