

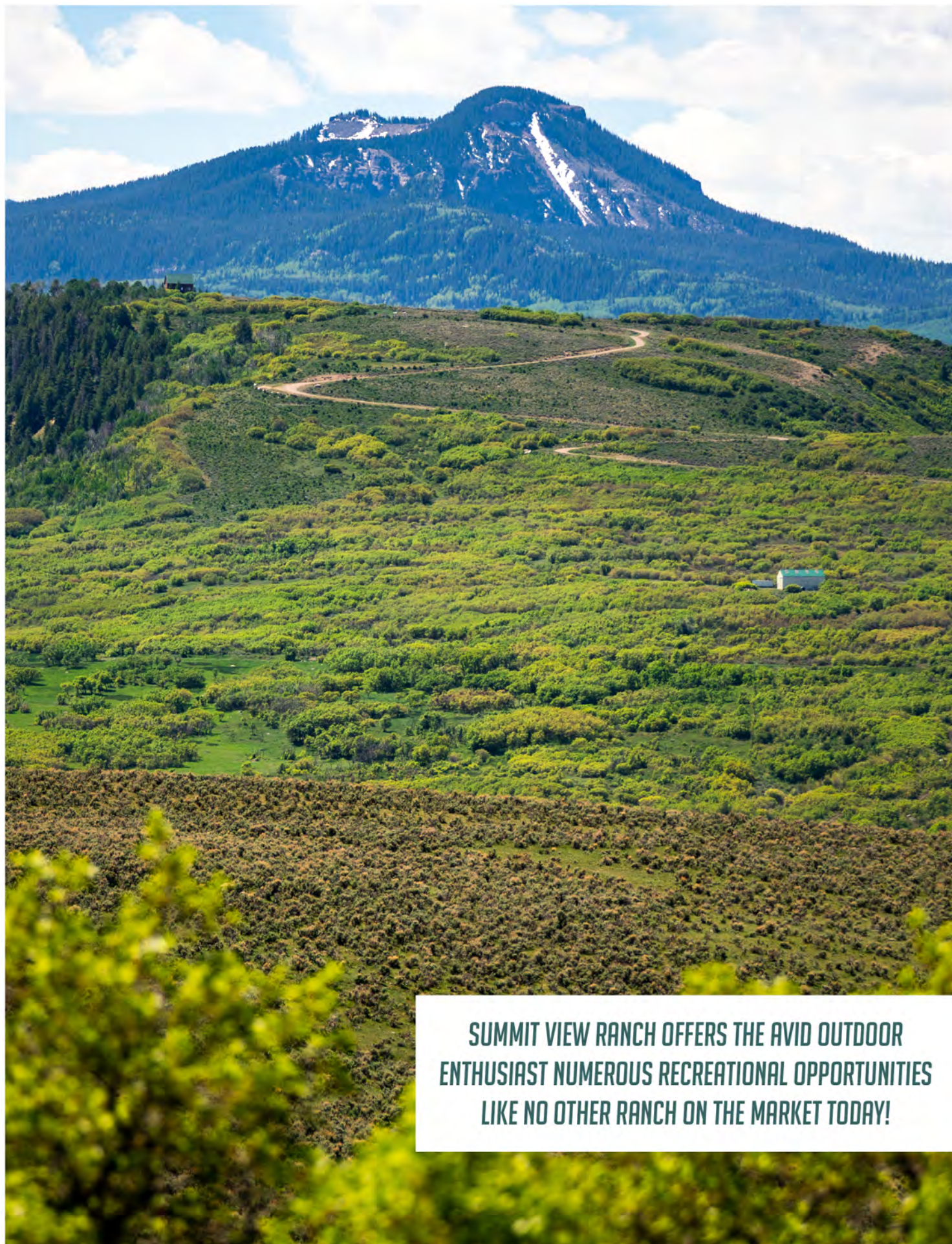
SUMMIT VIEW RANCH

1,470± ACRES | MONTROSE, CO

St. James
SPORTING PROPERTIES

*Specializing in Selling
Trophy Hunting & Fishing Properties*

