

**TEN GRAND RANCH | 260 ACRES OF COLORADO
HUNTING PARADISE**
2901 Oso Creek Road
Powderhorn, CO 81243

\$1,599,000
260± Acres
Gunnison County



TEN GRAND RANCH | 260 ACRES OF COLORADO HUNTING PARADISE
Powderhorn, CO / Gunnison County

SUMMARY

Address

2901 Oso Creek Road

City, State Zip

Powderhorn, CO 81243

County

Gunnison County

Type

Ranches, Recreational Land, Residential Property, Timberland

Latitude / Longitude

38.271331 / -107.305680

Dwelling Square Feet

1,548

Bedrooms / Bathrooms

2 / 2.5

Acreage

260

Price

\$1,599,000

Property Website

greatplainslandcompany.com



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Powderhorn, CO / Gunnison County

PROPERTY DESCRIPTION

TEN GRAND RANCH | 260 ACRES OF COLORADO HUNTING PARADISE

Powderhorn, Colorado | Log Cabin | Live Water | Landowner Preference Program

Own your own piece of Colorado's legendary big-game country. Ten Grand Ranch offers 260 acres of exceptional recreational land surrounded by 18,000+ acres of public land, a comfortable log cabin, flowing creeks, established water infrastructure, and outstanding wildlife habitat in renowned GMU 66. For serious hunters, outdoor enthusiasts, and buyers seeking a private mountain retreat, this property presents a rare opportunity to combine a hunting and wildlife-focused lifestyle with the comforts of an established mountain home.

Located in the heart of Colorado's Western hard to access backcountry, the ranch features a diverse landscape of aspen-covered hillsides, pine timber, open meadows, and natural benches where elk frequently congregate. Seasonal wildlife migrations bring big-game animals through the surrounding country during prime hunting seasons. **Documented wildlife on the property includes elk, mule deer, black bear, mountain lion, moose, bobcat, coyote, fox, and wild turkey**, highlighting the remarkable diversity of wildlife found across this mountain landscape.

One of the property's signature features is Bugle Bluff, a prominent hillside where elk gather and bugle during the fall rut. With Willow Creek flowing near the cabin on the 180-acre parcel and Oso Creek, also known as Bear Creek, traversing the 80-acre parcel, water and wildlife are defining features of this remarkable property.

A RARE HUNTING ADVANTAGE

The 180-acre parcel is enrolled in Colorado's Landowner Preference Program and receives several hunting tags per year for deer and elk in the coveted GMU 66, providing a significant attraction for buyers seeking a dedicated hunting property. This enrollment adds another dimension to an already impressive recreational holding, offering an opportunity to pursue Colorado big game on your own property. GMU 66 is well known for its trophy elk and mule deer populations that take many years to draw, especially for non-residents. This property offers a rare opportunity to hunt GMU 66 every year in some capacity!

YOUR PRIVATE MOUNTAIN HUNTING HEADQUARTERS

Built in 1998, the 1,068-square-foot log cabin features 2 bedrooms, 2 bathrooms, and a 480-square-foot walkout basement for a total of 1548 finished square feet, with a finished single-car garage. Rustic craftsmanship meets practical comfort with cherry wood flooring, vaulted pine ceilings, exposed log beams, handcrafted log railings, and a striking wood-burning Fireplace that you'd expect in a log cabin of this Caliber. Propane forced-air heating via several thermostats provides an additional source of consistent heat.

After a day spent pursuing elk through the timber or exploring the surrounding backcountry, return to a warm, inviting cabin that captures the authentic spirit of the Colorado mountains. The established home makes an excellent basecamp for hunting seasons, weekend getaways, and year-round recreational adventures. Most furnishings are included in the sale of this well-decorated mountain cabin!

WATER INFRASTRUCTURE & VERSATILE LAND

The ranch features an approximately 800-foot-deep well reaching a high-yield aquifer, supplying a 5,000-gallon storage system housed in a secure cistern building. The system is designed to serve the cabin and distribute water to as many as three additional remote tanks at prospective homesites. The associated well permit is identified as #204308.

The cistern building has also served as a bunkhouse and workshop, providing useful space for equipment, hunting gear, and recreational supplies. Additional features include a buried propane tank, fenced perimeter, and convenient ramp access for storing ATVs and snowmobiles.

The separate 80-acre parcel offers terraced hillsides covered in aspen and pine, open meadows, natural elk gathering areas, and two potential residential building sites. Bugle Bluff provides a memorable vantage point overlooking the surrounding landscape and extending



toward adjoining BLM land. With Oso Creek crossing the property, this parcel offers additional opportunities for hunting, wildlife observation, and outdoor recreation. Potential building sites and water-system extensions are subject to applicable approvals and verification.

Additional privacy is provided by a locked gate to the subdivision. The two parcels are separated by a narrow strip of BLM land, with a gated entrance that remains locked during hunting season.

