



## BURRO CREEK RANCH

COLORADO, OURAY COUNTY, RIDGWAY

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1,160± Acres

| \$3,950,000

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Perched over the breathtaking Uncompahgre Valley, and peering down on Ridgway Reservoir is the spectacular Burro Creek Ranch. From the ranch's 1,160-acre expanse, all Western Colorado's most prominent peaks unfold in an unobstructed corridor- from Sleeping Indian to the Willson's, and from Mount Sneffels to the Grand Mesa! Looking onto the ranch itself, one will find Burro Creek meandering through a lush cottonwood forest, flanked on either side by robust stands of Pinion/Juniper, Ponderosa Pine, Gabel oak, and spattering's of dark timber. This combination of dense evergreens and a forage-laden creek bottom forms an elk and deer oasis, promoting strong recreation opportunities. Elevation and topography are moderate, ranging from 7,080-8,302, and varying between level benches, rolling drainages and deep canyons.

Beyond natural features, Burro Creek Ranch borders Country Road 4, which provides county maintained, seasonal, access into the ranch and direct conductivity to a phenomenal building site that straddles the Billy Creek and Burro Creek basins. From the home site, views are protected by expansive public land, extending over 5 miles to the north, 3 miles to the west, 2 miles to the south, and 1.7 miles to the east. Only one small section of the property borders private land! Taken in combination with a minor conservation easement (140 acres), Burro Creek Ranch is highly protected, yet only 2.8 miles of Ridgway Reservoir/Pa-Co-Chu-Puk and 10.9 miles of downtown Ridgway. This is truly a beautiful, mid-elevation ranch with high-elevation views and a great location!









## RANCH INFORMATION

### **Vegetation**

- Cottonwood/Riparian
- Piñon/Juniper
- Ponderosa
- Dark Timber

### **Water**

- 7,650' of Burro Creek Frontage
- Seasonal Stock Ponds (run-off filled)

