



HOMEWOOD RANCH
TELLURIDE, COLORADO





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TELLURIDE, COLORADO

\$67,750,000 | 2,024± ACRES



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TRUSTED *by* **GENERATIONS,** *for* **GENERATIONS**

Land... that's where it all begins. Whether it is ranch land or family retreats, working cattle ranches, plantations, farms, estancias, timber or recreational ranches for sale, it all starts with the land.

Since 1946, Hall and Hall has specialized in serving the owners and prospective owners of quality rural real estate by providing mortgage loans, appraisals, land management, auction and brokerage services within a unique, integrated partnership structure.

Our business began by cultivating long-term relationships built upon personal service and expert counsel. We have continued to grow today by being client-focused and results-oriented—because while it all starts with the land, we know it ends with you.

WITH OFFICES IN:

DENVER, COLORADO	BOZEMAN, MONTANA
EATON, COLORADO	MISSOULA, MONTANA
STEAMBOAT SPRINGS, COLORADO	VALENTINE, NEBRASKA
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TETON VALLEY, IDAHO	LAREDO, TEXAS
HUTCHINSON, KANSAS	LUBBOCK, TEXAS
SHERIDAN, WYOMING	WEATHERFORD, TEXAS
BILLINGS, MONTANA	CHARLOTTESVILLE, VIRGINIA

SALES | AUCTIONS | FINANCE | MANAGEMENT



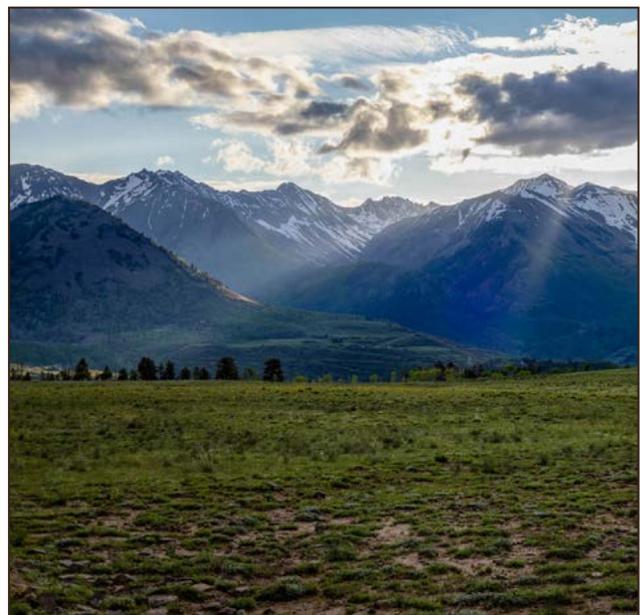
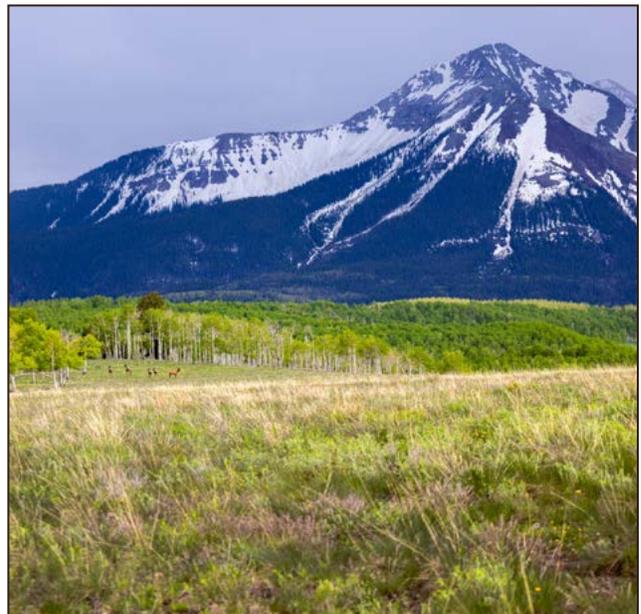
EXECUTIVE SUMMARY

