

Bull Basin Hunting & Grazing Ranch
10795 52 1/2 Road
Mesa, CO 81643

\$3,690,000
882± Acres
Mesa County



Bull Basin Hunting & Grazing Ranch
Mesa, CO / Mesa County

SUMMARY

Address

10795 52 1/2 Road null

City, State Zip

Mesa, CO 81643

County

Mesa County

Type

Hunting Land, Ranches, Recreational Land, Residential Property, Horse Property

Latitude / Longitude

39.160048 / -108.080125

Dwelling Square Feet

3,200

Bedrooms / Bathrooms

5 / 3

Acreage

882

Price

\$3,690,000

Property Website

<https://aspenranchrealestate.com/property/bull-basin-hunting-grazing-ranch-/mesa/colorado/112811/>



PROPERTY DESCRIPTION

Bull Basin Ranch - 882± Acre Off-Grid Mountain, Hunting & Cattle Ranch Near Collbran, Colorado **\$3,690,000**

Two exceptional Grand Mesa ranches, now offered together as a single 882± acre holding near Collbran, Colorado. Bull Basin & Bull Creek Ranch unites a proven off-grid homestead, conserved wildlife habitat, irrigated meadows with water rights, and world-class elk and mule deer hunting into one remarkable western Colorado property. With direct access to hundreds of thousands of acres of adjoining public land, a buyer could hunt a total of 5,328 acres right from the front door.

Sitting on the iconic Grand Mesa at roughly 6,800' of elevation with year-round access, the combined ranch is ideal for buyers seeking off-grid living, sustainable self-reliance, a working cattle or equestrian operation, and premier Colorado big-game hunting.

Property Overview

- **882± total acres** combining Bull Creek Ranch (355± acres) and Bull Basin Meadows Ranch (527± acres), connected by county road or through-property access onto adjoining BLM land and the canal road to the upper ranch.
- **Unencumbered acreage for building:** 80 acres outside the conservation easement, plus an additional 6-acre building envelope on the Bull Creek parcel, and a separate 3-acre building envelope on the upper 527 acres just east of the large parcel.
- **Conservation easements** protect the balance of the land, preserving sweeping views, open-space character, and a critical wildlife corridor while allowing continued agricultural and recreational use.
- **Fully fenced** throughout - easy for cattle, horses, hiking, mountain biking, and creek-front access.

Unmatched Public Land Access & Hunting

Located in Colorado Game Management Unit 421, the ranch sits amid healthy elk and mule deer herds with a proven hunting history across both properties. Mule deer and elk are resident year-round, drawn to abundant forage and protective brush corridors that support strong archery and rifle seasons.

Beyond the deeded acreage, the property adjoins vast public land: 1,920 acres of BLM bordering both ranches to the west and 2,526 acres of BLM to the southwest, totaling 4,446 acres of adjoining BLM. Combined with the ranch itself, that puts **5,328 huntable acres accessible from the front door**.

The established guide and outfitting operation currently generates income through guided archery, rifle, and cow elk hunts - well suited for continued recreational use or a turnkey outfitting business. The ranch also offers potential for exclusive, low-impact hunting experiences or select lease opportunities alongside the cattle operation.

Turnkey Off-Grid Homestead

The heart of the ranch is a thoughtfully developed off-grid compound, completely self-sufficient on solar, generator, batteries, and propane:

- **Main residence:** 2,200± sq ft, 3 bed / 2 bath, completed in 2020 and built for efficiency with wood heat, a wood cook stove, refrigerator, microwave, washer/dryer, and solar hot water.
- **Guest house:** 1,000± sq ft, 2 bed / 1 bath with loft, comfortably sleeping up to 10 - perfect for family, guests, or hunting parties.
- **Yurt** with large patio and wood stove, plus an additional gazebo.
- **Garage/workshop** housing 32 solar panels' worth of off-grid power infrastructure, a substantial battery bank, and a 12-kW backup generator.
- **Walk-in cooler and hanging room** for game processing.
- **Private water well** supporting the compound.

Working Cattle Ranch with Water Rights

MORE INFO ONLINE:

<https://aspenranchrealestate.com/>

Bull Basin Meadows contributes a productive seasonal cattle operation, conservatively sustaining approximately 100 head of cows with turnout typically mid-May through late October. A significant portion is flood-irrigated meadow, providing reliable forage and operational efficiency throughout the irrigation season. The ranch enjoys Bull Creek frontage and canal frontage, with plentiful water from the canal and upper water rights.

The upper 527-acre building envelope already has infrastructure in place: a 1,700-gallon water cistern, 1,500-gallon septic system, and 1,000-gallon propane tank, with electric power and underground telephone service available adjacent to the building site.

Diverse Terrain & Endless Recreation

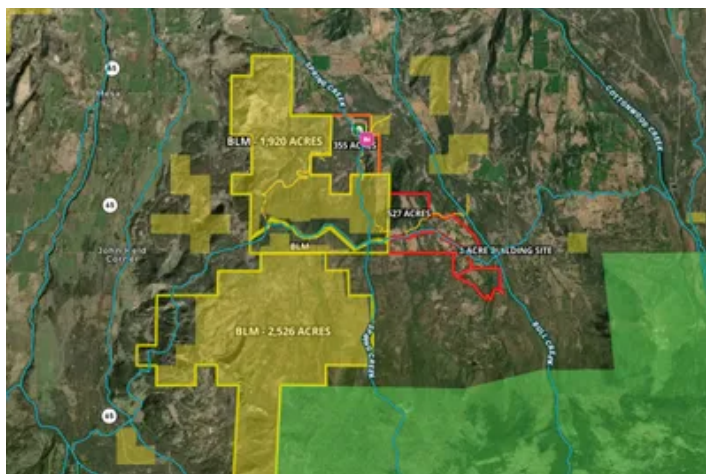
The land ranges from gentle, rolling meadows to higher ground, with natural bands of scrub oak, pinyon, and juniper breaking into expansive open meadows. Springs, ponds, hunting blinds, hunting meadows, irrigated pastures, and tremendous views define the property. It's equally suited to be a mountain biking destination, hunting property, cattle and grazing operation, or equestrian trail-riding estate - all behind a locked gate offering privacy and quiet.