### **Elevation & Topography**

- 7,080-8,302
- Level Rolling and Canyon

### **Hunting - Game Unit 65**

- Elk
- Deer
- Black Bear
- Turkey

### **Seasonal Access & Utilities**

- County Road
- Off Grid

### **Taxes**

- Agricultural Status
- \$545.82 in 2024

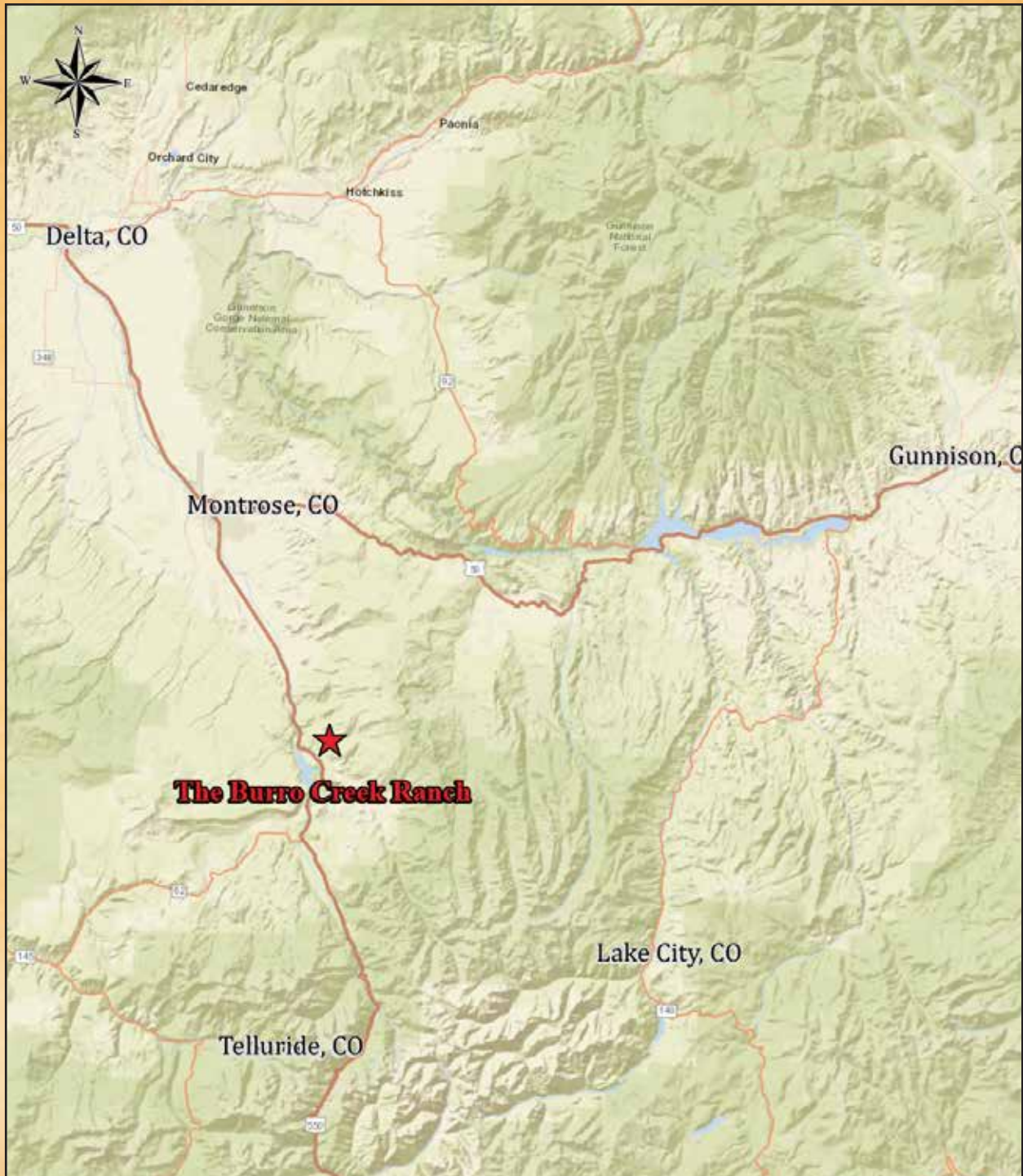
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# STATE MAP

