

**Quartz Creek Valley Ranchette/Horse Property | 51±
Acres, Irrigated Hay, Barn & Forest Access
9437 County Road 76
Ohio City, CO 81237**

\$1,300,000
51.82± Acres
Gunnison County



Quartz Creek Valley Ranchette/Horse Property | 51± Acres, Irrigated Hay, Barn & Forest Access
Ohio City, CO / Gunnison County

SUMMARY

Address

9437 County Road 76

City, State Zip

Ohio City, CO 81237

County

Gunnison County

Type

Horse Property, Ranches, Single Family

Latitude / Longitude

38.567641 / -106.597943

Taxes (Annually)

\$1,448

Dwelling Square Feet

1,388

Bedrooms / Bathrooms

3 / 1

Acreage

51.82

Price

\$1,300,000

Property Website

<https://greatplainslandcompany.com/detail/quartz-creek-valley-ranchette-horse-property-51-acres-irrigated-hay-barn-forest-access/gunnison/colorado/101174/>



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PROPERTY DESCRIPTION

Quartz Creek Valley Ranchette - 51± Acres | National Forest Access

Rare opportunity to own a beautiful homestead and ranchette in the coveted Quartz Creek Valley. This 51± acre property, consisting of two parcels, is thoughtfully set up with the equestrian and rural lifestyle in mind while offering privacy, recreation, and agricultural productivity.

The ranch features a comfortable 3-bedroom, 2-bath home, complemented by a 1,200 sq ft insulated metal shop with electricity and a 1,440 sq ft barn complete with 6 interior horse stalls. Approximately 12 irrigated acres of productive hay pasture are supported by 4 CFS of deeded water rights, typically producing around 38 large round bales annually. Additionally, the 15 GPM well has approval for domestic, livestock, and up to 1 acre of lawn and garden watering, which is an asset that's becoming harder and harder to find. This productive setup makes the property ideal for horses, livestock, or a self-sustaining homestead operation. The property qualifies for agricultural status, providing potential property tax advantages while supporting its ongoing agricultural use. Established chicken coops allow you to raise your own chickens and enjoy fresh eggs right from the ranch.

Fully fenced and well organized, the hay pasture is separately fenced from the barn area, making livestock management simple and efficient. A natural wall of aspen trees along County Road 76 provides a scenic privacy buffer while still allowing easy, year-round access. Located just 25 minutes from Gunnison, you'll enjoy the peace of country living without sacrificing convenience.

One of the most exceptional features of this ranch is its direct, exclusive access along the western boundary to over one million acres of National Forest, opening the door to endless horseback riding, hunting, and backcountry exploration right from your property.

Outdoor enthusiasts will appreciate being located in Game Management Unit 55, known for trophy-class mule deer and elk, with frequent wildlife sightings including deer, elk, grouse, fox, coyotes, and even the occasional moose.

Recreation opportunities abound throughout the Gunnison Basin. The property sits perfectly between Crested Butte Mountain Resort (about 60 minutes) and Monarch Mountain (about 47 minutes), offering excellent winter skiing options. World-class fishing, hunting, hiking, horseback riding, 4x4 trails, snowmobiling, camping, and rock climbing are all within easy reach. Blue Mesa Reservoir, Colorado's largest reservoir, is just 44 minutes away for boating and trophy lake trout fishing.

The sale includes two parcels under one account, presenting potential for an additional homesite and separate driveway access. Meanwhile, the nearby town of Gunnison offers a regional airport with daily commercial service via United Airlines, along with all essential services and amenities.

Whether you're looking for a working mini ranch, horse property, hunting basecamp, or a peaceful Colorado homestead, this Quartz Creek Valley property offers a rare blend of privacy, productivity, valuable water rights, and direct access to the vast Colorado backcountry.