Prime Grand Mesa Location

The ranch sits just minutes from Powderhorn Ski Resort and the Grand Mesa - the largest flat-top mountain in the world, home to more than 300 lakes and hundreds of thousands of acres of public recreation. Grand Junction, the economic hub of western Colorado with shopping, dining, medical services, and a regional airport, is a 45-minute drive, while the nearby communities of Collbran, Mesa, and Molina provide everyday necessities close to home.

Bull Basin & Bull Creek Ranch is a rare opportunity to own a protected, working legacy ranch that unites off-grid living, agriculture, conservation, recreation, and world-class hunting in one of western Colorado's most desirable high-country settings.

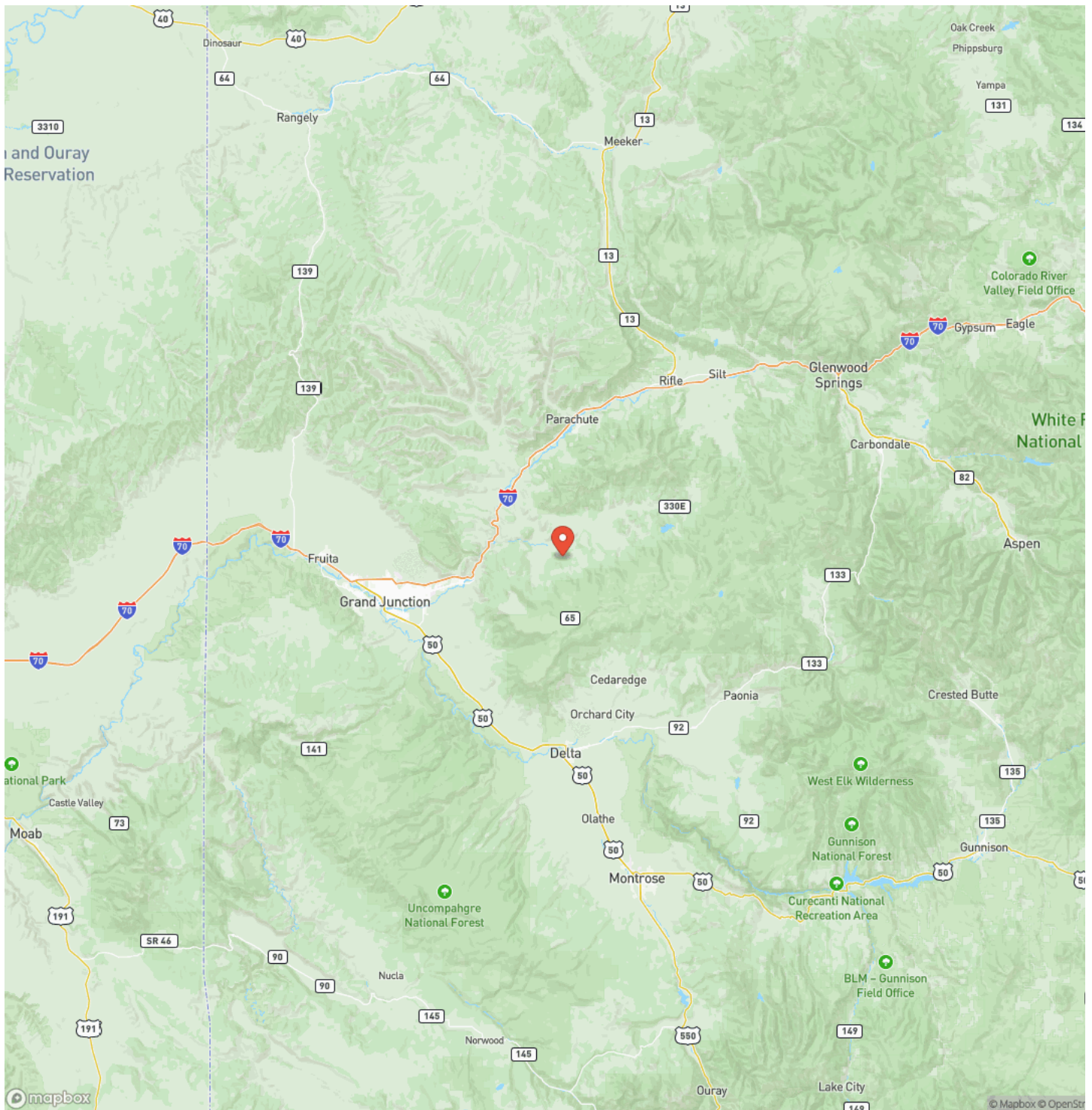
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Mesa, CO / Mesa County



Locator Map



Locator Map



Satellite Map



Bull Basin Hunting & Grazing Ranch
Mesa, CO / Mesa County

LISTING REPRESENTATIVE

For more information contact:



Representative

Loren Williams

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Email

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Address

City / State / Zip

Loma, CO 81524

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

MORE INFO ONLINE:

<https://aspenranchrealestate.com/>

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