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# REGIONAL MAP



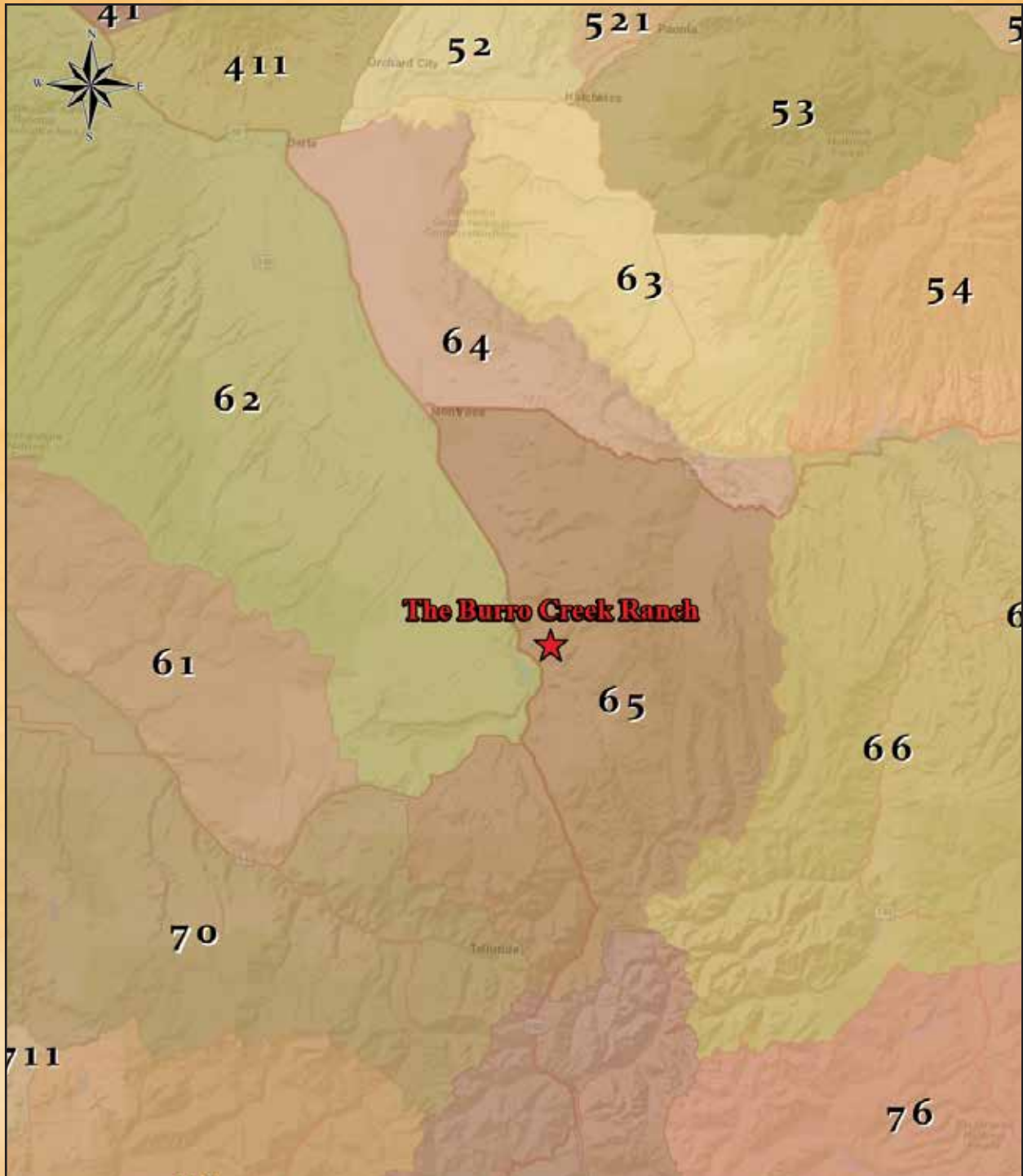
# LOCATION MAP



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