

Elk View Ranch
6540 Country Road 331
Silt, CO 81652

\$1,100,000
88.020± Acres
Garfield County



Elk View Ranch
Silt, CO / Garfield County

SUMMARY

Address

6540 Country Road 331

City, State Zip

Silt, CO 81652

County

Garfield County

Type

Hunting Land, Ranches, Recreational Land, Single Family,
Residential Property

Latitude / Longitude

39.463964 / -107.629325

Dwelling Square Feet

2800

Bedrooms / Bathrooms

3 / 1.5

Acreage

88.020

Price

\$1,100,000

Property Website

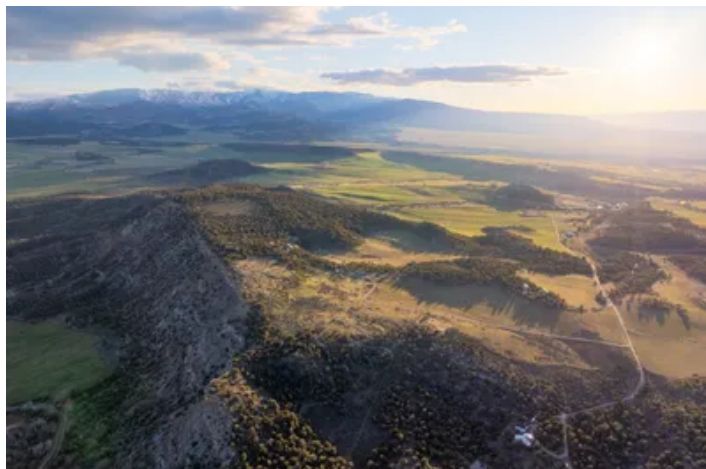
<https://arrowheadlandcompany.com/property/elk-view-ranch-garfield-colorado/80433/>



PROPERTY DESCRIPTION

Introducing the Elk View Ranch, 88.02 +/- acres located in Garfield County, Colorado! If you have been in the market for an extraordinary hunting property, you will want to take a look at Elk View Ranch! At the end of the dead-end gravel road sits a stunning 2,800 +/- square foot log home that provides you with an amazing opportunity to make this your permanent residence or hunting getaway! The log home is equipped to be lived off-grid if needed to. Designed for full-time living or the ultimate getaway, the home provides unmatched views looking out over the property. Very often, you will be able to observe massive herds of elk and mule deer in the bottom valley from the wraparound deck! In addition to the main residence, the ranch includes two cabins, perfect for guests, hunting camp, or able to even be rented out. The 50 shares of the highly sought-after Multa Trina Ditch provide valuable water rights, while 320 +/- feet of Divide Creek flows through the eastern edge of the property, enhancing its beauty and agricultural potential. For the outdoorsman, this ranch is a dream come true! World-class elk and mule deer hunting starts right out your back door, with direct access to 160 +/- acres of adjacent BLM land overflowing with wildlife. Herds of elk and deer are frequently seen bedding and traveling through the timber and valley. The property has a proven history of producing trophy-class game, making it a hunter's paradise. An established trail system allows for easy navigation across the property's varied terrain, while two garages, a workshop, and additional outbuildings offer ample storage for gear, vehicles, and equipment. Whether you're searching for a legacy ranch, a secluded mountain retreat, or the ultimate hunting camp, this one-of-a-kind property delivers on every level! Elk View Ranch is located 10 +/- miles from Silt, 15 +/- miles from Rifle, 29 +/- miles from Glenwood Springs, 70 +/- miles from Aspen, 78 +/- miles from Grand Junction, and 186 +/- miles from Denver. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Forest Keith at [\(970\) 230-0226](tel:970-230-0226).