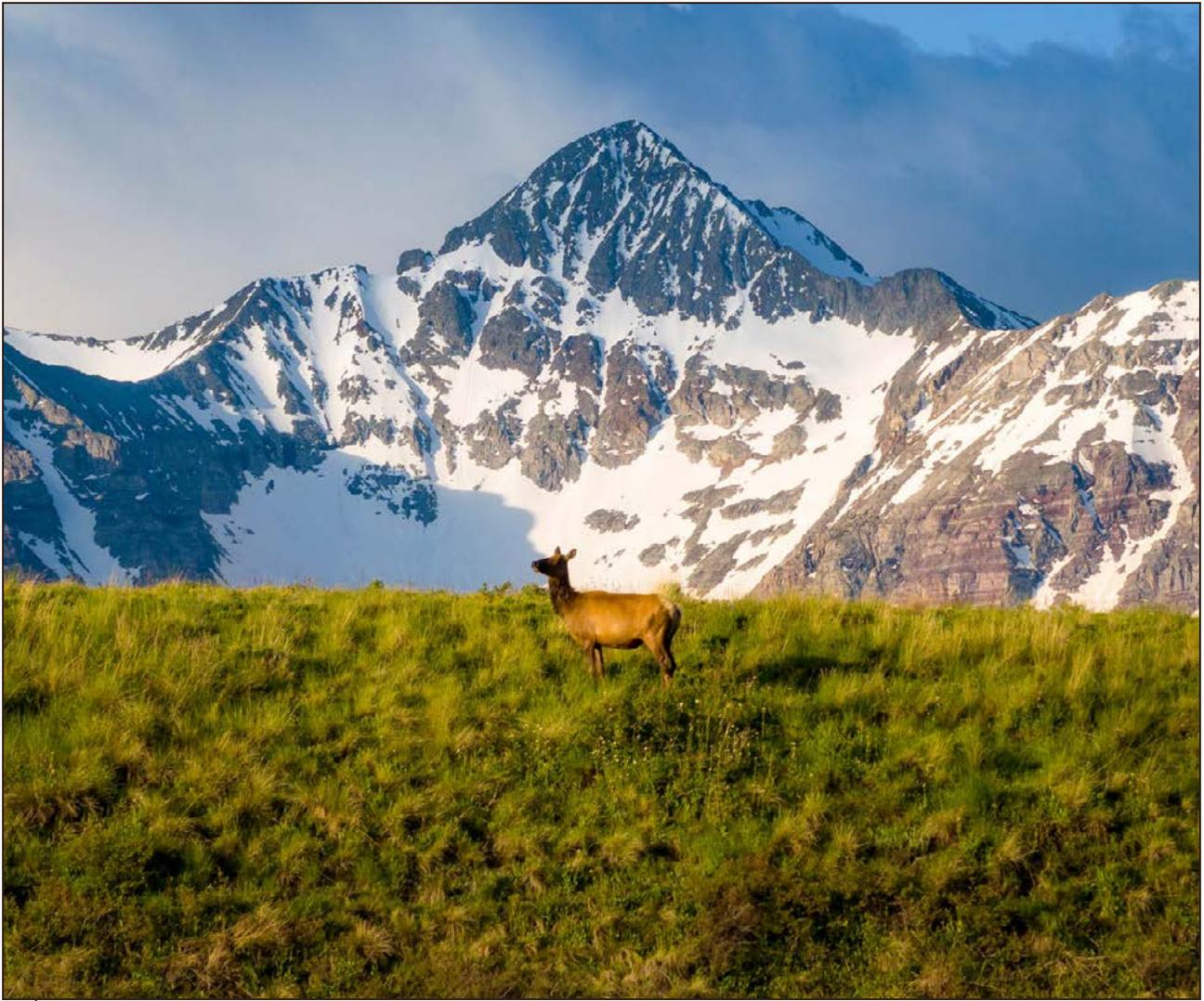
Homewood Ranch embodies rarity and the inability to be replicated. It is an understatement to express what an incredibly rare opportunity it is when a property like this is presented to the market. This ranch has been owned, managed, and operated by the same family since 1949, when Telluride was undeveloped and largely undiscovered, contrasted today by transforming itself into an exceedingly sought-after world-class destination. The land is pristine and it offers something that is hard to put into words or artfully express in writing. When standing upon this property and taking in the truly commanding and all-encompassing views, perhaps rivaling nearly anywhere else on Earth; there is a subtle stirring of emotion that starts to occur as one starts to embrace and understand what this property truly has to offer. An investment in a land asset class is significant for many reasons and as any seasoned, discerning, and savvy investor knows, there must be criteria that has to be met. Some of the most important are of course; location, proximity, accessibility, privacy, exit strategies, physical features of the land, and perhaps most importantly is the inability to be replicated. Homewood Ranch is unequivocally the last and largest single piece of deeded land as close to Telluride as there will ever be.

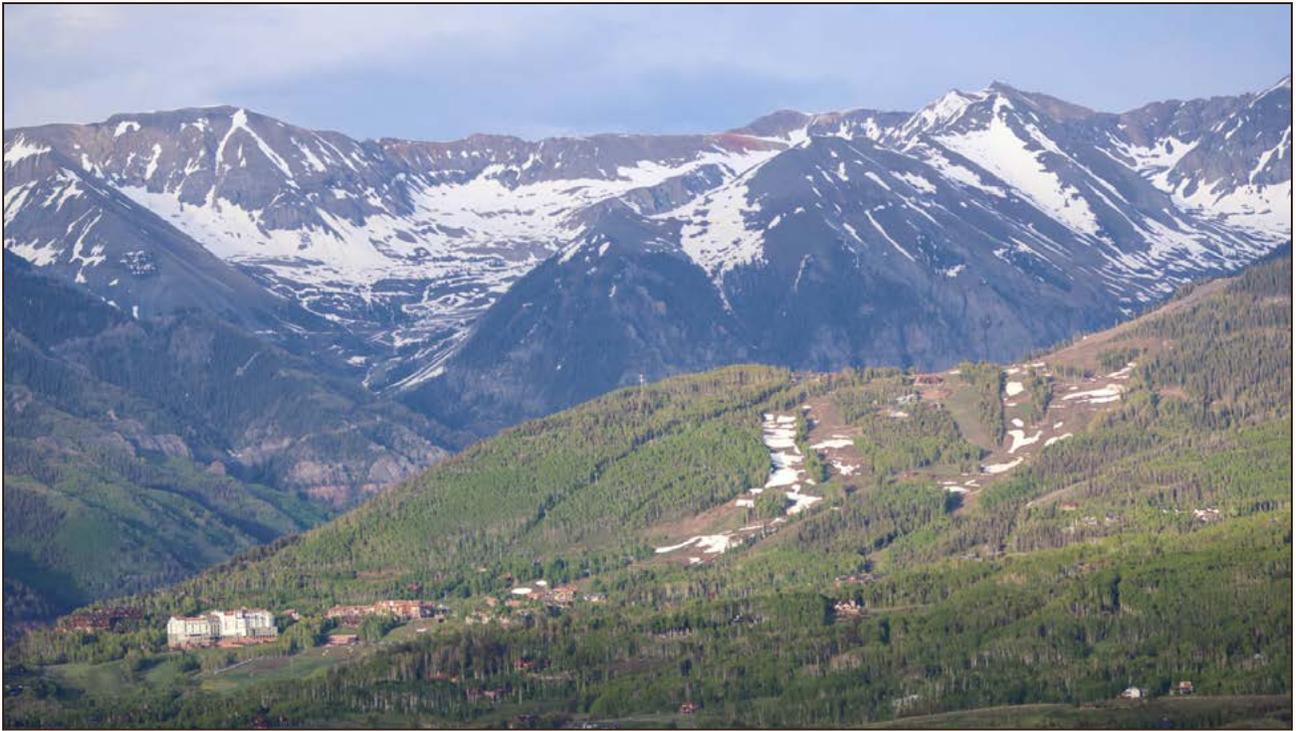


Located at the end of a year round county-maintained road, the property is a diverse combination of varying topography, ranging from gently rolling open pastures traversing into numerous knolls and hills, punctuated by a large mesa, known as Diamond Hill, which is the highest point on the property. The land is comprised of a combination of native grasslands, seasonal drainages, and interspersed pockets of heavy timber, while presenting views simultaneously in all directions. The pockets of timber are predominately northern facing, while the native grass lands are exposed to the sunshine on southern facing slopes. Migratory wildlife populations have been sheltered by meticulous stewardship practices and management by the owners, while the land has served as a safe haven for over 50 years.