# GAME MANAGEMENT UNIT MAP

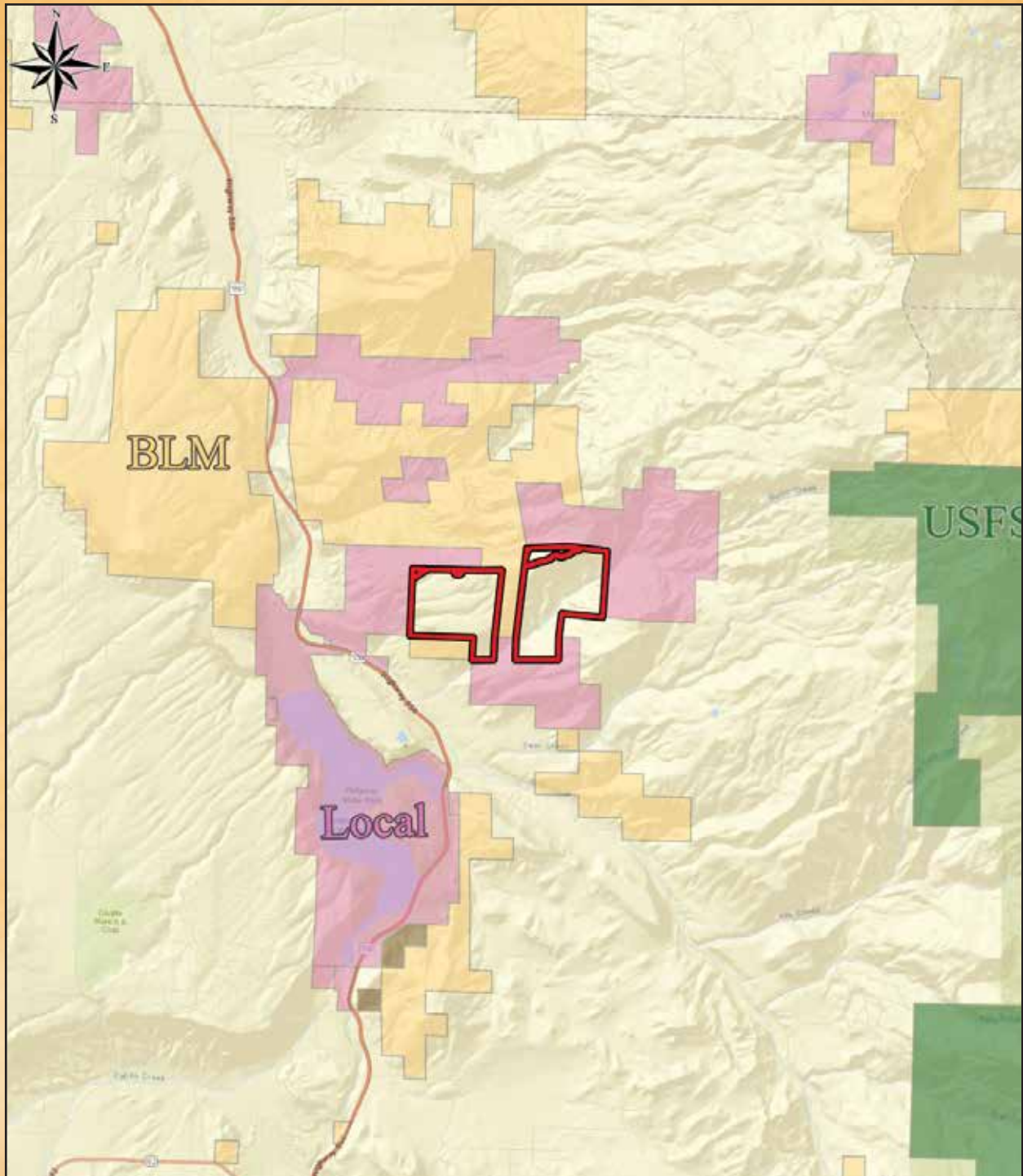
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# PUBLIC LAND MAP