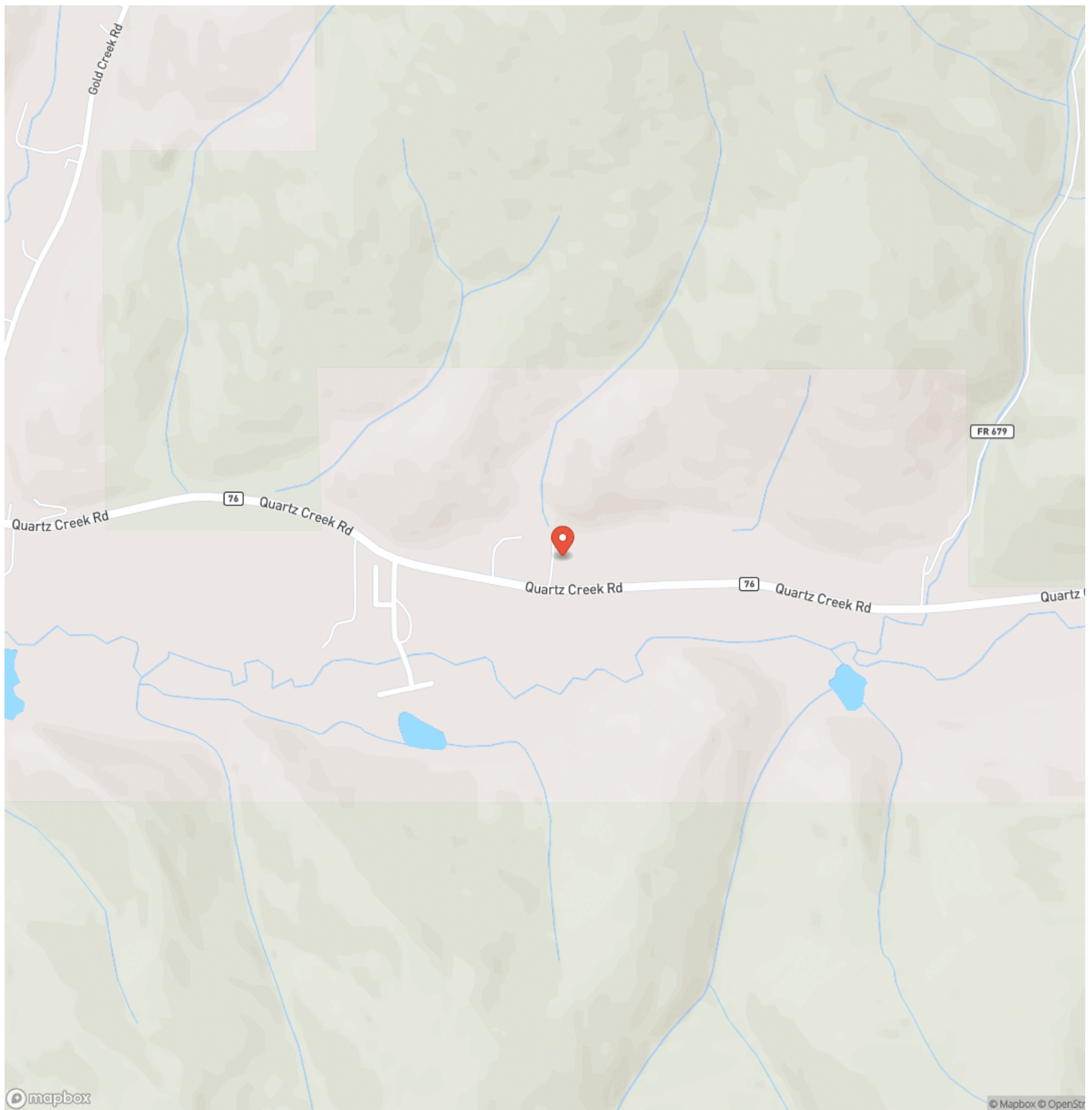
MORE INFO ONLINE:

<https://greatplainslandcompany.com/>

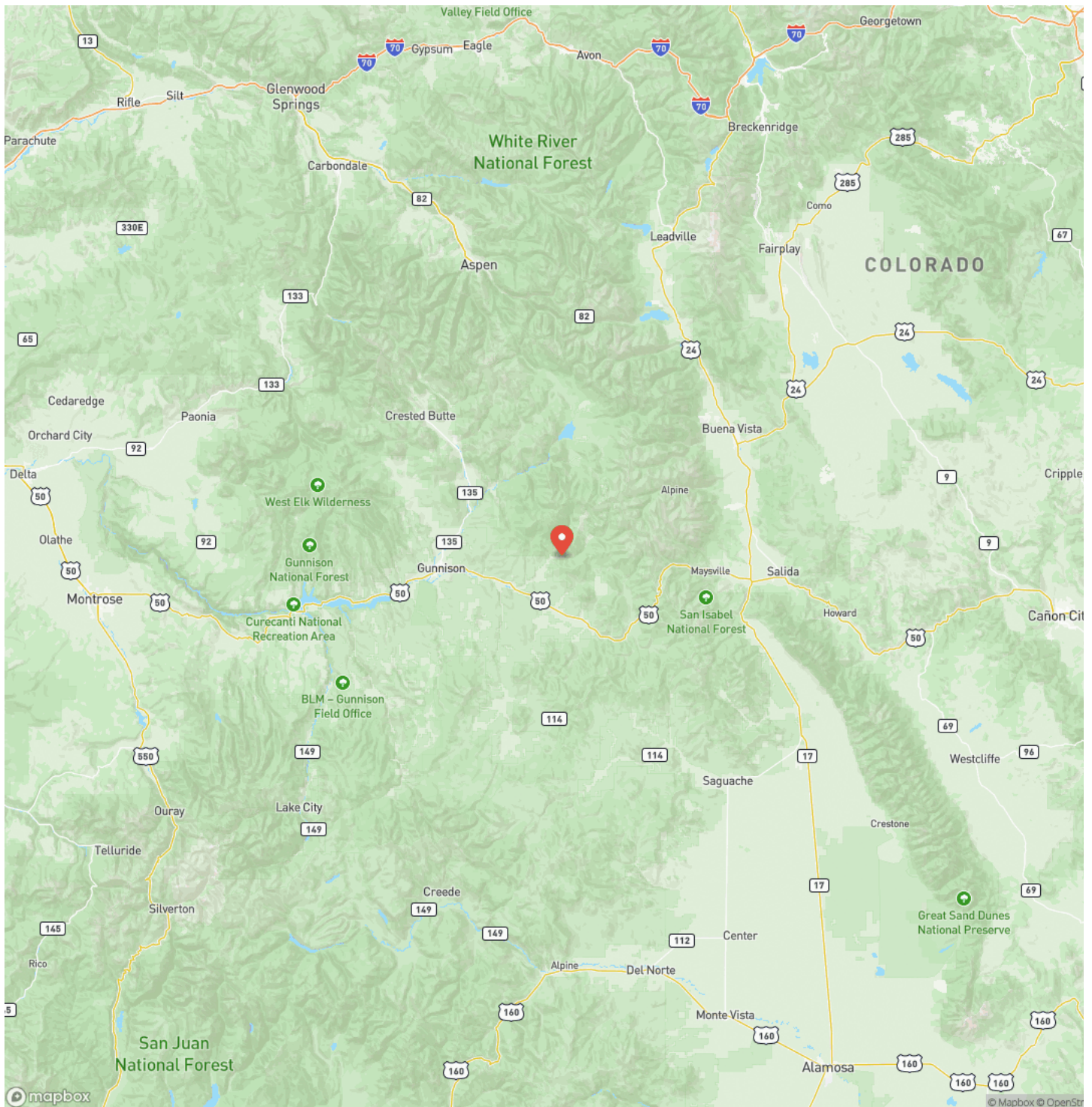
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Locator Map



Locator Map



MORE INFO ONLINE:

<https://greatplainslandcompany.com/>

Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Robby Richardson

Mobile

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Email

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Address

56 Iris Road

City / State / Zip

Gunnison, CO 80831

NOTES

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This image shows a single 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.

DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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