This property presents so many multi-dimensional opportunities, it is currently not encumbered by a conservation easement, offers possible development potential, long-term investment, inflationary hedge, the opportunity to build to suit, multi-generational, family safety, emotional well-being, and virtually unlimited recreational considerations on and off the ranch. In summary, the Homewood Ranch is like a piece of fine art, collectible, intrinsic, distinct, and a smart investment.







LOCATION

Homewood Ranch is located in southwestern Colorado, set on a mesa tucked amongst the majestic San Juan Mountains. The ranch features awe-inspiring views of nearby mountain peaks including Gray Head, Last Dollar Mountain, and 14,000-foot zeniths like Mount Sneffels, Mount Wilson, and Sunshine Peak. Telluride Ski Resort and Mountain Village are only 17 miles away — a mere 30-minute drive to one of the state’s most sought-after mountain town destinations. Designated a National Historic Landmark District in 1964, Telluride features historic homes and storefronts, gourmet restaurants, a world-class ski resort, and myriad festivals all with a charming mountain-town feel.

The Telluride Regional Airport (KTEX) is only 16 miles away and open to commercial, charter, and private planes. Denver Air Connection offers daily flights to and from Denver year-round. The Montrose Regional Airport (MTJ) is about 65 miles away, hosting direct flights from multiple major US hubs in Denver, Dallas, Houston, Chicago, and Phoenix. Both regional airports offer rental cars and ground transportation.

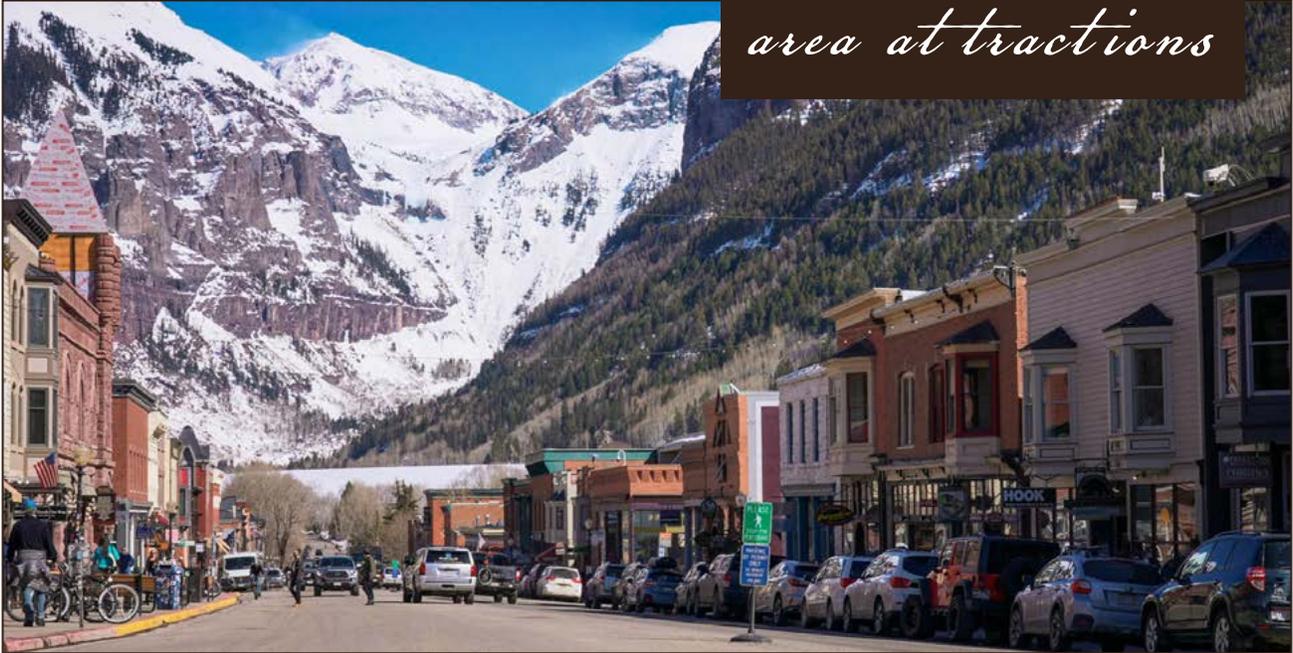


LOCALE

This area of Colorado is renowned for its incredible beauty, high-class amenities, and rugged adventure opportunities. The San Juans are known throughout the state and the country for their magnificent peaks and outstanding recreational opportunities, from fishing and hiking to cycling and skiing. The captivating towns of Telluride and Mountain Village are less than 30-minutes away, providing a gateway to some of the best skiing in the world. Nearby towns of Ridgway, Ouray, and Silverton offer similar charm and mountain views, while Black Canyon of the Gunnison and Mesa Verde National Parks are each only a 90-minute drive away.

In addition to the excellent fly fishing in the San Miguel River, the ranch is located in close proximity to Lizard Head Wilderness with access to national forest land and adjacent BLM land — a recreationist’s dream come true.





Telluride and Mountain Village Telluride is one of the most idyllic mountain towns in the American West. Despite being only 8 blocks wide and 12 blocks long, Telluride is known throughout the state and beyond for its scenic beauty and charming atmosphere. Telluride’s historic homes and storefronts, world-class restaurants, and many festivals throughout the year all add to the sense of charm and adventure. The adjacent town known as Mountain Village occupies nearly 2,100 acres at an elevation of 9,500 feet. Mountain Village is the gateway to Telluride Ski Resort and the Uncompahgre National Forest. This European-style community is connected to Telluride via the free, year-round gondola.



San Miguel River The San Miguel River flows from its headwaters near Telluride, along Colorado State Highway 145, which runs just north of the ranch. In fact, access to this river puts Homewood Ranch in proximity to one of the finest fly fishing destinations in the state. With great trout fishing from spring through fall, this river offers 25 miles of opportunities for wetting a line. Anglers on the San Miguel will find steadily flowing clear water with intermittent pools and plentiful pockets.



Lizard Head Wilderness About eight miles south of the ranch and only 10 miles from Telluride lies Lizard Head Wilderness, a 41,496-acre wilderness within the San Juan Mountains. Situated within the Uncompahgre and San Juan National Forests, this stunning natural area is home to multiple 13,000 and 14,000-foot peaks. Access the wilderness from the north by taking Silver Pick Road to 622 Road. Hikers on foot can take the Lizard Head Rock of Ages Trail, Woods Lake Trail, Elk Creek Trail, and Lone Cone Trail into the wilderness. The steep, scenic Lizard Head Trail offers a view of Morning Star Mine, an old silver and gold mine which last operated in 1952.