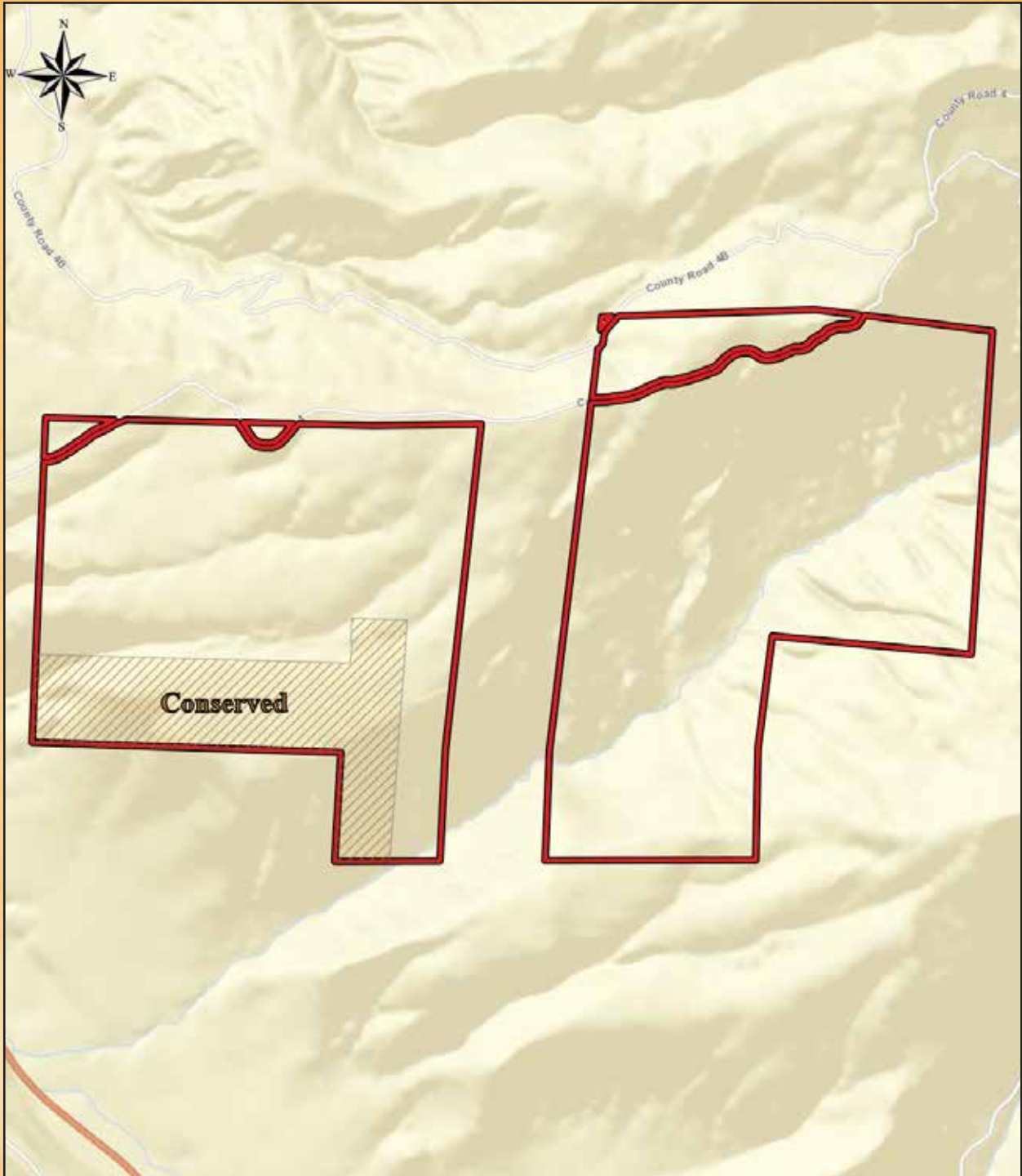
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# CONSERVATION EASEMENT MAP

