

ILLINOIS GULCH RANCH

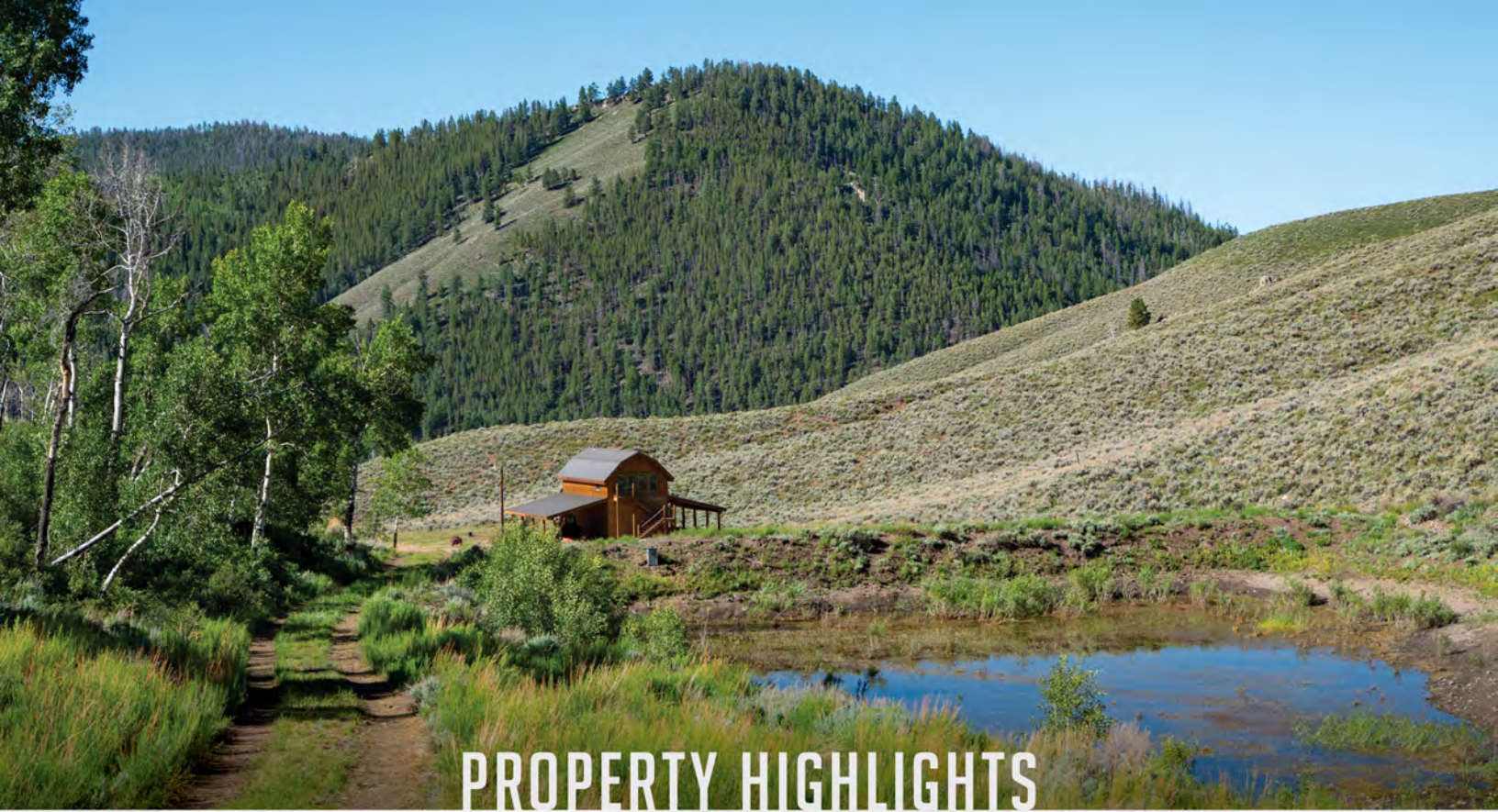
160± ACRES | OHIO CITY, COLORADO



St. James
SPORTING PROPERTIES

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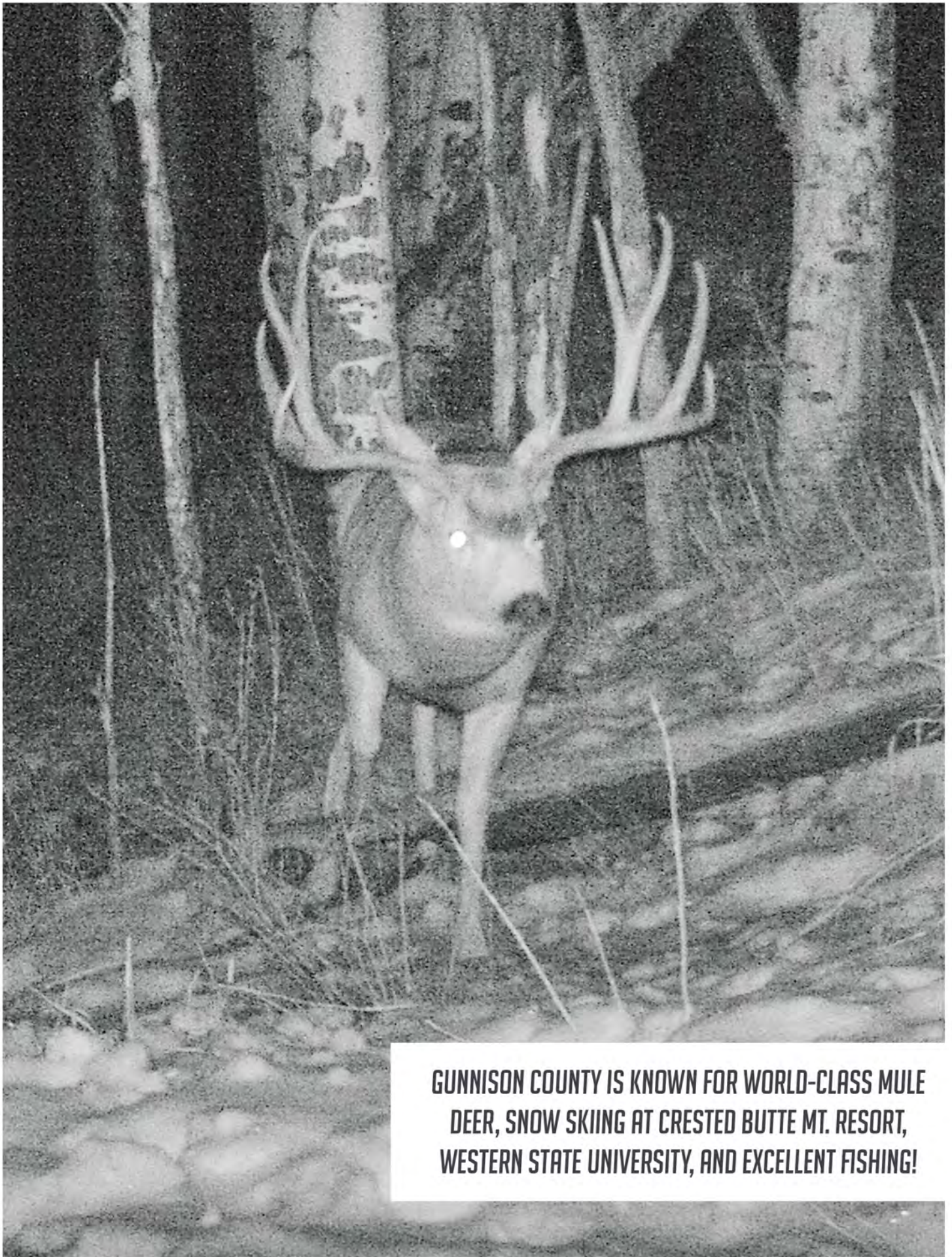
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PROPERTY HIGHLIGHTS

- Game Management Unit 55
- World-class Mule Deer
- Historically Qualifies for L.O. Vouchers
- Bighorn Sheep, Elk, Bear, & Mule Deer,
- Adjoins National Forest
- Elevation: 8,600 - 9,300 ft.
- 1,932 sq.ft. 3 Bed/2.5 Bath
- Electric, Well & Septic
- 800 sq.ft. Shop
- Year-round Access
- 30 Minutes from Gunnison





**GUNNISON COUNTY IS KNOWN FOR WORLD-CLASS MULE
DEER, SNOW SKIING AT CRESTED BUTTE MT. RESORT,
WESTERN STATE UNIVERSITY, AND EXCELLENT FISHING!**



ILLINOIS GULCH RANCH

160± ACRES | OHIO CITY, COLORADO

Rare find in Gunnison county! This 160-acre parcel has year-round access, adjoins vast amounts of public lands, water rights from 5 springs, a residence, shop with caretakers unit, and a ton of wildlife! Gunnison County is known for World-class mule deer, snow skiing at Crested Butte Mt. Resort, Western State University, and excellent fishing in both the Blue Mesa Reservoir as well as the many live water streams and rivers. This property is turn-key and move-in ready. You'll be hard-pressed to find a similar property anywhere!