Black Canyon of the Gunnison National Park Just 90 minutes north lies Black Canyon of the Gunnison National Park, one of the most spectacular locations in the nation. The Gunnison River — along with the eroding forces of wind and weather — carved this canyon over the duration of two million years. Access the south rim of the canyon by driving north through Ridgway and Montrose, and explore the area by hiking, fishing, camping, or simply gazing into the endlessly starry night sky.

Ouray Known nationwide for its unique box canyon waterfalls and epic ice-climbing, Ouray has been called the “Switzerland of America” and the “Outdoor Recreation Capital of Colorado.” This high-alpine mountain town is nestled in the center of nearly vertical mountainsides and named for Chief Ouray, a Native American chief of the Tabeguache band of the Ute tribe, formerly based in this area.

Mesa Verde National Park Perhaps the best-known heritage site of the Ancestral Pueblo people, Mesa Verde National Park encompasses a unique landscape of vast canyons and sweeping vistas. For 700 years, Mesa Verde was home to thriving communities who made their homes on the mesas and cliffsides. From the ranch, Mesa Verde is only 90 minutes southwest. A visit here is a must and the ranch’s proximity offers easier accessibility for off-season enjoyment.

GENERAL DESCRIPTION

Homewood Ranch lies on 2,024± deeded acres in Southwestern, Colorado. The ranch is currently being surveyed, and the deeded acreage may need to be adjusted, slightly, per outcome of the survey. This untouched land, with wide-sweeping views of the surrounding San Juan Mountains, represents one of the last remaining parcels of undeveloped properties in the region. Just over 17 miles to Telluride Ski Resort and Mountain Village, Homewood Ranch offers incredible views in every direction, including astonishing 13,000 and 14,000-foot peaks and even as far as the La Salle Mountains in Utah. Telluride's Mountain Village and Telluride Ski Resort are less than a 30-minute drive away. The ranch sits between 9,000 and 10,080 feet in elevation. The highest point on the ranch is known as Diamond Hill, which is scattered with naturally occurring multi-faceted crystals.

The ranch is covered with about 25 percent oak brush, pine forests, and Douglas fir and 75 percent open and undulating pastureland. The fully fenced ranch is home to herds of resident and migratory elk who share grazing rights with 150-head of mother cows and calves for a portion of the year. Bear, mountain lion, coyote, and a variety of small game and bird species have been spotted here. A modest two-bedroom, two-bathroom cabin was built on the property in 1971. This region is known nationwide for its unparalleled recreational opportunities, including hiking, mountain biking, snowshoeing, cross-country skiing, horseback riding, hunting, and more. Homewood Ranch represents an untouched haven in Colorado's San Juans, where a future owner has the opportunity to enjoy one of the last remaining undeveloped tracts of land in the region. Winter snow removal and maintenance will need to be provided by the landowner to access the Homewood Ranch, where San Miguel County stops winter plowing and Ptarmigan Ranch maintains winter access privately.



ACREAGE

The land flourishes with the combination of native grasslands, seasonal drainages, and interspersed pockets of heavy timber while presenting views simultaneously in all directions. The aspen, Douglas fir, and pine forests are predominately north-facing, while the native grasses are exposed to the sunshine on southern-facing slopes. Four separate pastures reside within the fully fenced property.



IMPROVEMENTS

Homewood Ranch offers a world of opportunity, whether for luxury development or for land conservation — or something in between. Currently, a modest A-frame cabin (2,091± square feet) sits on the property. The two-bedroom, two-bathroom cabin was built in 1971, and few updates have been made since. There are fireplaces in the basement and the main level.



CLIMATE & ELEVATION

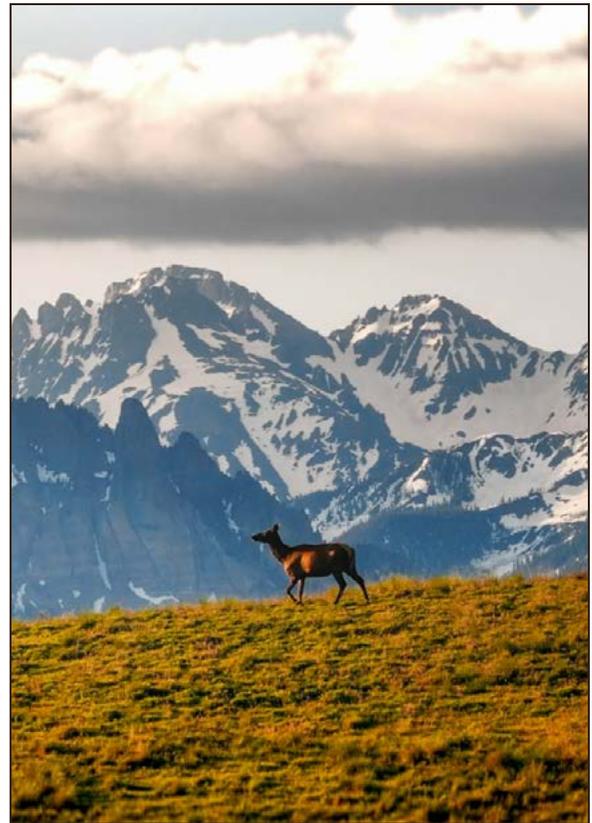
Homewood reflects true Colorado seasons, with over 300 days of sunshine throughout the year. Deep snow blankets the mesa in winter, while spring and summer bring on vibrant greenery. Pine and fir trees remain verdant throughout the year. In warmer months, the pasturelands ripple with tall grasses and wildflowers. Wintertime highs can hit the 30s, while summer temperatures hover pleasantly in the 70s.

The elevation on the ranch ranges from 9,000 to 10,080 feet at the highest point of Diamond Hill. This alpine oasis offers real untouched beauty and the high elevation offers unparalleled views of the surrounding mountain peaks.



