

Bull Creek Ranch For Sale - Mesa, CO
10795 52 1/2 Road
Mesa, CO 81643

\$2,250,000
355± Acres
Mesa County



MORE INFO ONLINE:

aspenranchrealestate.com

Bull Creek Ranch For Sale - Mesa, CO

Mesa, CO / Mesa County

SUMMARY

Address

10795 52 1/2 Road

City, State Zip

Mesa, CO 81643

County

Mesa County

Type

Ranches, Hunting Land, Recreational Land, Residential Property, Farms

Latitude / Longitude

39.15895 / -108.07861

Dwelling Square Feet

2200

Bedrooms / Bathrooms

3 / 1

Acreage

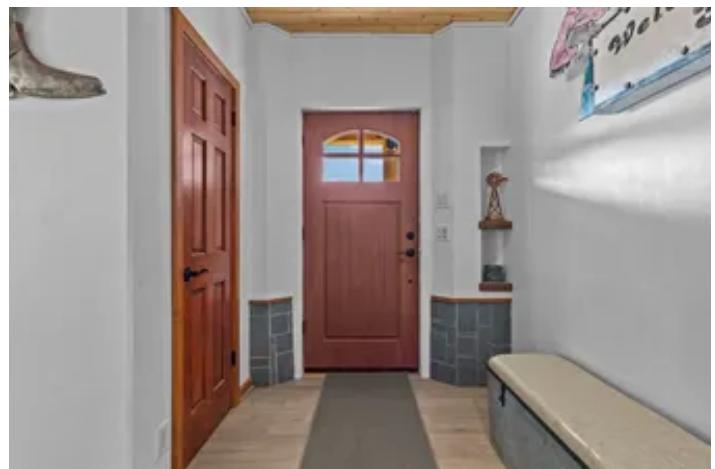
355

Price

\$2,250,000

Property Website

<https://aspenranchrealestate.com/property/bull-creek-ranch-for-sale-mesa-co-mesa-colorado/97076/>



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PROPERTY DESCRIPTION

Mesa, CO Ranch For Sale

Set in the high country near [Mesa, Colorado](#), this 355± acre mountain ranch offers a rare blend of conserved open land, proven wildlife habitat, and a fully improved off-grid homestead. Approximately 270 acres are protected by a **Rocky Mountain Elk Foundation** conservation easement, preserving sweeping views, critical wildlife corridor, and exceptional hunting opportunities, while roughly 80 unencumbered acres provide flexibility for residential and operational use. There is a 6-acre building envelope excluded from the easement.

The ranch is anchored by a thoughtfully developed off-grid compound featuring a 2,200± sq ft main residence, completed in 2020. The home is designed for efficiency and comfort with wood heat, a wood cook stove, refrigerator, microwave, washer and dryer, and solar hot water. A 1,000± sq ft guest house with loft comfortably sleeps up to six and provides ideal accommodations for family, guests, or hunters. Additional improvements include a yurt, walk-in cooler, and a well-equipped garage/shop housing a substantial battery bank, 32 solar panels, and a 12-kW backup generator, all supported by a private water well. The ranch sits at 6800' of elevation and is easily accessible year round.

Wildlife is abundant, with consistent populations of elk and mule deer using the ranch year-round. The property has a strong hunting history, offering archery and rifle elk and deer opportunities. Current owners operate a successful guide and outfitting operation on the property. Existing hunting operations have generated income through guided archery, rifle, and cow elk hunts, making the ranch well suited for continued recreational or outfitting use.

Private, productive, and sustainably designed, this Mesa-area ranch represents an exceptional opportunity to own a turnkey mountain property where conservation, recreation, and off-grid living come together in one remarkable holding.

Recreation is easy to find as the surrounding area provides hundreds of thousands of acres of public land. The Grand Mesa boats over 300 lakes on the largest flat-top mountain in the world. [Powderhorn ski resort](#) is just a few minutes away and can be seen from the ranch. The Bull Creek Ranch is rural but a short 45-minute drive to Grand Junction with shopping, dining, and regional airport that supports about 100,000 people in the Grand Valley. Necessities and dining can be found in the small communities of Mesa, Collbran, and Molina a few miles from the property.