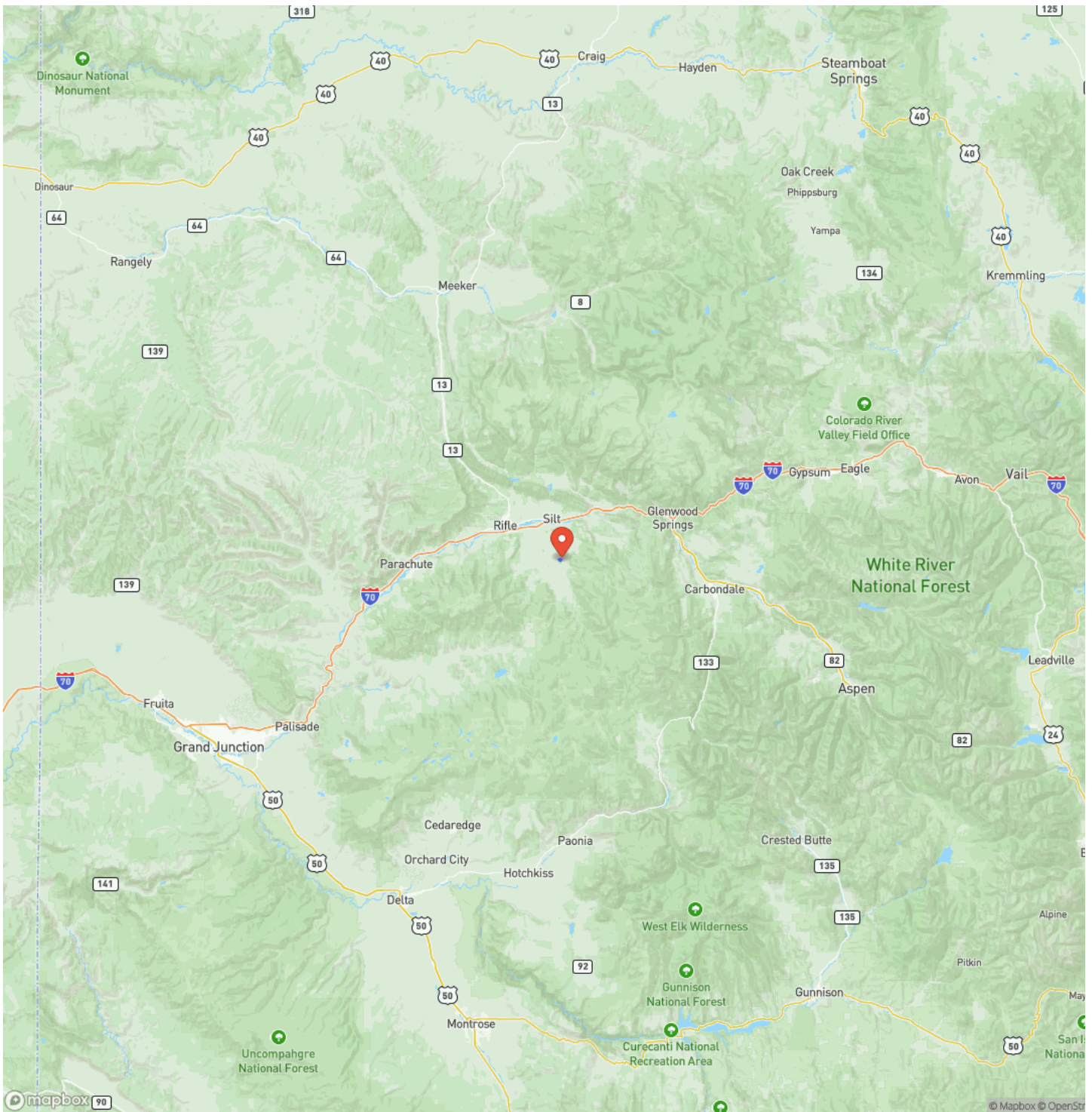
Elk View Ranch
Silt, CO / Garfield County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Forest Keith

Mobile

(970) 230-0226

Email

forest.keith@arrowheadlandcompany.com

Address

City / State / Zip

NOTES

[illegible]

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



www.arrowheadlandcompany.com

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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.

Arrowhead Land Company
205 E Dewey Ave
Sapulpa, OK 74066
(833) 873-2452
www.arrowheadlandcompany.com