GENERAL OPERATIONS

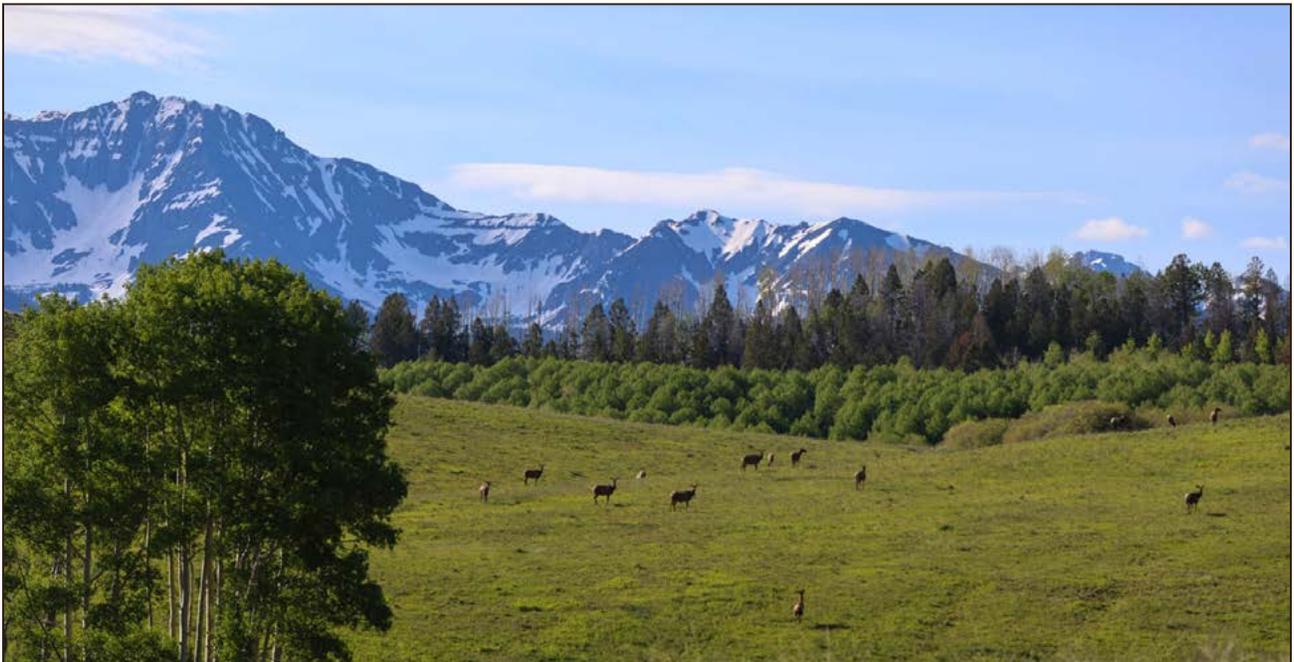
While Homewood Ranch has a history as a sheep ranching operation, today it is used as grazing grounds for mother cows and calves, as well as migratory elk populations. There are four fully fenced pastures and a water well for cattle and wildlife. The ranch is also ideal as a recreation haven, with open space ideal for snowshoeing, Nordic skiing, snowmobiling, hiking, hunting, camping, and more.





WATER RESOURCES

As the ranch is situated on a high elevation mesa, there are no official water rights or any form of live year-round water resources on the property. There are a few small ponds, dirt tanks, seasonal drainages, and wallows that have historically been sufficient to sustain summer grazing of livestock and native wildlife populations. The drilling and permitting of new domestic well(s), for housing and human consumption, can be drilled by Colorado State law.



GRAZING RESOURCES

Homewood Ranch features a mix of forests, meadows, and fenced pasture land. Currently suitable for up to 150 mother cows and calves and used by resident and migratory elk populations.