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Locator Map



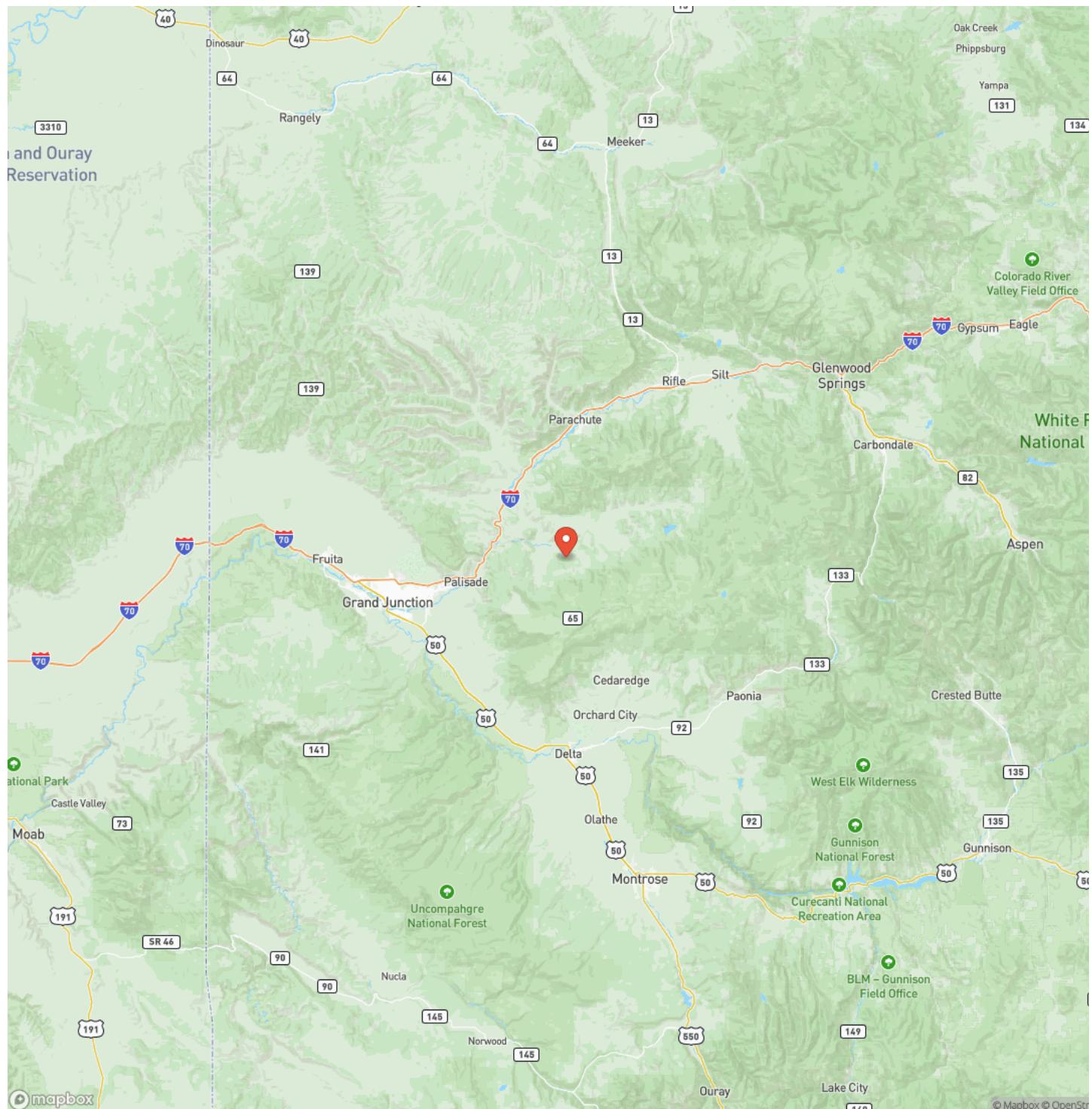
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Locator Map



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Satellite Map



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LISTING REPRESENTATIVE

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NOTES

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

MORE INFO ONLINE:

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