



AYER RANCH

CRAWFORD, MONTROSE COUNTY, COLORADO

1,160 ± ACRES | \$2,146,000



AYER RANCH - CRAWFORD CO.

Description

Located in Northwest Montrose County, the exceptional 1,160± acre Ayer Ranch offers a rare combination of scale, beauty, and versatility. Overlooking Onion Valley and the 304± acre Gould Reservoir, this working cattle and recreation property offers convenient access to fishing, sweeping views and remarkable year-round recreational appeal. Vistas extend across Iron Creek Canyon, Grand Mesa, the West Elks, Needle Rock, and Black Mesa.

At its core, 1.5 miles of Iron Creek winds through the ranch, providing a reliable, year-round water source that enhances both the landscape and its wildlife habitat. Rolling mesas dotted with pinyon and juniper create ideal cover, establishing the ranch as a sanctuary for elk and mule deer within GMU 63, particularly in winter, when wildlife seek refuge in the dense draws and canyon depths.

The property's strong agricultural and ecological foundation is supported by moderate elevations ranging from 6,960 to 7,960 feet, multiple stock ponds fed by deeded water rights, 1.7 miles of the Fruitland Mesa Ditch traverse the property, and direct adjacency to expansive BLM lands.

Thoughtfully designed conservation easements protect the ranch's natural integrity while still allowing for multiple building sites, continued agricultural and recreational use, and ongoing stewardship. The result is a legacy-quality holding that preserves the essence of the Western lifestyle for generations to come offered at a compelling price relative to properties of similar scale and caliber.





FEATURES

LAND:

Topography: Rolling Mesas & Dramatic Canyons

Elevation: 6,960-7,960'

Water: 8,100' of year-round live water (Iron Creek), multiple stock ponds, Fruitland Mesa Ditch (400 shares).

VEGETATION:

Pinyon / Juniper

Riparian (willows, cottonwoods, sedges)

VIEWS:

Crater Peak (Grand Mesa, 11,333')

Landsend Peak (10,817')

Mount Lamborn (11,398')

Needle Rock (7,874')

Mount Gunnison (12,762')

Mount Guero (12,054')

Castle Rock (10,955')

Cathedral Peak (9,610')

Gould Reservoir (7,320')

Sheep Knob (9,524')

HUNTING:

Qualifies for Landowner Program

GMU 63:

Over-the-Counter Archery Elk (Either Sex, Nonresident must draw)

Draw Elk for Muzzleloader, 1st, & 4th Rifle (Resident and Nonresident)

Over-The-Counter Bull Elk (2nd & 3rd Rifle, Resident and Non-Resident)

Draw Mule Deer (All Seasons, Resident and Nonresident)

CONSERVATION EASEMENTS:

Conservation Easement 1.)

Reception #797911

Held by Colorado Open Lands

Acreage: 520 +/- acres

Notable Allowance: Three Three 1,000 SF structures permitted for temporary occupancy (hunting camp, outfitting, etc.)

Conservation Easement 2.)