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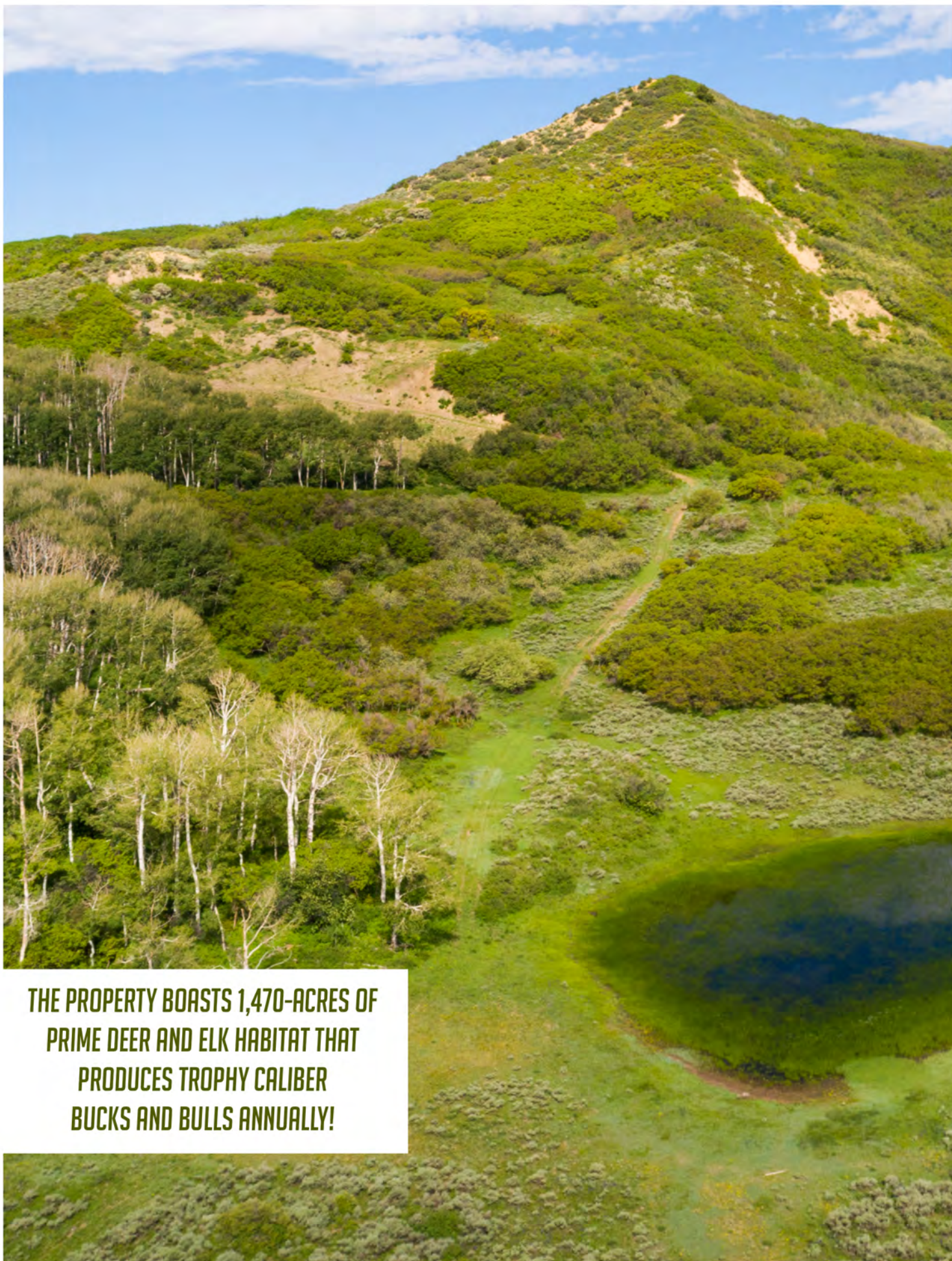
**SUMMIT VIEW RANCH OFFERS THE AVID OUTDOOR
ENTHUSIAST NUMEROUS RECREATIONAL OPPORTUNITIES
LIKE NO OTHER RANCH ON THE MARKET TODAY!**



