

BULLET POINT SUMMARY
DARIEN RANCH
MARBLE, COLORADO

- Darien Ranch is situated 2 miles outside Marble, Colorado in the heart of the Colorado Rocky Mountains and located on the headwaters of the Crystal River in the Elk Mountain Range.
- Marble is home to the Yule Creek Marble Quarry, the source of marble for the Lincoln Memorial and Tomb of the Unknown Soldier in our Nation's Capital. Marble is 45 minutes south of Glenwood Springs and Interstate, 70 just off Colorado Highway 133 on Gunnison County Road 3, 35 minutes from Carbondale and about 10 minutes away from Redstone.
- The Town of Marble and Darien Ranch are just two of the most idyllic mountain settings imaginable and together they create one of the most pastoral mountain and river valley scenic splendors in iconic Colorado.
- The Darien Ranch sits at 7900+/- feet in elevation and consists of 185 deeded acres of large mountain meadows, the ranch headquarters and improvements, the crystal-clear Crystal River cascading the length of the Ranch, all surrounded by 12-13 and 14 thousand feet high peaks providing this amazing and stunning alpine mountain setting.
- The ranch's location in the Crystal Valley is one of the last valleys in the state of Colorado that still offers a quiet, uncrowded setting, where you can enjoy leaning back against a quaking aspen tree and listen to the sounds of the river, the sounds of the mountain birds, and watch for the various species of wildlife to wander out from under cover in the early mornings and late evenings to graze and meander through the irrigated meadows down to drink from the river. Can you just see it....?
- Yet, Darien Ranch is only an hour away from Aspen to the north and east, 45 miles to Crested Butte to the south, 2 hours to Vail to the north and east and two hours to Grand Junction to the west.
- Darien Ranch is one of the largest working ranches in the Marble area, nestled between the Crystal River and the White River National Forest and the Raggeds Wildness Area to the south.
- 152 acres of the ranch is protected with a perpetual agricultural and wildlife-based Conservation Easement. There is also an additional unencumbered 10 acre parcel adjoining the south bank of the river awaiting the creative inspirations of that new owners mountain dream home.
- The ranch boasts of a 3.0 cfs , pre Colorado River Compact, senior adjudicated water right diversion from Rapid Creek for irrigation of nearly 125 acres of mountain grass hay meadows and pasture.
- Irrigation of the property is accomplished with two center pivot sprinkler systems, a moveable big wheel big-squirt gun allowing for specialized irrigation placement and then as a fall-back and still an older practice of open ditch flood irrigation.
- Darien Ranch controls both sides of the Crystal River for over ¾ of a mile as it passes through the ranch affording private access and world class fly fishing to that stretch of the river.
- The ranch over time has been operated as a cattle ranch, hunting and fishing outfitters base property, horse operation, hay ranch, a wedding and social venue, vrbo rental and short term lodging, and a Nordic Snow Skiing course.
- For the Hunting enthusiast the ranch is located in the Colorado Parks and Wildlife Game Management Unit (GMU) # 43. The neighboring area of the White River National Forest area of

this portion of Gunnison County consists of approximately 60,827 acres while the adjoining Raggeds Wilderness Area provides an additional 64,346 acres just in the immediate area surrounding the Marble/Crystal valley area.

- If one would be interested, there is unlimited opportunities for even more amazing back-country mountain excursions into 459,456 acres of the back side of the Maroon-Bells-Snowmass Area and Raggeds Wilderness Areas of the White River and Gunnison National Forests.
- The area offers a wealth of recreational options to explore including but not limited to: camping /backpacking, canoeing, climbing, fly-fishing, four wheeling, hiking, horseback riding, hunting kayaking, mountain biking, photography expeditions, wildlife watching just to name a few.
- The principal residence on the property is a 6600 sq ft, 9 bedrooms, 10 baths, lodge style home strategically situated on its own 2.04 acre, beautifully landscaped perch overlooking the Crystal River on its north bank featuring a private river level observation deck.
- The lodge provides a large adjoining living room and dining room area with multiple sitting and dining areas for both, a commercial grade kitchen, guests/caretakers quarters, outdoors Hot Tub/Spa, privacy fenced patio/deck areas and a walking trail down to the river level.
- There are numerous opportunity uses of the principal residence as a private residence, bed and breakfast, rehabilitation retreat, corporate retreat or simply your own special adventure lodge to share with family and friends.
- There is a second structure on the property that offers two residential rental units providing an additional monthly income revenue stream.
- This property checks most all the boxes that a potential buyer looking for that cherished gold nugget of a Colorado mountain retreat and get-away can possibly provide!