Reception #820821

Held by Colorado Open Lands

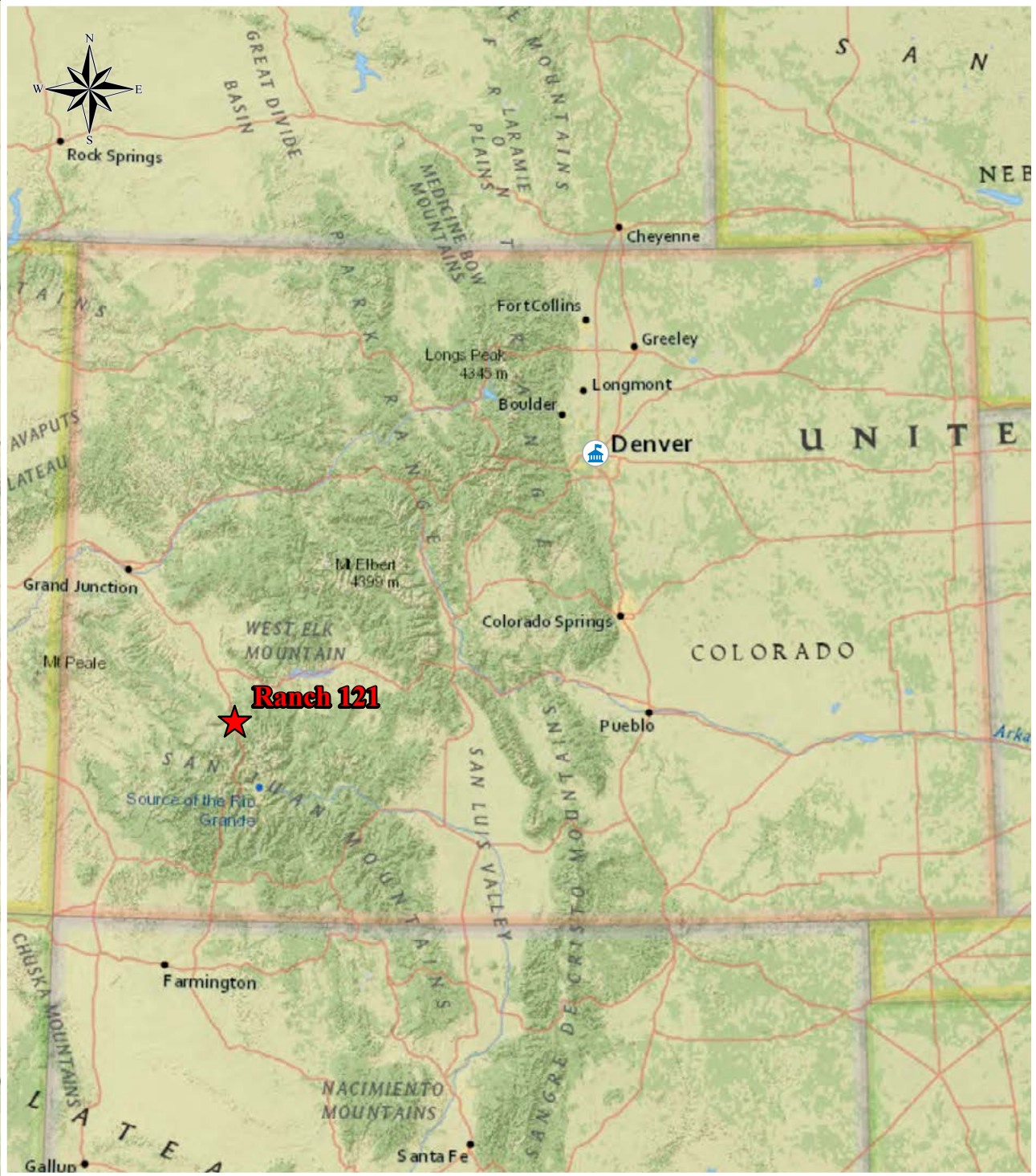
Acreage: 640 +/- acres

Notable Allowance: Two seven-acre building plots, each allowing a 3,000 SF home and 2,000 SF guest home. Building Site I allows for 15,000 SF of nonresidential construction, Building site II allows for 10,000 SF of nonresidential construction.