PROPERTY HIGHLIGHTS

- 15 Min. East of Montrose, CO
- Trophy Caliber Bucks & Bulls
- Game Management Unit 65
- Hunting (Deer, Elk, & Bear)
- Ranch Qualifies for LPP
- Over-the-Counter Elk Tags
- Blue Mesa Reservoir is 30 minutes east of the property
- Black Canyon is minutes away
- 200 Irrigated Acres
- Season Creeks, Springs & Ponds
- 3,000 sq.ft. 3 Bed/2 Bath Custom Log Cabin
- 500 sq.ft. Garage
- 30x50 Barn





**THE PROPERTY BOASTS 1,470-ACRES OF
PRIME DEER AND ELK HABITAT THAT
PRODUCES TROPHY CALIBER
BUCKS AND BULLS ANNUALLY!**



SUMMIT VIEW RANCH

1,470± ACRES | MONTROSE, CO

Summit View Ranch offers the avid outdoors enthusiast numerous recreational opportunities like no other ranch on the market today! The ranch is ideally located on the western slope of CO and just a short 15 min drive to the town of Montrose. The property boasts 1,470-acre ranch of prime deer and elk habitat that produces trophy caliber bucks and bulls annually. Not only is there outstanding big game hunting on-site, but there's also world-class fishing virtually in your backyard, thousands of acres of public lands nearby to camp, hike and jeep as well as two major ski resorts within 1.5 hr. drive.

HUNTING

Summit View Ranch offers excellent hunting opportunities for deer, elk, and bear from the beginning of archery season all the way through the last rifle season. There is a great mix of cover, meadows, topography and water sources which makes this property the perfect sanctuary for wildlife. Located in Game Management Unit 65 which is renowned for big mule deer, the ranch qualifies for the LPP (landowner preference program) for mule deer vouchers and has several OTC (Over-The-Counter) options for elk hunting licenses available too (call us for further details). Historically the owner harvests 6-8 elk per year. Don't discount the black bear hunting, there are some monster bears that come in to feed on the acorns! The animal densities are so good that the ranch can and does support a commercial hunting operation adding to the level of attractiveness of Summit View Ranch.





FISHING

The fishing opportunities near Summit View Ranch nearly rival the hunting opportunities. The Black Canyon is one of the most dynamic fly fisheries in the state. When the stonefly hatch begins in late spring, monster rainbow and brown trout gorge themselves making for an extremely exciting day of live water fishing! Additionally, the Blue Mesa Reservoir is located roughly 30 minutes to the east and holds the title of the largest body of water in CO. Not only is there great trout fishing in Blue Mesa, but there is also a healthy population of Kokanee Salmon you can catch both in the reservoir during the summer months and in the local tributaries during the fall salmon run. Don't discount the local streams either. There are lots of fisheries where you can land brook trout and cutthroats as well.

THE RANCH

The ranch consists of 1,470 acres of which per the owner there is enough water to irrigate over 200 acres. Seller is conveying a combination of shares from the Cimarron Ditch and several acre-feet from the Silverjack Reservoir District which will total 240-acre feet of water being conveyed at closing. The ranch has several other sources of water such as seasonal creeks, springs, and numerous small ponds. There is decent fencing along with the perimeter and interior cross fencing. The property is lightly grazed.

IMPROVEMENTS

Beautiful custom 3 bed/2 bath log cabin with vaulted ceilings and amazing views. There's enough room for you and your guest to sprawl out in this 3,000 sq. ft. cabin. After a long day in the field come to warm your bones next to the stone fireplace or take a hot shower. With a full kitchen, you'll enjoy all the modern conveniences of home. There is plenty of room to store your toys in your 500 sq. ft. garage. If additional space is needed there is a 30x50 barn to store larger equipment. A recent estimate to bring power to the home is \$60,000.00 There is a 3 GPM well down by the show and large cistern at the cabin.