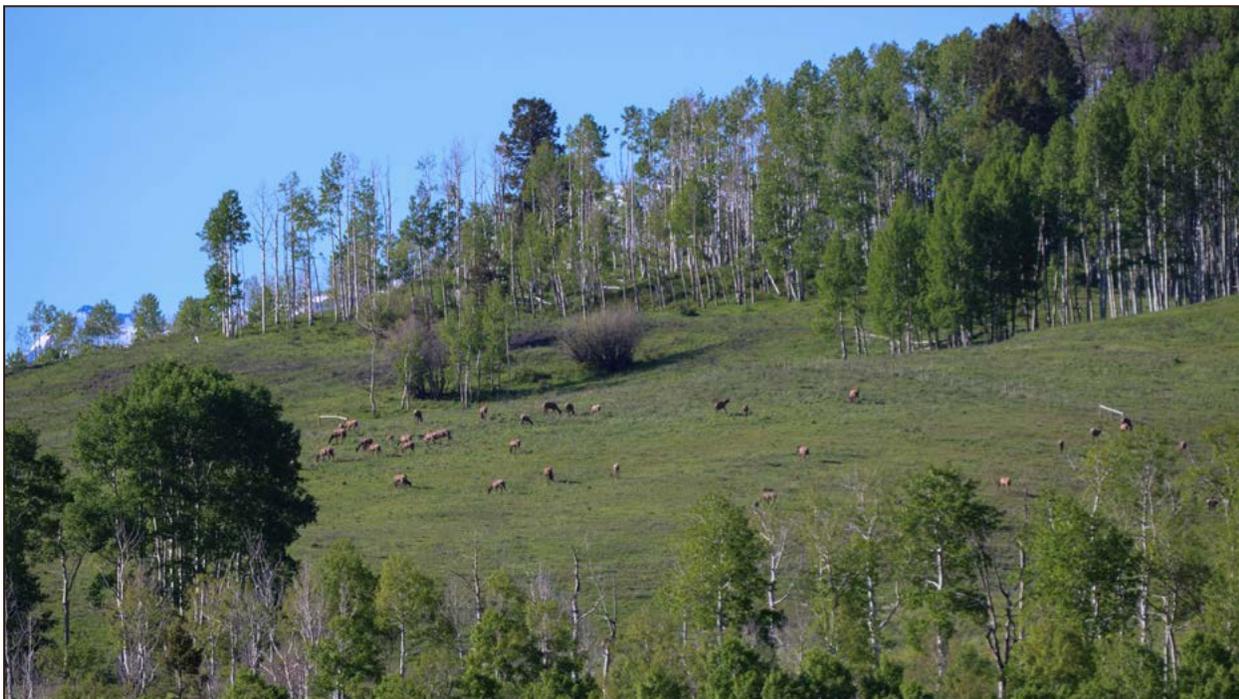
WILDLIFE RESOURCES

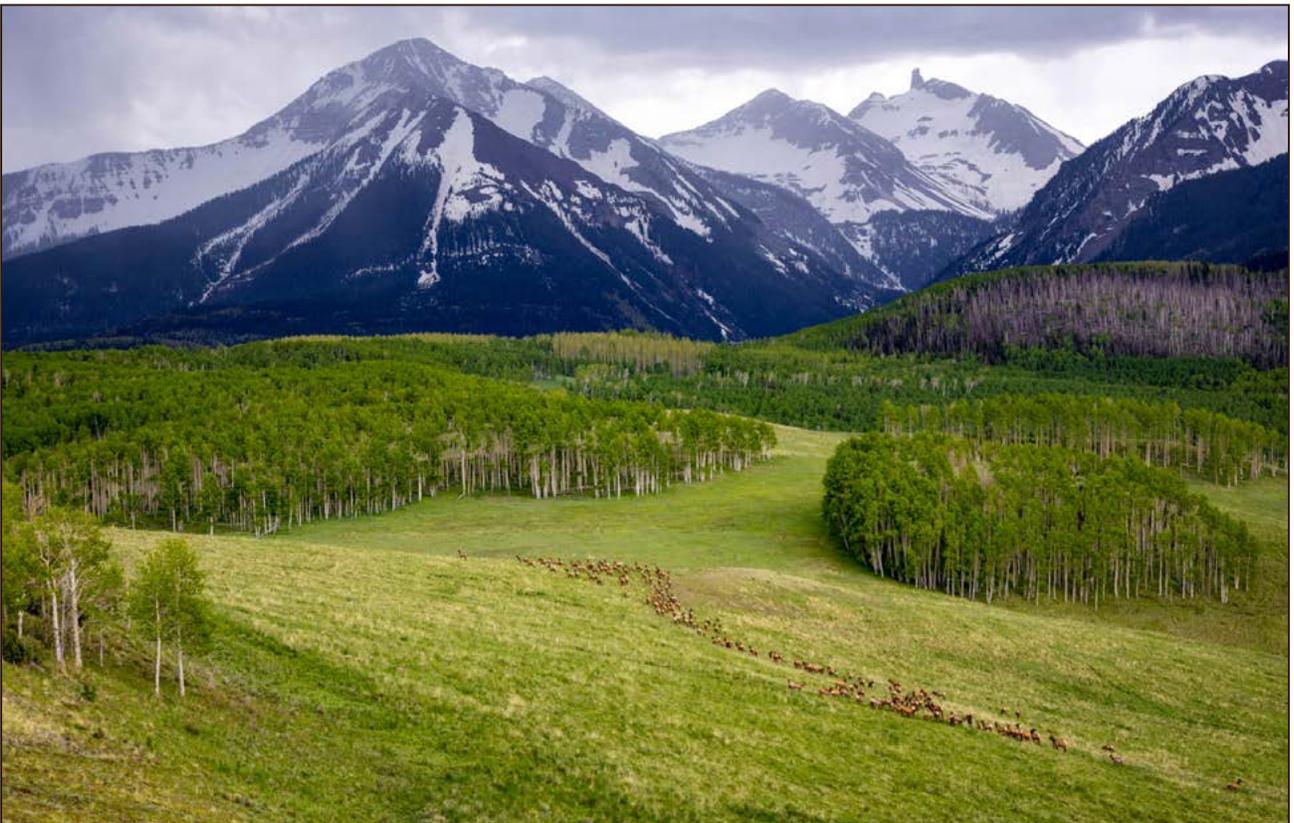
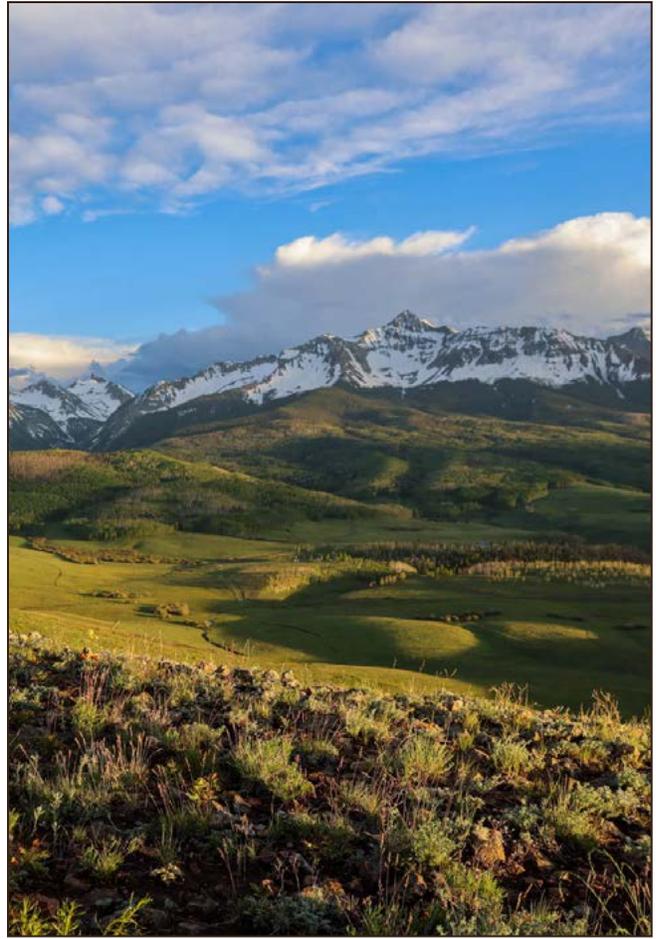
A resident elk herd about 300 strong call this ranch home, sharing grazing resources with 150 head of cows and calves. In addition, migratory elk, mule deer, bear, coyote, mountain lion, and a variety of small game and bird species have been spotted here.



FISHERY RESOURCES

Excellent fly fishing opportunities are just a short distance away along the San Miguel River, which flows from its headwaters near Telluride all along Colorado State Highway 145 just north of the ranch. Seasonal trout fishing opportunities beckon nearly 25 miles of the San Miguel, which has plenty of intermittent pools and pocket water.







RECREATIONAL CONSIDERATIONS



Homewood Ranch is a recreationist's dream where outdoor adventures are abound year-round. Warmer weather brings opportunities for hiking or ATVing on the property under an endless blue sky. Located in GMU 70, the land offers excellent hunting opportunities as well. Fly fishing in the San Miguel River is some of the best in the region. Additionally, there is easy and abundant access to public lands, including nearby national forests and Lizard Head Wilderness Area just to the south.