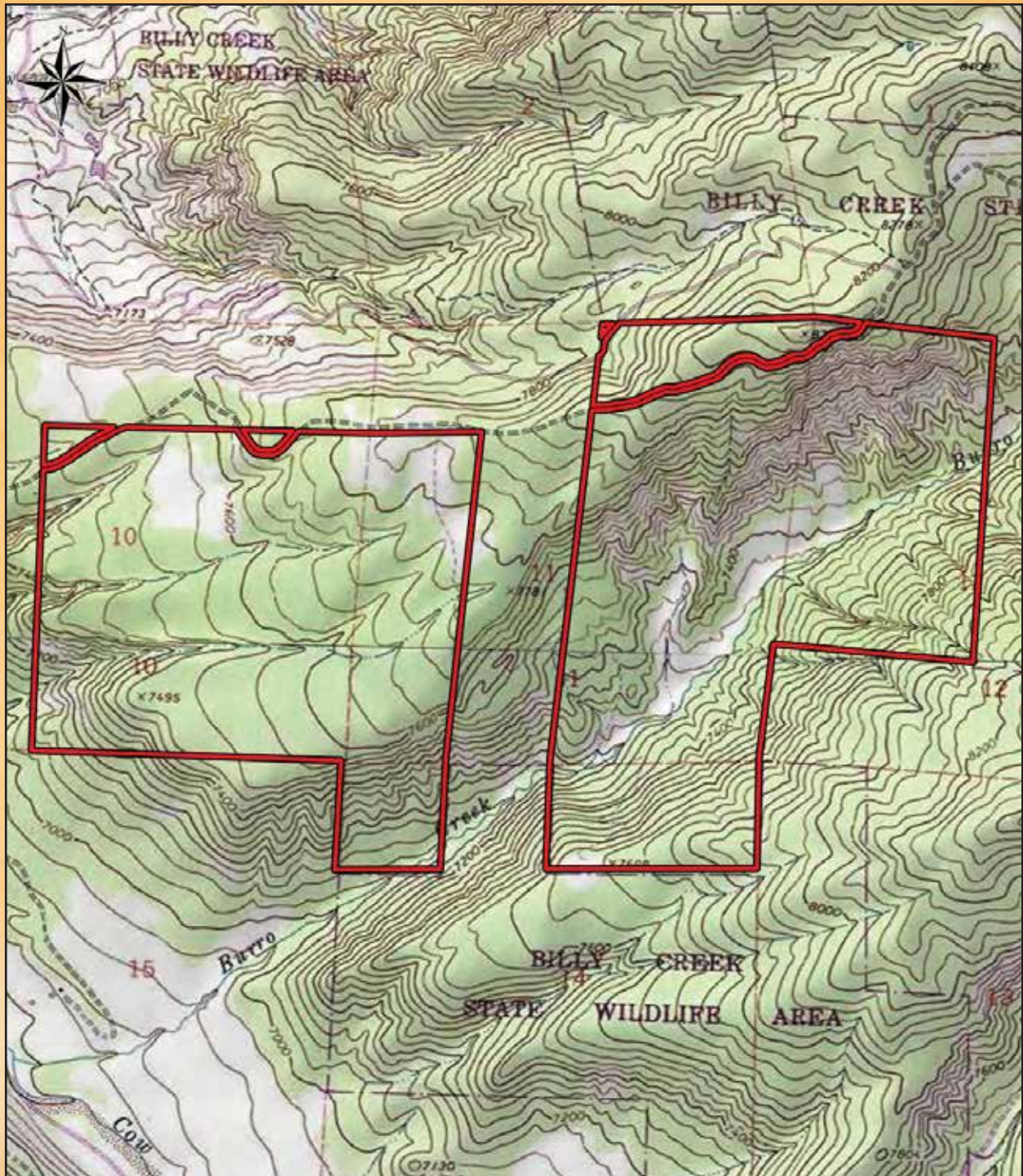
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# TOPOGRAPHY MAP