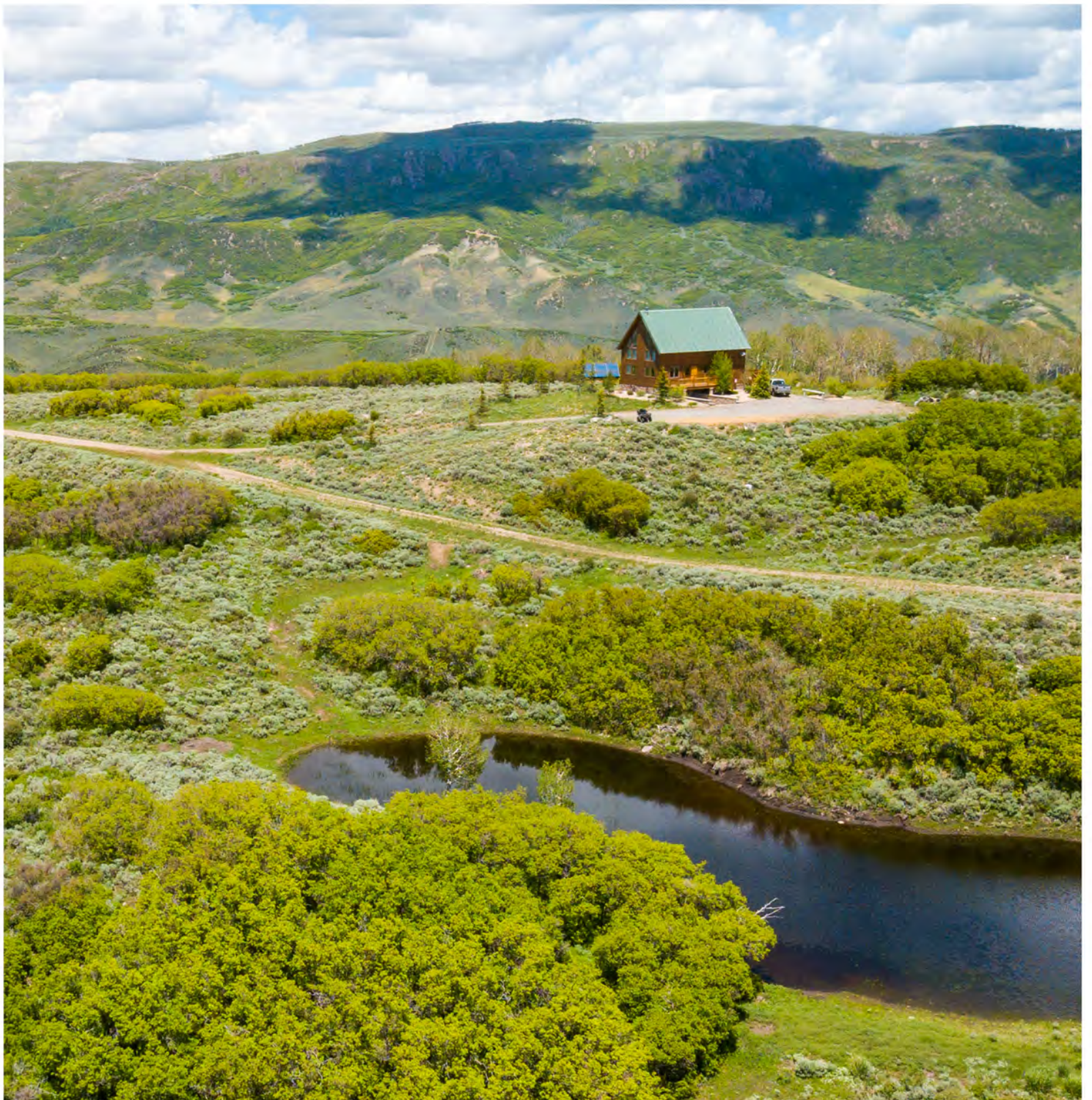
FUTURE POTENTIAL

This ranch could be a prime candidate for conservation easements or given the proximity to Montrose, a future development. Much of the ranch has already been platted into 35-acre parcels and infrastructure is in place.