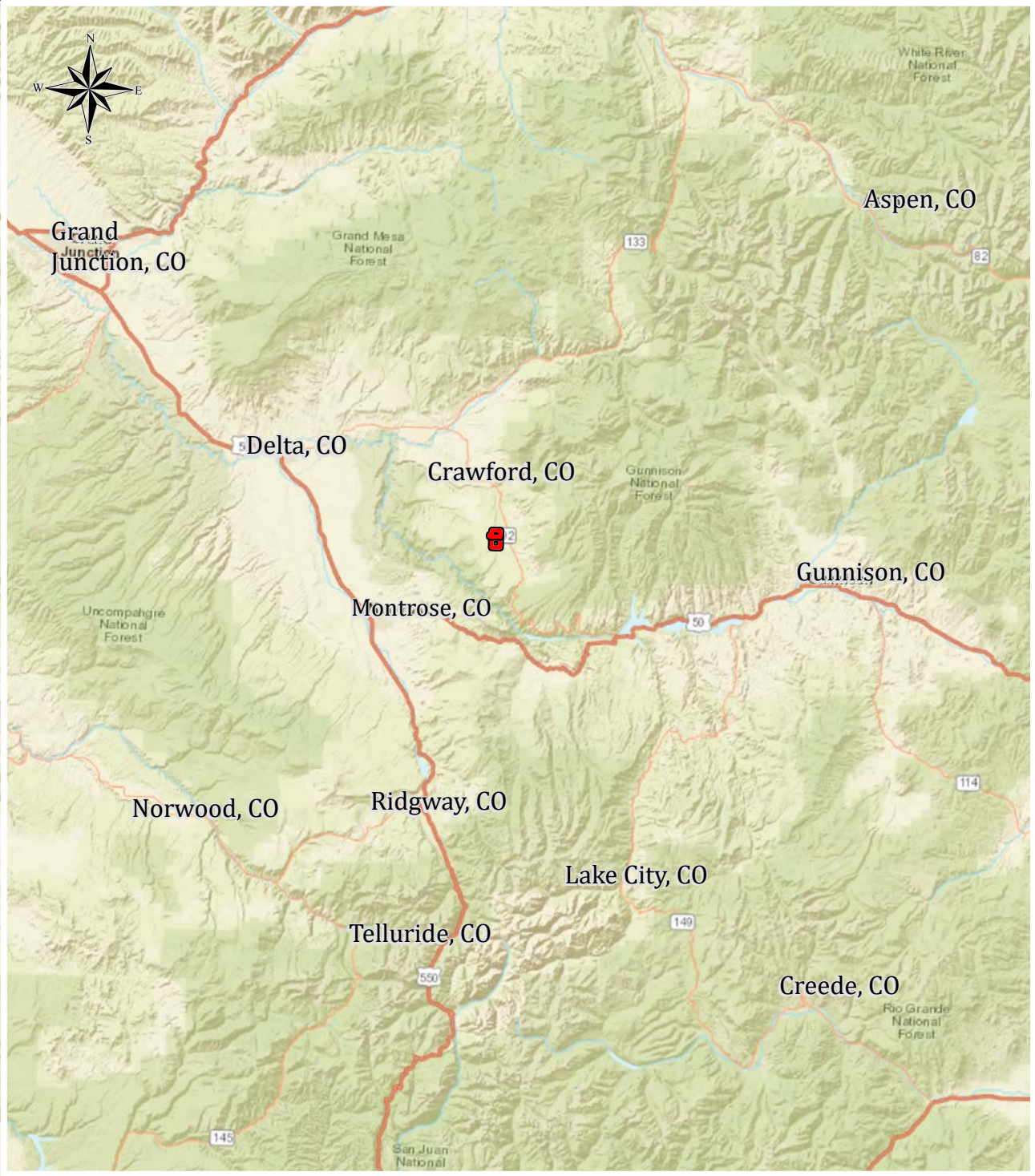




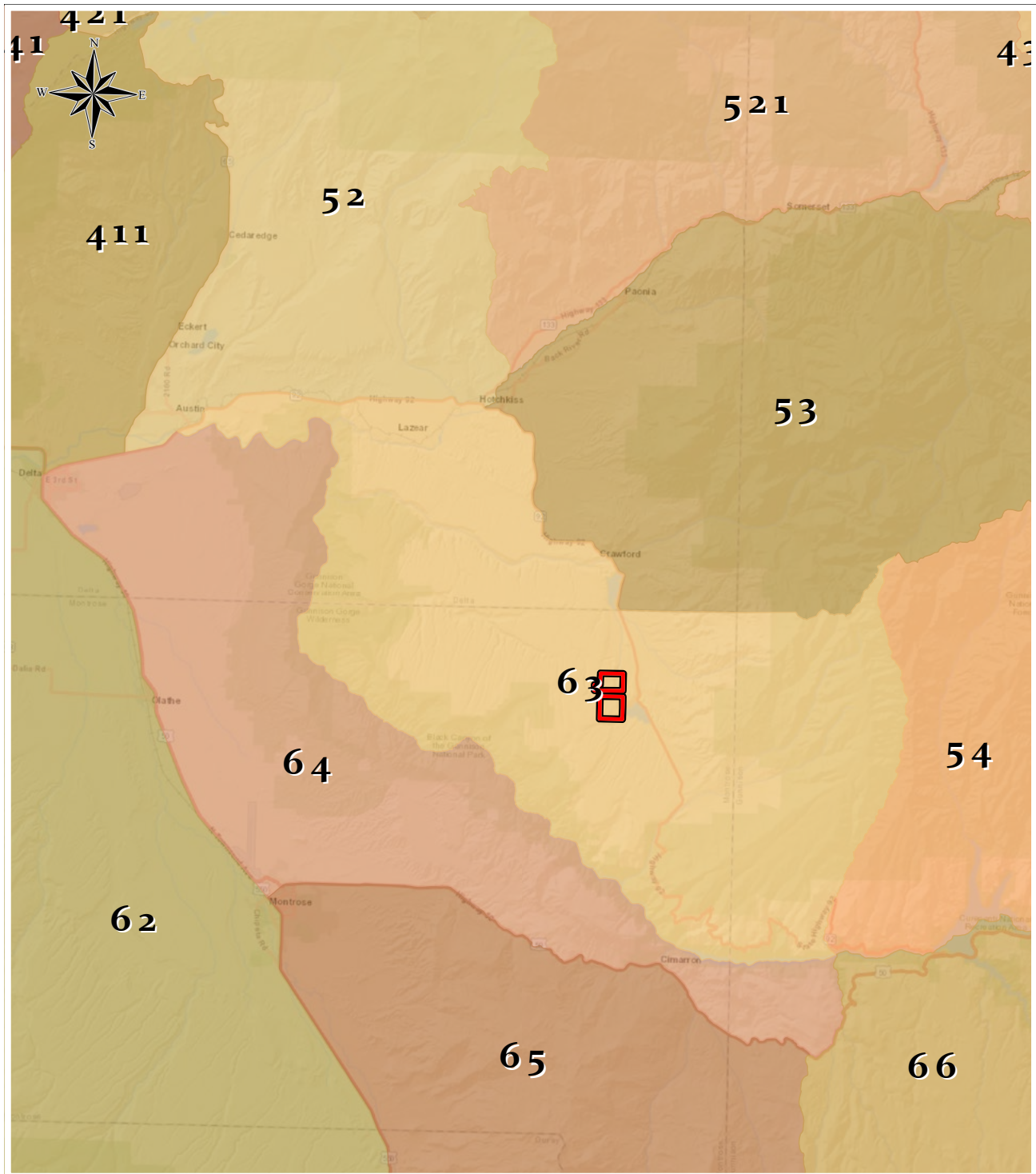