Cyclists or driving enthusiasts must experience the San Juan Skyway, a 236-mile loop through the mountains and plains of southwest Colorado. The road links the mountain towns of Telluride, Ridgway, Ouray, Silverton, Durango, and Cortez and is ideal for a day-long road trip or even a multi-day road cycling adventure. In the winter, the area teems with tourists seeking world-class skiing experiences at Telluride Ski Resort. For something more private, consider a Nordic skiing or snowmobiling trek on the property, where one can overlook the ski area while enjoying relative privacy and quiet.



WATER RIGHTS

Any and all seller-owned water rights appurtenant to the property are included in the sale.

MINERAL RIGHTS

Any and all seller-owned mineral rights appurtenant to the property are included in the sale.



HISTORY

The ranch resides in an area rich with mining and ranching history. Ute Indian tribes called this region home for centuries before Spanish explorers arrived in the 1700s. By the mid-1870s, gold and silver miners teemed in a tent camp known as Columbia. In 1878, the camp became a town called Telluride. A railroad built in 1890 brought even more fortune-seekers to the area. When silver prices plummeted in 1893, most of the miners moved on. It was not until the 1970s that Telluride experienced a renaissance driven by the opening of Telluride Ski Resort in 1972. Today, it is a world-class destination for all manners of outdoor recreation.

The property itself has been in the Homewood family since 1949. At the time, Telluride was still a tiny mining community, and the surrounding land (including Homewood Ranch) was primarily used for sheep ranching. Around the year 2000, the owners took up cattle ranching. Since then, Homewood Ranch has been kept in pristine condition. There is no conservation easement, yet the land is as wild, picturesque, and undeveloped as it was 75 years ago.



TAXES

In 2022, the property taxes were \$2,280.08.



BROKER'S COMMENTS

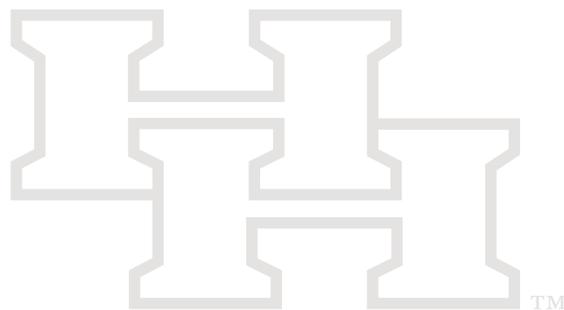
Simply stated, a ranch like Homewood being offered to the market for the first time in over 50 years is an incredibly rare opportunity in the high-end ranch real estate world. As I have heavily emphasized throughout the summary of this ranch, “its value is tethered to its rarity and its inability to be replicated.” Homewood Ranch is not a property that comes along very often. Acquiring the last and largest remaining piece of deeded land in proximity to Telluride, is like finding a Vincent van Gogh in the attic of your grandparents’ home. This property evokes feelings and emotions, that are difficult to articulate and adequately describe in writing. As a partner at Hall and Hall and having specialized in ranch real estate for close to 30 years, I am deeply privileged and honored to present Homewood Ranch. Homewood Ranch is unequivocally best in class and in my opinion, a highly competitive land asset holding on a global scale.



Click on map above for link to MapRight map of property.

PRICE

\$67,750,000



NOTICE: Offering is subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of purchase by owner. Information regarding land classifications, acreages, building measurements, carrying capacities, potential profits, etc., are intended only as general guidelines and have been provided by sources deemed reliable, but whose accuracy we cannot guarantee. Prospective buyers should verify all information to their satisfaction. Prospective buyers should also be aware that the photographs in this brochure may have been digitally enhanced.

ADDITIONAL SERVICES OFFERED BY HALL AND HALL

- 1. MANAGEMENT SERVICES** – Hall and Hall’s Management Division has a very clear mission—to represent the owner and to ensure that his or her experience is a positive one. Services are customized to suit the owner’s needs. They often begin with the recruiting and hiring of a suitable ranch manager or caretaker and are followed by the development of a management or operating plan along with appropriate budgets. Ongoing services include bill paying, ranch oversight, and consulting services as needed. Even the most sophisticated and experienced ranch owners appreciate the value of a management firm representing them and providing advice on local area practices and costs. [Jerome Chvilicek](#) or [Dan Bergstrom](#) at (406) 656-7500, [Jim Fryer](#) at (406) 587-3090, or [Brant Marsh](#) at (406) 596-2111 are available to describe and discuss these services in detail and welcome your call.
- 2. RESOURCE ENHANCEMENT SERVICES** – Increasingly the value of a ranch is measured by the quality of each and every one of its resources. Coincidentally, the enhancement of a ranch’s resources also increases the pleasure that one derives from the ownership of a ranch. Our management services have included the assessment of everything from wildlife habitat to bird habitat to water resources and fisheries and the subsequent oversight of the process involved with the enhancement of these resources. [Jerome Chvilicek](#) or [Dan Bergstrom](#) at (406) 656-7500, [Jim Fryer](#) at (406) 587-3090, or [Brant Marsh](#) at (406) 596-2111 are available to describe and discuss these services in detail and welcome your call.
- 3. AUCTIONS** - Hall and Hall Auctions offer “Another Solution” to create liquidity for the owners of Investment-Quality Rural Real Estate. Our auction team has experience in marketing farmland, ranchland, timberland and recreational properties throughout the nation. Extreme attention to detail and complete transparency coupled with Hall and Hall’s “Rolodex” of more than 40,000 targeted owners and buyers of rural real estate help assure that there are multiple bidders at each auction. In addition, the unique Hall and Hall partnership model creates a teamwork approach that helps to assure that we realize true market value on auction day. For more information on our auction services contact [Scott Shuman](#) at (800) 829-8747.
- 4. APPRAISALS** - Staying abreast of ancillary market influences in ever-changing economic conditions requires a broad professional network to tap into. Finding an appraiser who not only understands the numbers but also the differences in value from one area to another is a critical part of making an informed decision. The appraisal team at Hall and Hall, formed entirely of Accredited Members of the American Society of Farm Managers and Rural Appraisers (ASFMRA), has that critical network of brokers and lending professionals. This professional network coupled with diverse experience across multiple regions and market segments allows our appraisal team to deliver a quality product in a reasonable timeframe. [J.T. Holt](#) at (806) 698-6882 is available to describe and discuss these services in detail and welcomes your call.
- 5. SPECIALIZED LENDING** - Since 1946 Hall and Hall has created a legacy by efficiently providing capital to landowners. In addition to traditional farm and ranch loans, we specialize in understanding the unique aspects of placing loans on ranches where value may be influenced by recreational features, location and improvements and repayment may come from outside sources. Our extensive experience and efficient processing allows us to quickly tell you whether we can provide the required financing.