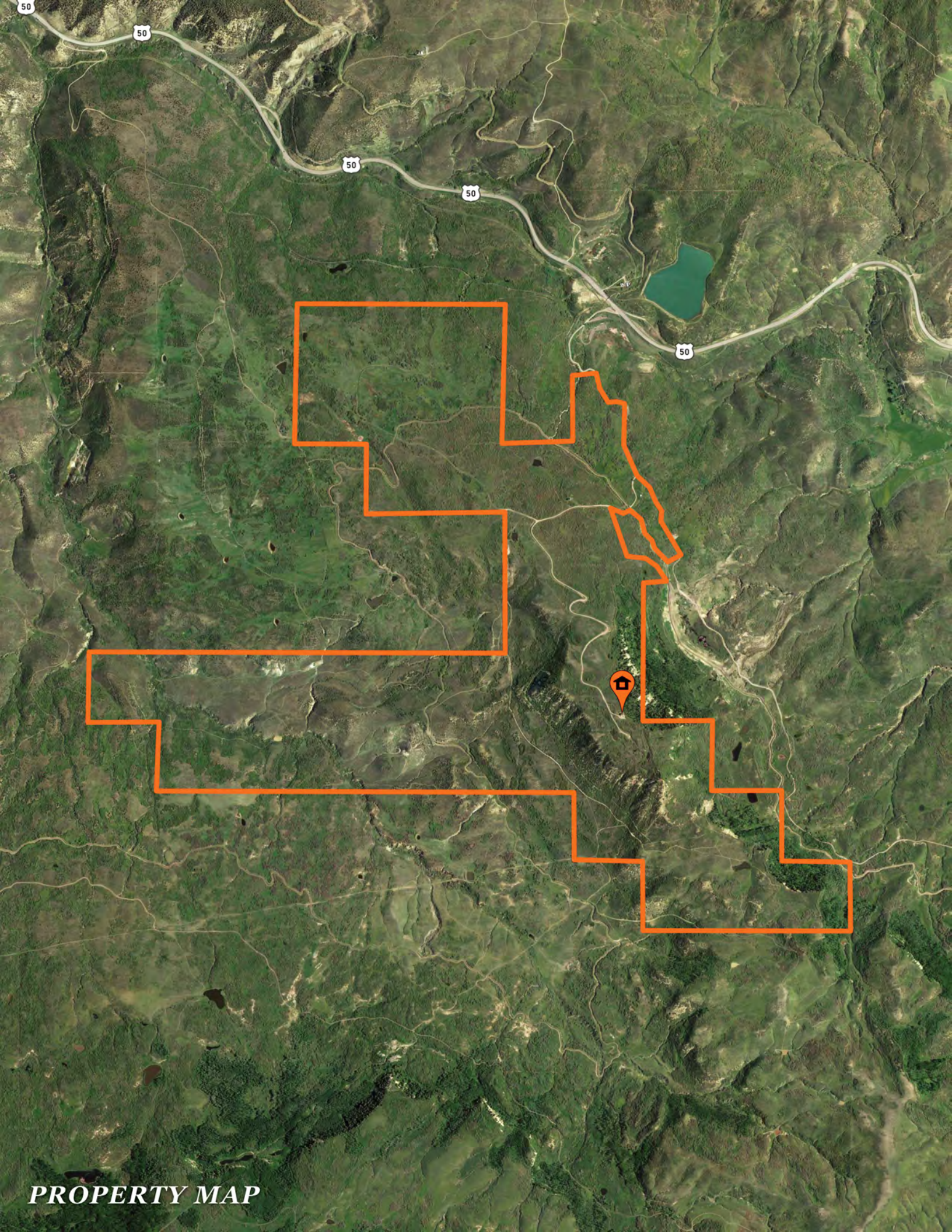
LOCALE

Montrose, Colorado is situated on the western slope of CO and has all the conveniences one would expect in a small city. There is a small commercial airport with daily service to Denver and various other cities (changes annually with ski season). You'll also find a hospital, lots of shopping, restaurants, and hotels. The entrance to the Black Canyon is minutes away and offers miles of hiking trails and fishing. Both Crested Butte and Telluride ski resorts are less than 1.5 hrs away.

