



Juniper Mountain Ranch

5,899 Acres • Moffat County, CO



PROPERTY HIGHLIGHTS

- \$8,848,500
- 5,899± acres
- Taxes: \$1,284
- 1.5 hours from Steamboat Springs
- Newly Installed Stock Well
- Hunting Unit 211



Welcome to the Juniper Mountain Ranch, a true Colorado outdoor paradise. This ranch spreads a little over 12,000 acres of breathtaking terrain, that provides abundant opportunities for the outdoor enthusiast. The ranch is replete with a diverse amount of landscape that offers a mixture of open prairie, rocky outcroppings, mountain side slopes filled with juniper and cedar, and level plateaus with views that span as far as the eye can see. And as a bonus, a small portion of the ranch borders the Yampa River. There are also several draws that offer protection for wildlife and host a plethora of vegetation. There is a vast history throughout the ranch and as one meanders through it, discoveries of past remnants abound. The ranch is diverse in elevation with around 1,000 feet from its depths to its highest summits. Some of the most important characteristics of the land is that it offers plenty of feed and shelter for both wildlife and livestock. For the hunter, the ranch falls within Colorado's hunting unit 211, which is known for solid success rates. This ranch is eligible for several deer and antelope vouchers. Archery and rifle season elk tags are available over the counter and muzzleloader tags are limited draw. Wildlife can be a daily site within the ranch's boundaries. In fact, this property has been professionally guided and hunted by Big Rack Outfitters for over 30 years with constant successful harvests. On an average year, there are typically around 10 Bull Elk and 5-10 Cow Elk harvested on the ranch. A handful of Mule deer bucks are also taken yearly. As far as livestock goes, there are years of history of sheep and cattle grazing. Nearly 5,900 acres of the ranch's large landholding are deeded, and recently surveyed. To complement the deeded acreage, there is a 5,800-acre BLM grazing allotment and a 640-acre state lease for additional grazing that coincides with this property. To water the land, there is a newer stock well that provides water to the flats of the ranch, A natural spring in the east of the ranch, and plans for a new stock well to the center of ranch. All of which will cause resident herds of wildlife to stay on the property. With its ideal local of being just 1.5 hours from Steamboat Springs and only 45 minutes to the Yampa Valley Airport, convenience and world class recreation, restaurants, and shopping are just a short, picturesque drive away.