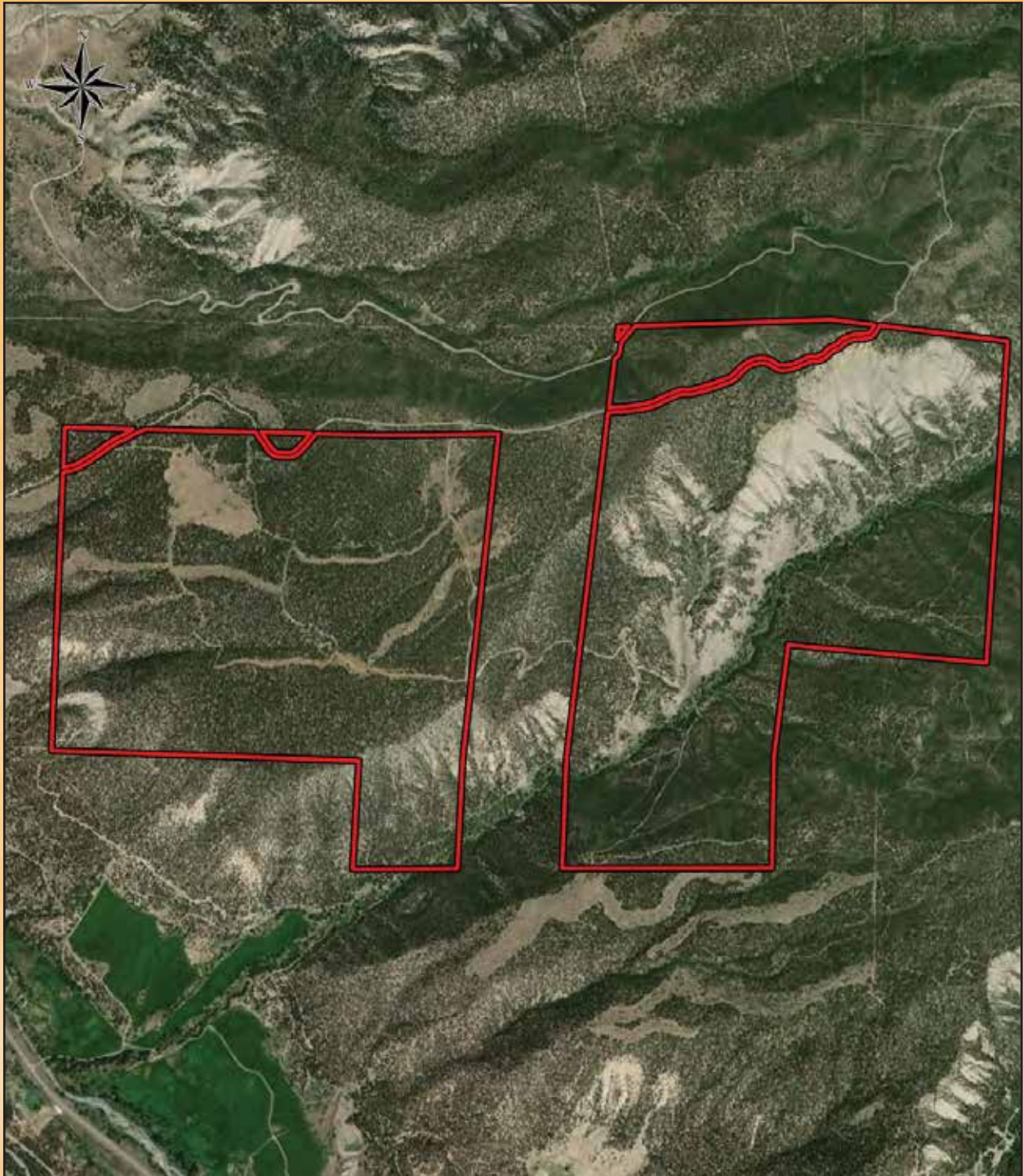
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# AERIAL MAP

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## AREA ATTRACTIONS

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Historic and happening, **Telluride** is home to superb winter skiing, a thriving cultural arts scene, world-class restaurants, and more than a few artists, writers, and actors. A former mining town named after tellurium, a metalloid element never actually found here, Telluride is today at the center of southwestern Colorado's cultural and winter sports scene. A free gondola connects Telluride to Mountain Village at the base of the ski area.



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**Ouray** likes to call itself the “Switzerland of America” and in fact, this former mining town nestled in a valley surrounded on three sides by steep peaks is as quaintly beautiful as it is historic. Two-thirds of the town’s original Victorian buildings have been preserved. People come to Ouray for ice-climbing and for the natural hot springs.

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**Montrose**, a county seat, has been a hub for agriculture and commerce since the early 20th century and the completion of the Gunnison Tunnel, which brought water for irrigation to the Uncompahgre Valley. Humans have lived here, though, for more than 3,000 years as evidenced by the petroglyphs at the Shavano Valley Rock Art Site. Today, Montrose is a regional center for health care, retail, and entertainment.



## The San Juans

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The “Gateway to the San Juans,” **Ridgway** supports an eclectic arts scene. *True Grit*, starring John Wayne, and *How the West was Won* were filmed in and around this historic mining town and former railroad stop.

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**The Black Canyon of the Gunnison** near Montrose is, as the National Park Service notes, “big enough to be overwhelming and still intimate enough to feel the pulse of time.” With its steep cliffs and rock spires, the canyon tests hikers while fishermen, boaters, and kayakers find challenges on the river.



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### MOAB, UTAH

Home to two of the America’s most famous national parks, Moab is less than three hours west through the Paradox Valley and over the La Sal mountains.

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**Arches National Park**, located just five miles north of Moab, boasts the world’s largest concentration of natural sandstone arches—more than 2,000 in all—along with an awe-inspiring variety of natural geological formations.