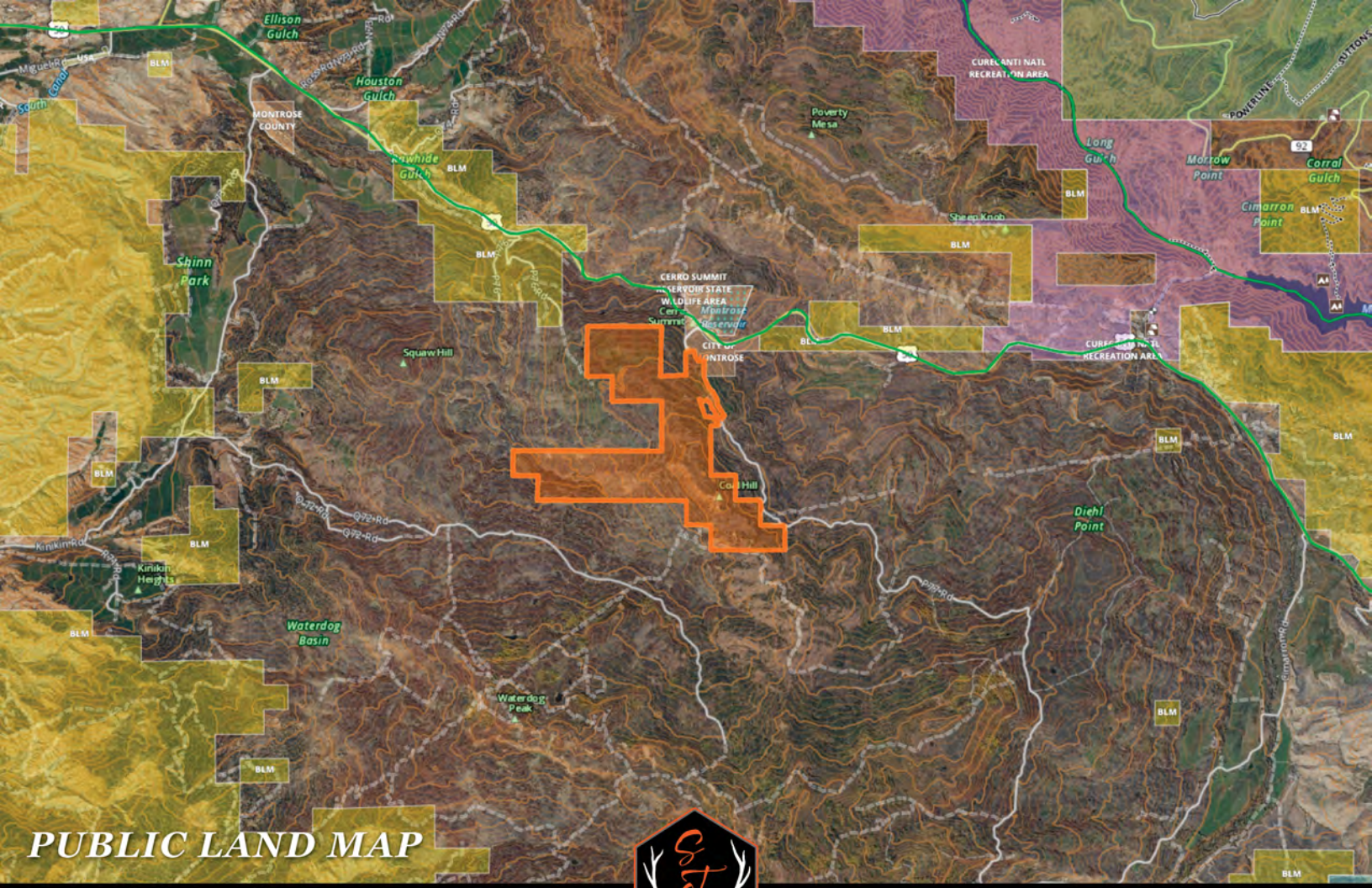




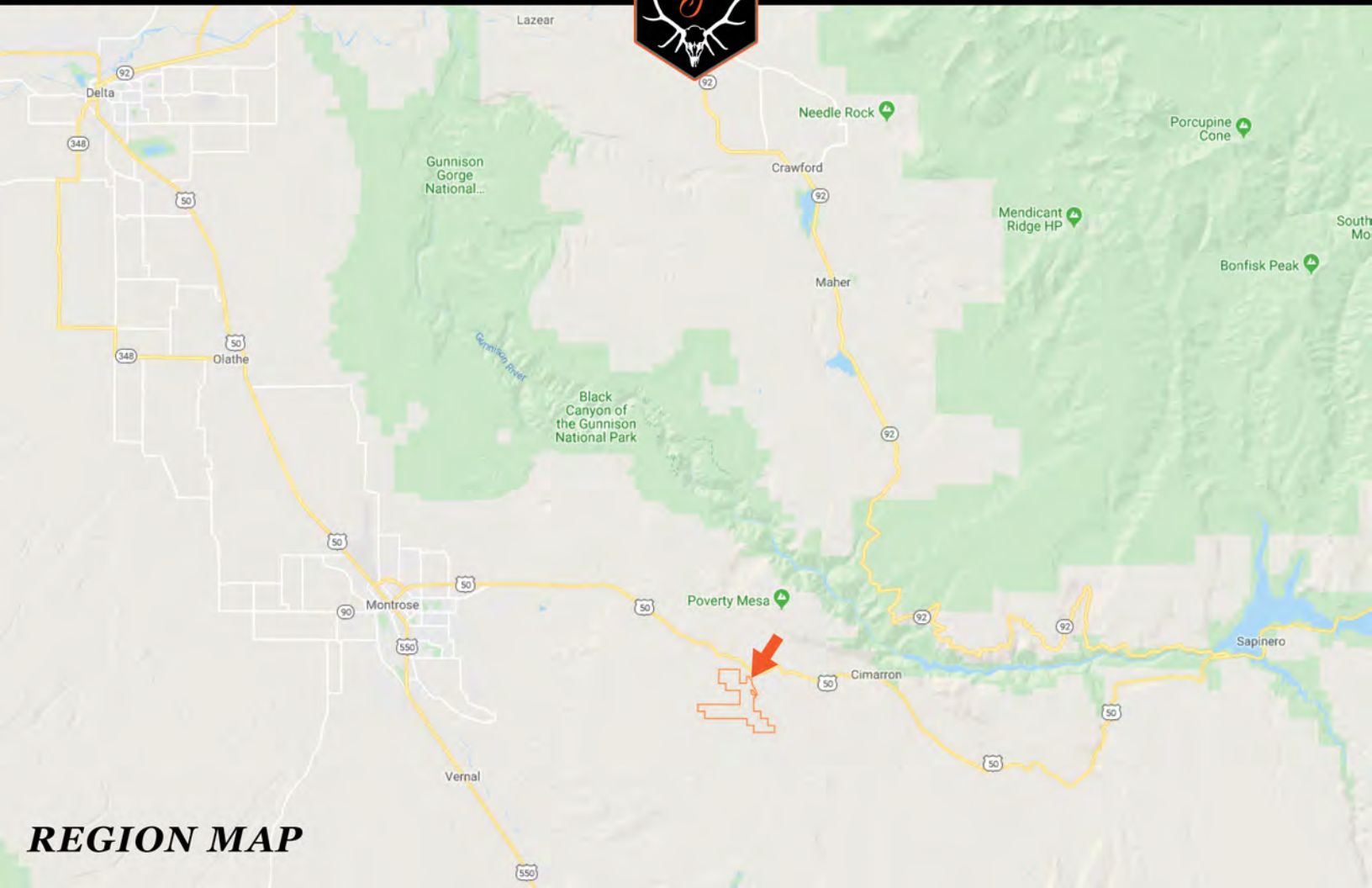
**ENJOY THE INCREDIBLE VIEWS FROM
THE BEAUTIFUL 3,000 SQ.FT.
3 BED/2 BATH CUSTOM LOG CABIN!**



PROPERTY MAP



PUBLIC LAND MAP



REGION MAP



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