PROPERTY ATTRIBUTES

- Lush Meadows
- Small Pond with water rights to irrigate up to 10 acres
- Aspen trees and dark timber scattered throughout the ranch
- Views up the valley towards Fossil Ridge Wilderness
- Elevation 8,600 - 9,300 ft
- Historic Gravesite
- Adjoins National Forest (private gate on the N. end)

ACCESS

- Year-round access
- Maintained paved road to within 950 ft of property
- Gated Access

IMPROVEMENTS

- 3 bed / 2.5 bath home 1,932 sq.ft. home
- Large 800 sq.ft. shop
- 800 sq ft caretakers apartment above the shop
- Electric, 15 GPM domestic well, and septic installed



RECREATIONAL OPPORTUNITIES

HUNTING

- GMU 55
- World-class mule deer
- Historically qualifies for Land Owner Vouchers
- Elk is draw only for Archery, Muzzleloader, 1st Rifle and 4th Rifle (no L.O. tags)
- Over-the-counter elk tags for 2nd and 3rd rifle season
- See trail-cam photos!

WILDLIFE ON THE RANCH

- Bighorn Sheep
- Elk
- Bear
- Mule Deer
- Grouse

FISHING

- Fishing opportunities are abundant.
- Blue Mesa Reservoir and Taylor Lake offer fishing for lake trout, salmon and pike.
- Several alpine lakes behind the house loaded with cutthroat trout.
- Numerous small streams on the adjacent N.F. for brook trout
- Larger trout species in the Gunnison River and Taylor River

OTHER RECREATIONAL OPPORTUNITIES

- Endless hiking (almost 80% of Gunnison County is federally owned)
- Miles of ATV and UTV trails (ride all the way to Aspen or Crested Butte!)
- Camping and horseback riding
- Mountain biking at Hartman's Rocks, CB Mt. Resort and N.F. trails

LOCATION

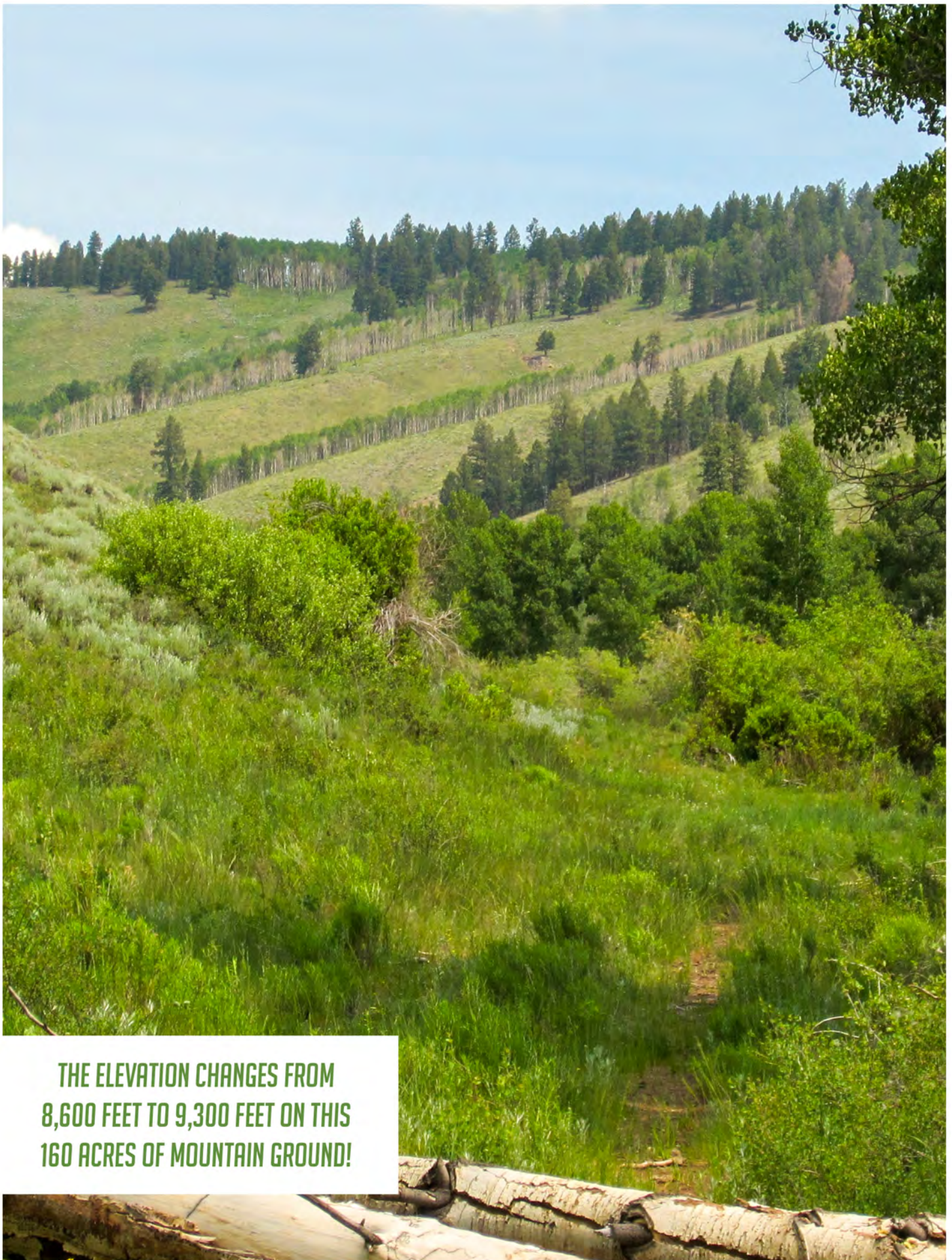
- 30 minutes from Gunnison (regional airport)
- 1 hour from the ski resorts of Crested Butte and Monarch Mountain
- 3 hrs from CO Springs
- 3.5 hrs from Denver