MANUEL "MANNY" TRUJILLO

Qualifying Broker - NM
Employing Level RE Broker Assoc. - CO

719-776-0343
manny@gwranchandlandcom



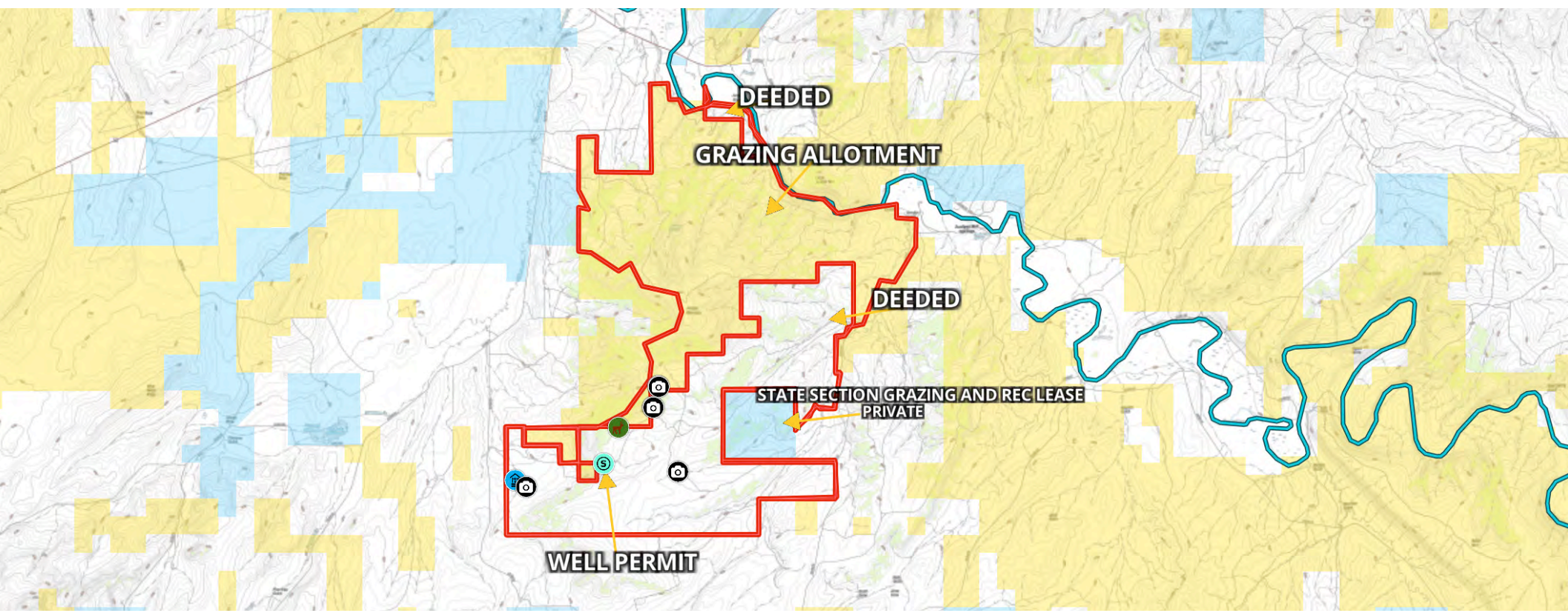
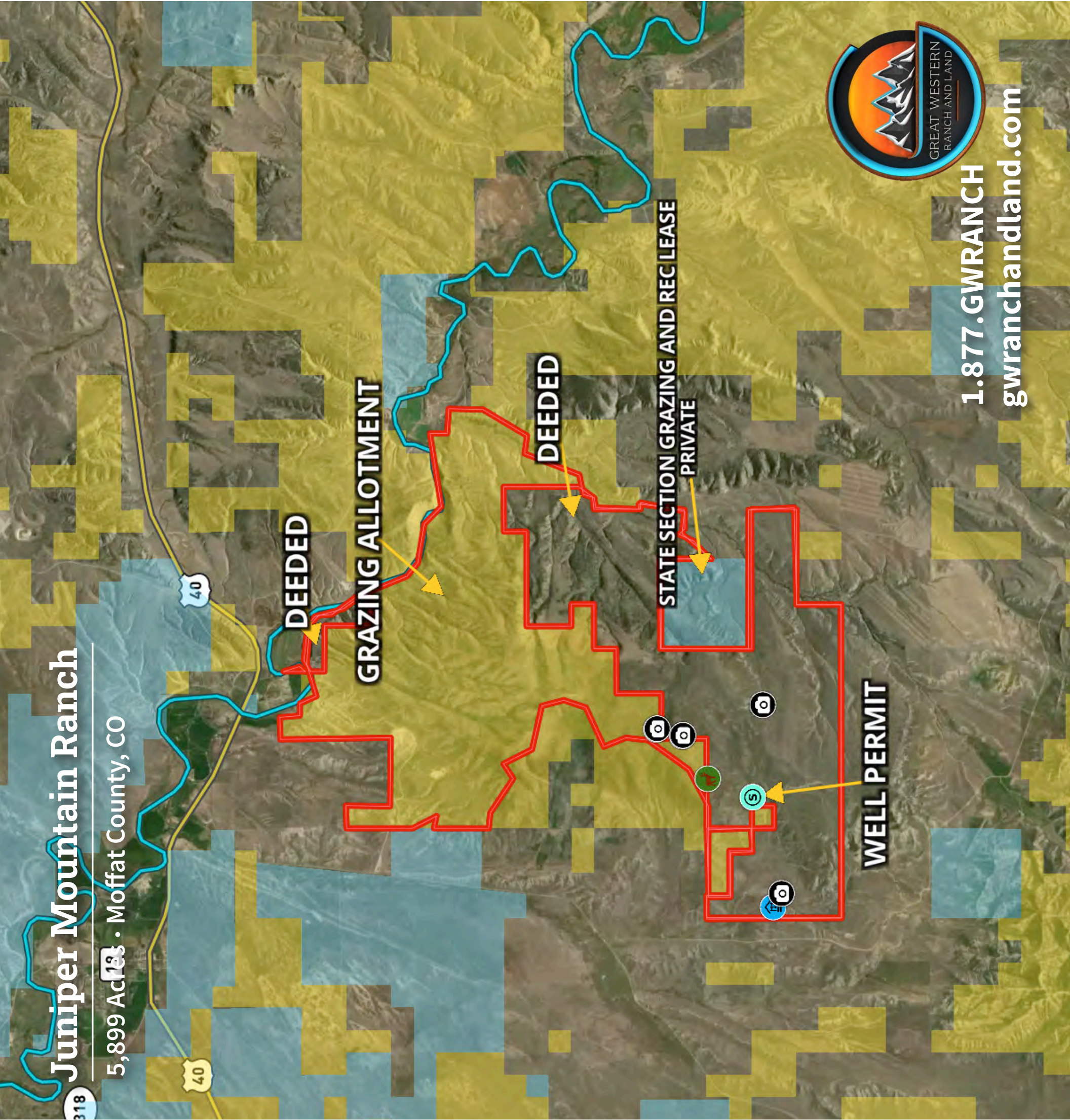
BRENT HEDRICK

Employing Broker - CO
Associate Broker - NM

719-659-7598
brent@gwranchandlandcom

Juniper Mountain Ranch

5,899 Acres • Moffat County, CO



1.877.GWRANCH
gwranchandland.com