The vastness and amazing diversity of **Canyonlands National Park**, 32 miles from Moab, boggle the mind and offer endless opportunities for hiking, camping, and whitewater rafting through Cataract Canyon.





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.



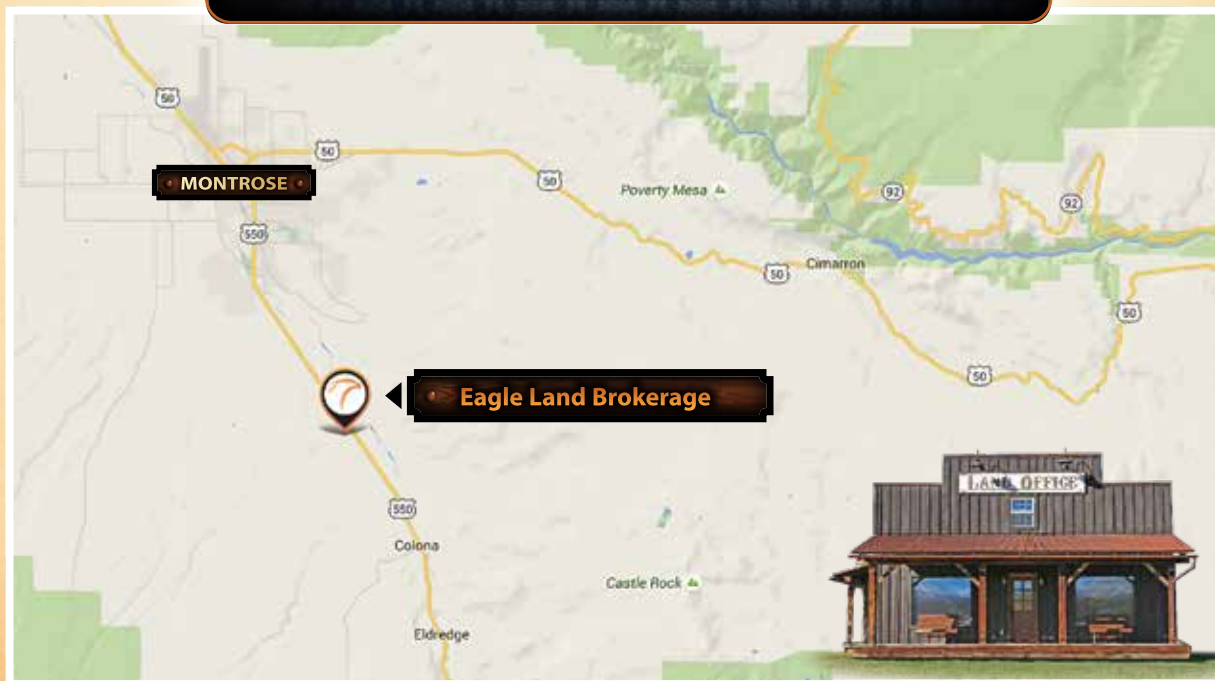
# EAGLE LAND BROKERAGE

Oftentimes it is hard to describe in words the beauty of Western Colorado and all that it offers. From the rugged snow-capped peaks of the Rocky Mountains, to the lush green farms that cover the valley floor, it's easy to say there is nowhere else like it on earth. It's truly a place of un-surpassing beauty and life.

For the past 25 plus years we have had the honor of helping our clients become a part of this incredible place we call home. Eagle Land Brokerage was established with a very simple philosophy: we would be a Real Estate Company that focuses on our clients' buying and selling needs of ranch and recreational properties in Western Colorado and that we would provide them with the best possible information, service and experience the ranch market has ever seen. Our clients will testify ... we have reached our goal! We look forward to earning your business.

While it took some time to get established, this unique Colorado ranch real estate office has been responsible for some of the largest land transactions in the region. Our closed sales now rival a half billion dollars. **A lot of brokers claim to be ranch specialists - our numbers prove we are the ranch specialists.**

**OFFICE LOCATION: 21263 HWY 550, MONTROSE, COLORADO**



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