STATE MAP



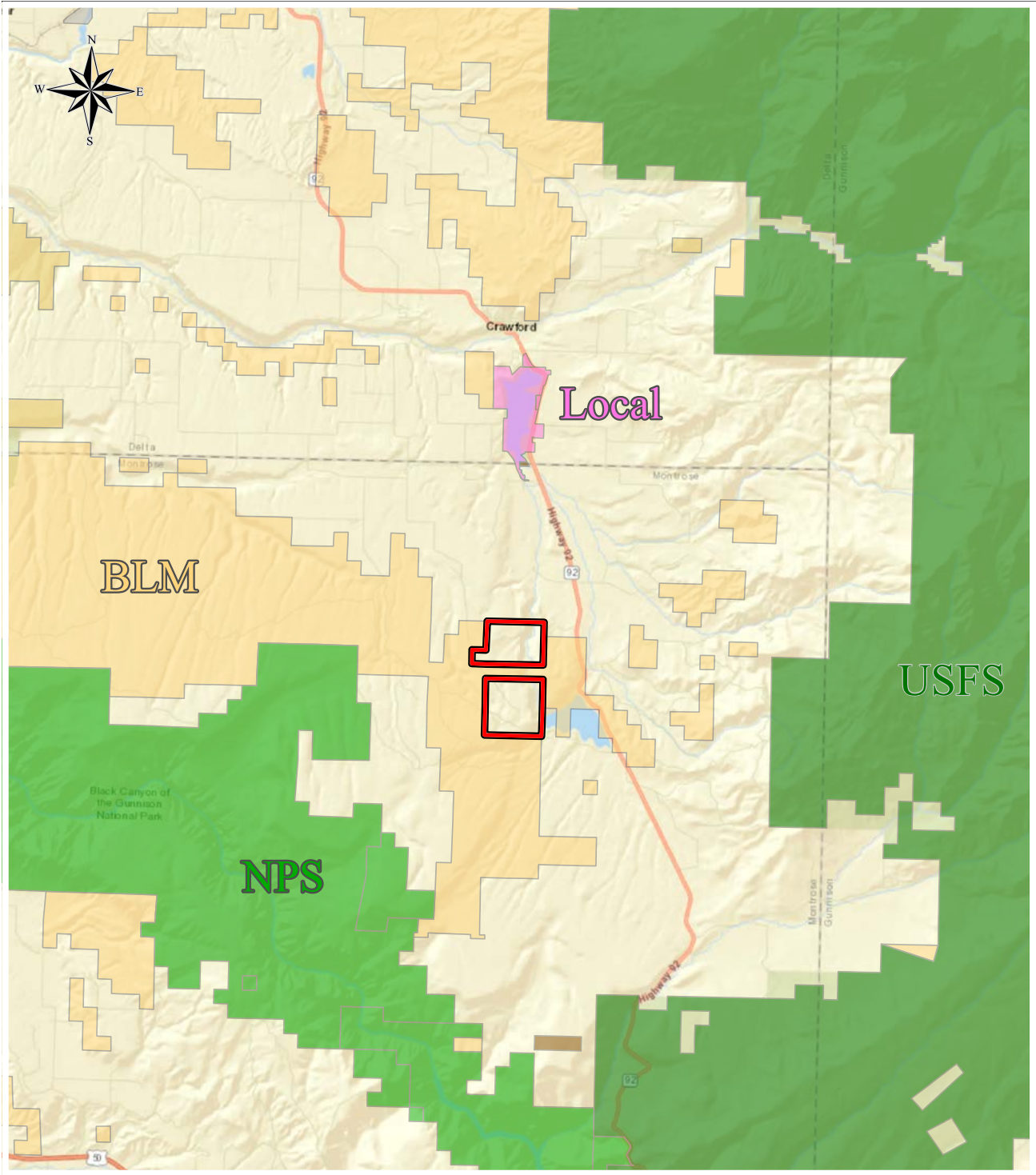
REGIONAL MAP