YOUR COLORADO LEGACY STARTS HERE

Ten Grand Ranch is more than a place to escape. It is an opportunity to own a distinctive piece of Colorado hunting country, establish a private mountain headquarters, and create lasting memories with family and friends.

Imagine watching elk move through the fall timber, spotting mule deer in the meadows, or discovering signs of bear and mountain lion in the surrounding wilderness. With documented sightings of nine wildlife species, flowing creeks, and a comfortable log cabin, this property offers an exceptional connection to Colorado's outdoors.

260 acres. Eight documented wildlife species. A furnished log cabin. Flowing creeks. Landowner Preference Program enrollment on the 180-acre parcel. Direct access to 18,000 acres of public land.

Experience the freedom and adventure of owning your own Colorado mountain retreat at Ten Grand Ranch.



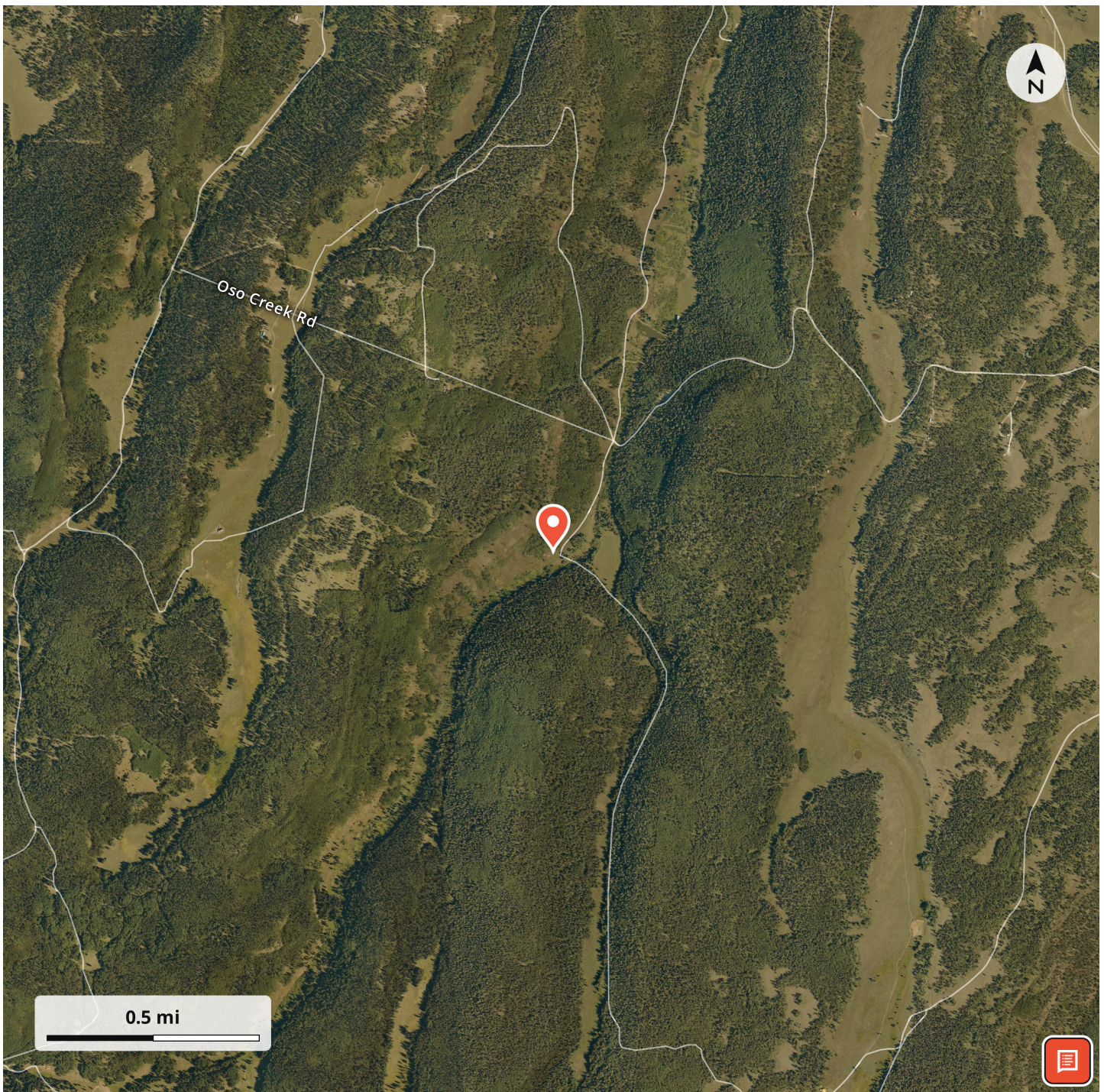
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Regional Map



Locator Map



Aerial Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

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City / State / Zip

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NOTES

This image shows a blank 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.

MORE INFO ONLINE:

<https://greatplainslandcompany.com/>

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