Competitive Pricing | Flexible Terms | Efficient Processing

[Tina Hamm](#) or [Scott Moran](#) • (406) 656-7500

[Adam Deakin](#) • (970) 716-2120

[Monte Lyons](#) • (806) 438-0582

[J.T. Holt](#) or [Alex Leamon](#) • (806) 698-6882

In Colorado, Buyers should be aware that different real estate brokerage relationships are available which include seller agency, buyer agency or transaction-brokerage.

BROKERAGE DISCLOSURE TO BUYER

DEFINITIONS OF WORKING RELATIONSHIPS:

SELLER'S AGENT:

A seller's agent (or listing agent) works solely on behalf of the seller to promote the interests of the seller with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the seller. The seller's agent must disclose to potential buyers all adverse material facts actually known by the seller's agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the seller.

BUYER'S AGENT:

A buyer's agent works solely on behalf of the buyer to promote the interests of the buyer with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the buyer. The buyer's agent must disclose to potential sellers all adverse material facts actually known by the buyer's agent including the buyer's financial ability to perform the terms of the transaction and if a residential property, whether the buyer intends to occupy the property. A separate written buyer agency agreement is required which sets forth the duties and obligations of the broker and the buyer.

TRANSACTION-BROKER:

A transaction-broker assists the buyer or seller or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction without being an agent or advocate for any of the parties. A transaction-broker must use reasonable skill and care in the performance of any oral or written agreement, and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a buyer's financial ability to perform the terms of a transaction and if a residential property, whether the buyer intends to occupy the property. No written agreement is required.

CUSTOMER:

A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party's agent or as the party's transaction-broker.

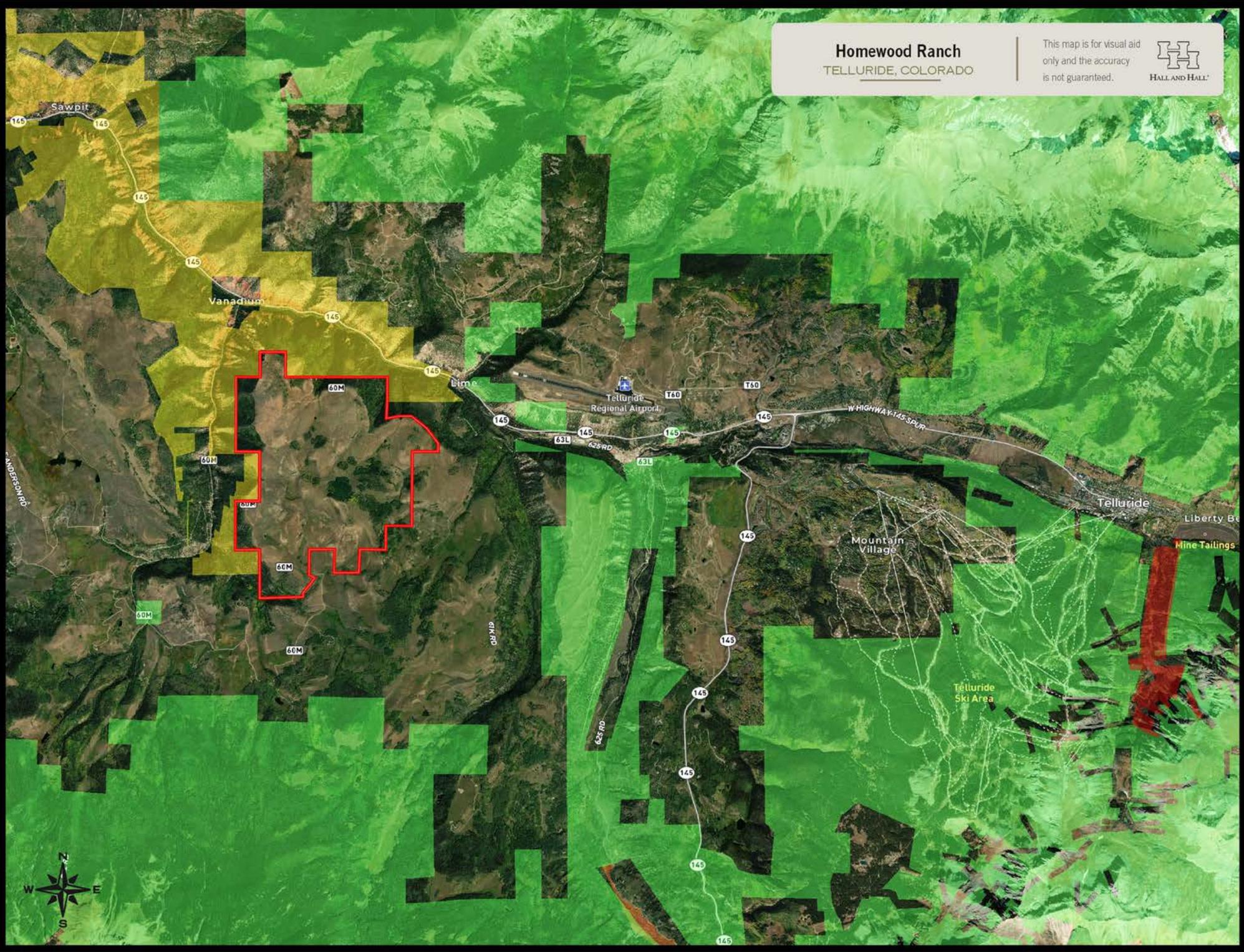
Please contact one of the Hall and Hall brokers for a complete discussion of potential working relationships for this property. A written relationship disclosure will be provided to a prospective buyer prior to engaging in brokerage activities as defined by the Colorado Real Estate Commission.

[Jeff Buerger](#) of Hall and Hall is the exclusive agent of the Seller.

Homewood Ranch

TELLURIDE, COLORADO

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Montrose

Homewood Ranch
TELLURIDE, COLORADO

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Homewood
Ranch

Telluride

Durango

Pagosa Springs



Vanadium

Homewood Ranch
TELLURIDE, COLORADO

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