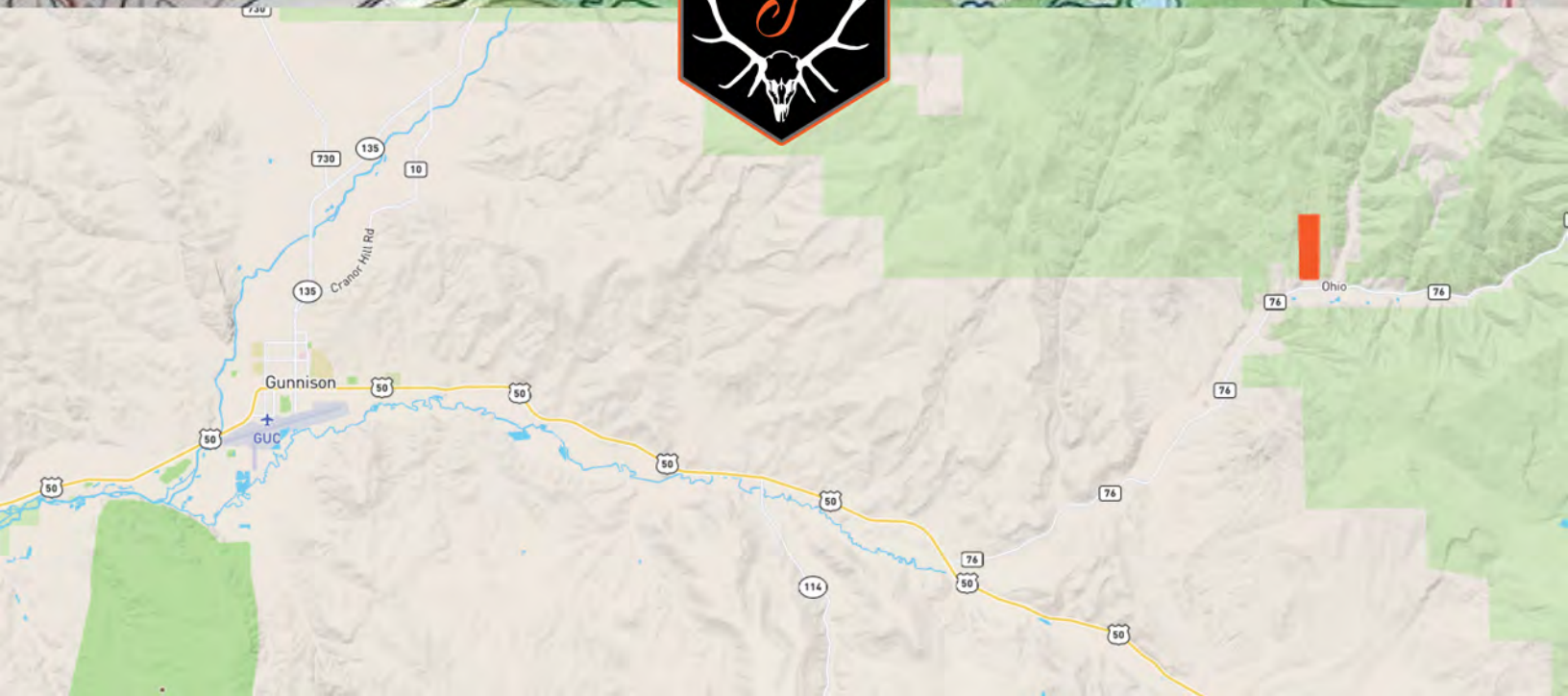
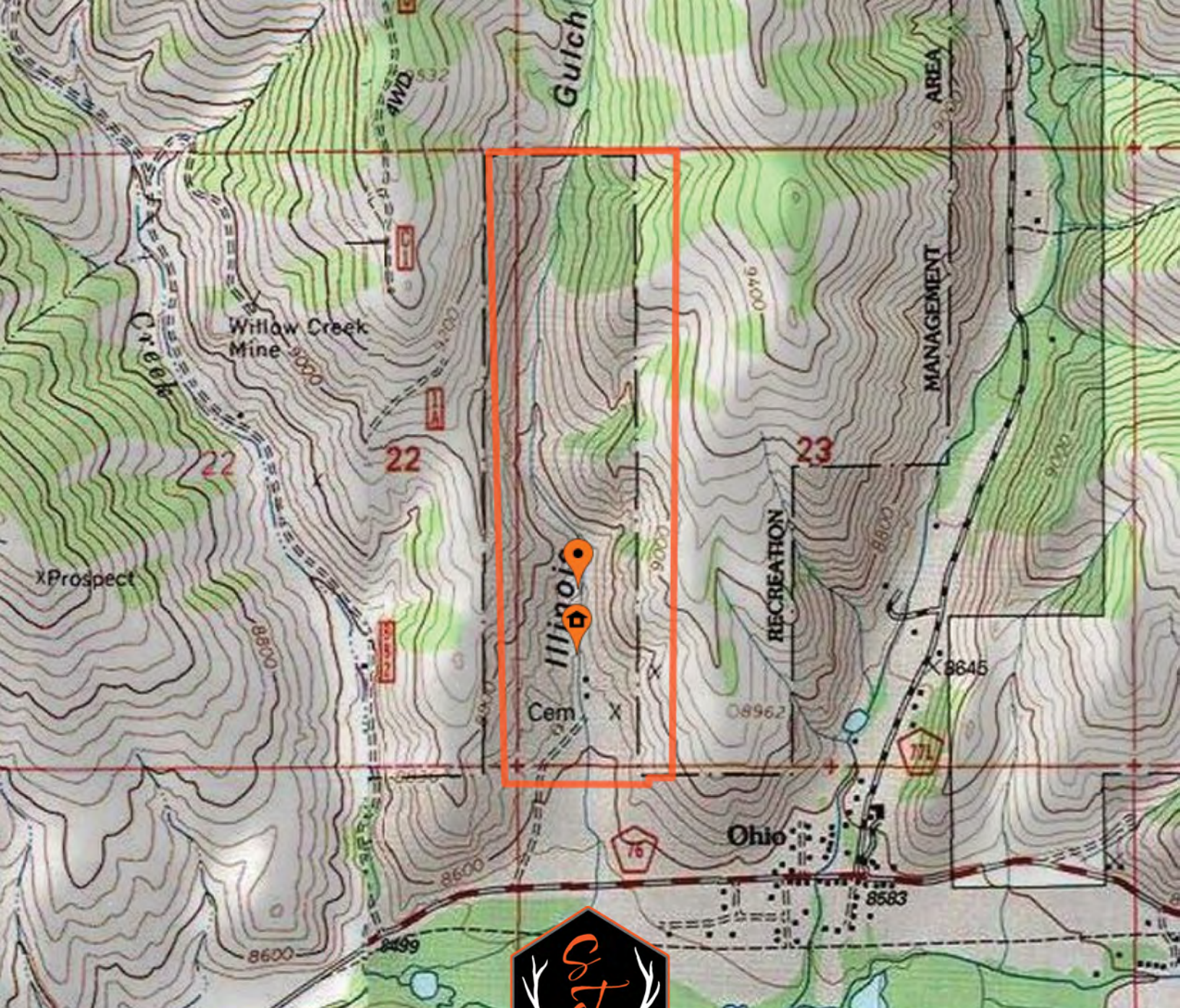


THE ELEVATION CHANGES FROM
8,600 FEET TO 9,300 FEET ON THIS
160 ACRES OF MOUNTAIN GROUND!





Ohio City Cemetery





St. James
SPORTING PROPERTIES

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