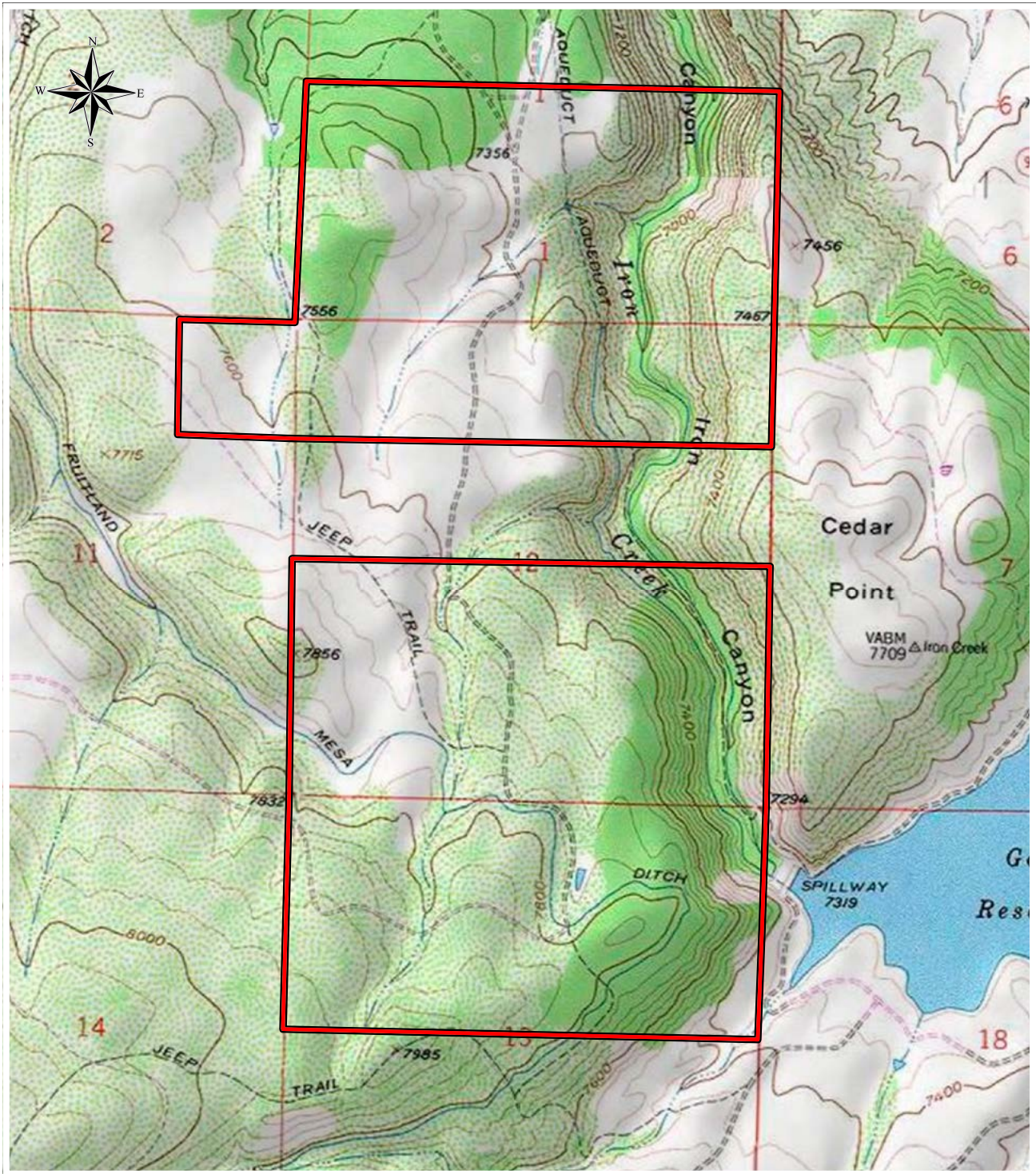
GAME UNIT MAP



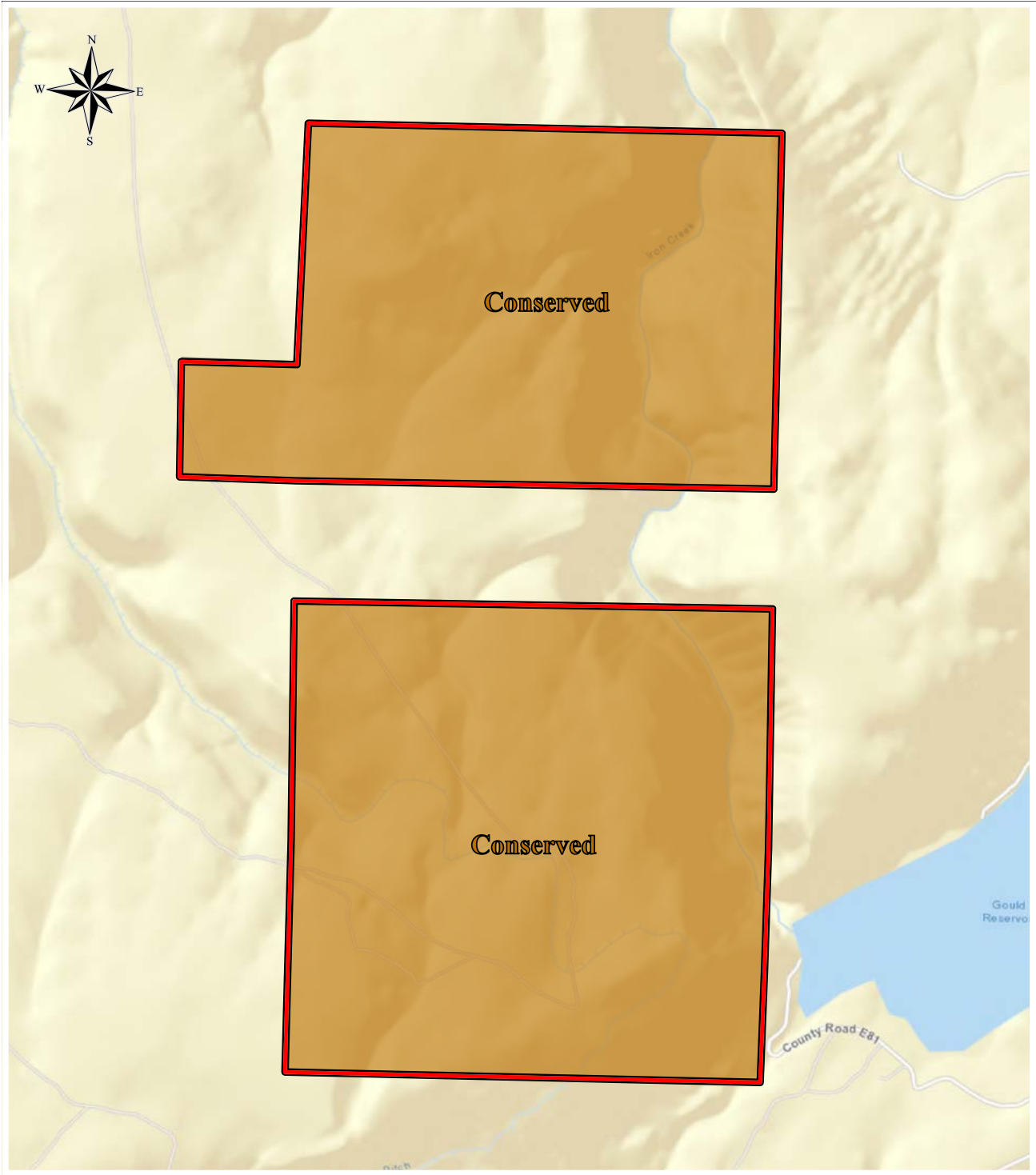
PUBLIC LAND MAP



TOPOGRAPHIC MAP



CONSERVATION EASEMENT MAP



AYER RANCH

Crawford CO, ±1,160 Acres, \$2,146,000



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