



BUCK BASIN RANCH

MONTROSE, MONTROSE COUNTY, COLORADO

83 ± ACRES | \$1,900,000



BUCK BASIN RANCH

Buck Basin Ranch is a rare opportunity to own an exceptionally improved Western Colorado ranch where quality craftsmanship, productive land, and outstanding recreation come together just minutes from the conveniences of Montrose. Set on approximately 83 acres with direct access to thousands of acres of adjoining BLM lands, the property offers an uncommon combination of privacy, year-round usability, and adventure right out the back gate.

Completed in 2023, the custom residence was thoughtfully designed with longevity and low maintenance in mind. Reclaimed 1800s barn beams and timbers, alder cabinetry, granite counter tops, eight-foot doors, radiant in-floor heat with multiple zones, on-demand hot water, dual-fuel ZLINE appliances, gas fireplaces, expansive covered outdoor living spaces, and a durable metal roof create a home that is equally comfortable and refined. The exterior features century-old reclaimed wood siding selected for its timeless appearance and minimal maintenance, while extensive soffit lighting, quality finishes, and generous storage reflect the attention to detail found throughout.

The ranch is equally impressive outside. Approximately 30 irrigated acres are supported by documented

adjudicated direct-flow and storage water rights, three irrigation pumps, and a reliable pond that has historically remained full while serving both irrigation and recreation. The pond is stocked and supports trout, bluegill, and crappie, creating an inviting setting for fishing just steps from the home. Live water, mature trees, and abundant wildlife complete the landscape, with deer, elk, turkey, quail, and other native species frequenting the property.

Extensive infrastructure is already in place for livestock or future improvements, including quality working pens, Powder River cattle handling equipment, multiple frost-free hydrants, three-phase power to the livestock facilities, two 200-amp electrical services, two paid Tri-County water taps, and upgraded two-inch water lines providing excellent water pressure throughout the ranch. A substantial workshop, additional outbuildings, and ample room for equipment, RVs, or future expansion make the property as functional as it is attractive.

Whether your vision is a private family ranch, equestrian property, recreational retreat, or a legacy investment with room to grow, Buck Basin Ranch is a rare offering where high-quality improvements meet documented adjudicated water rights, productive acreage, and immediate access to some of Western Colorado's finest public lands.



FEATURES

LAND

- 83± Acres
- 30± Irrigated Acres
- BLM Boundary
- Live Water - Am Lateral
- Rolling Terrain
- Mature Trees
- Horse Property
- Private Setting
- Wildlife Habitat

WATER

- Adjudicated Water Rights
- 0.33 CFS Direct Flow
- 2 Acre-Feet Storage
- Two Water Taps
- Irrigation System
- Three Pumps
- Pond Irrigation

UTILITIES

- Three-Phase Power
- Two 200-Amp Services
- Two-Inch Water Line
- Frost-Free Hydrants
- Exterior Lighting
- Great Water Pressure

IMPROVEMENTS

- 2023 Custom Home
- 2,700± Sq. Ft.
- Reclaimed Timbers
- Alder Cabinetry
- Granite Counters
- Radiant Floor Heat
- On-Demand Hot Water
- ZLINE Appliances
- Gas Fireplaces
- Covered Decks
- Metal Roof
- Large Workshop
- Livestock Facilities
- Powder River Corrals

ACCESS

- Paved Roads
- Year-Round Access
- BLM Access
- Minutes to Montrose
- MTJ Airport commercial service

RECREATION

- GMU 65
- Stocked Pond
- ATV / UTV Trails
- 500 Yard Shooting Range













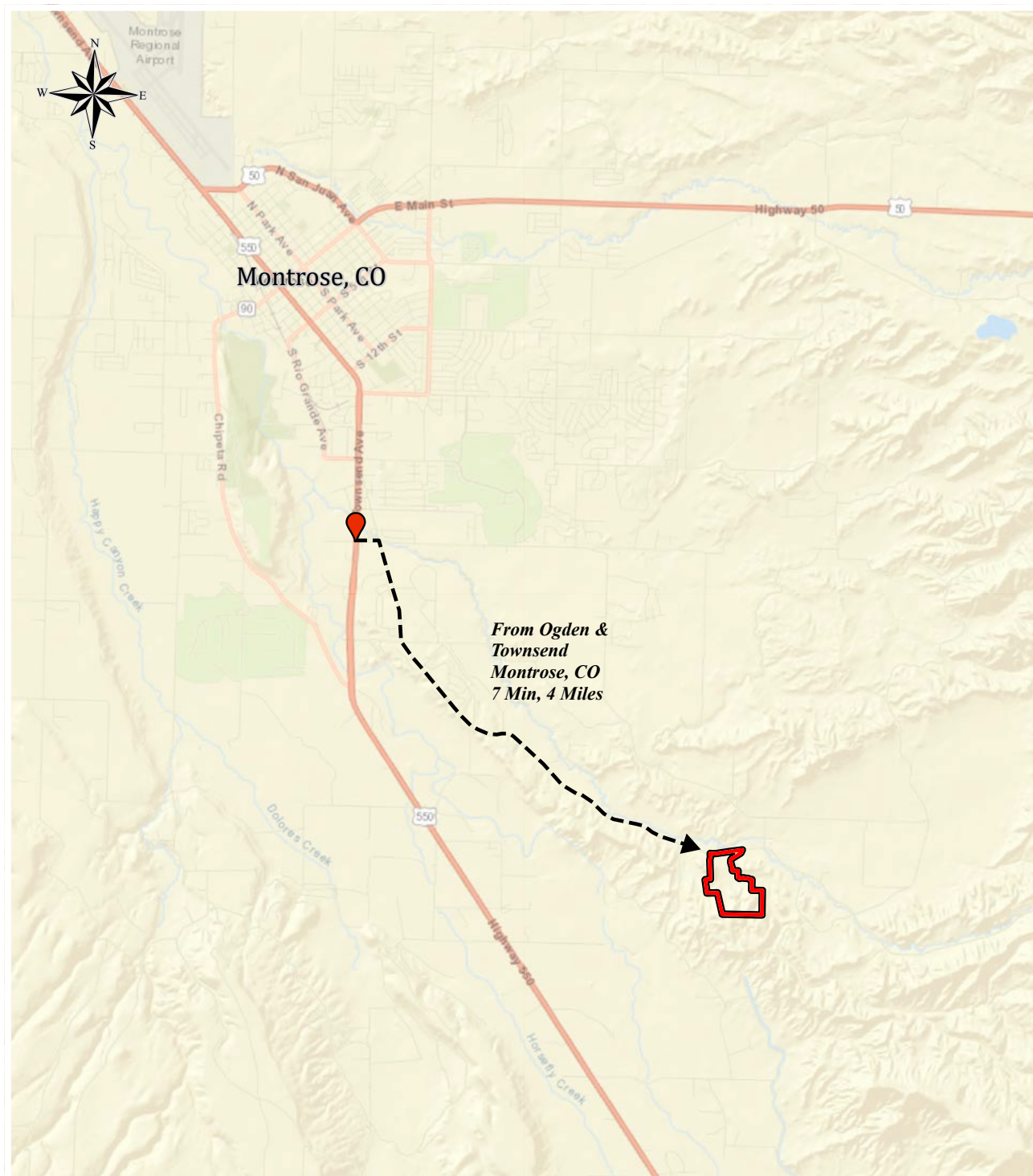
STATE MAP



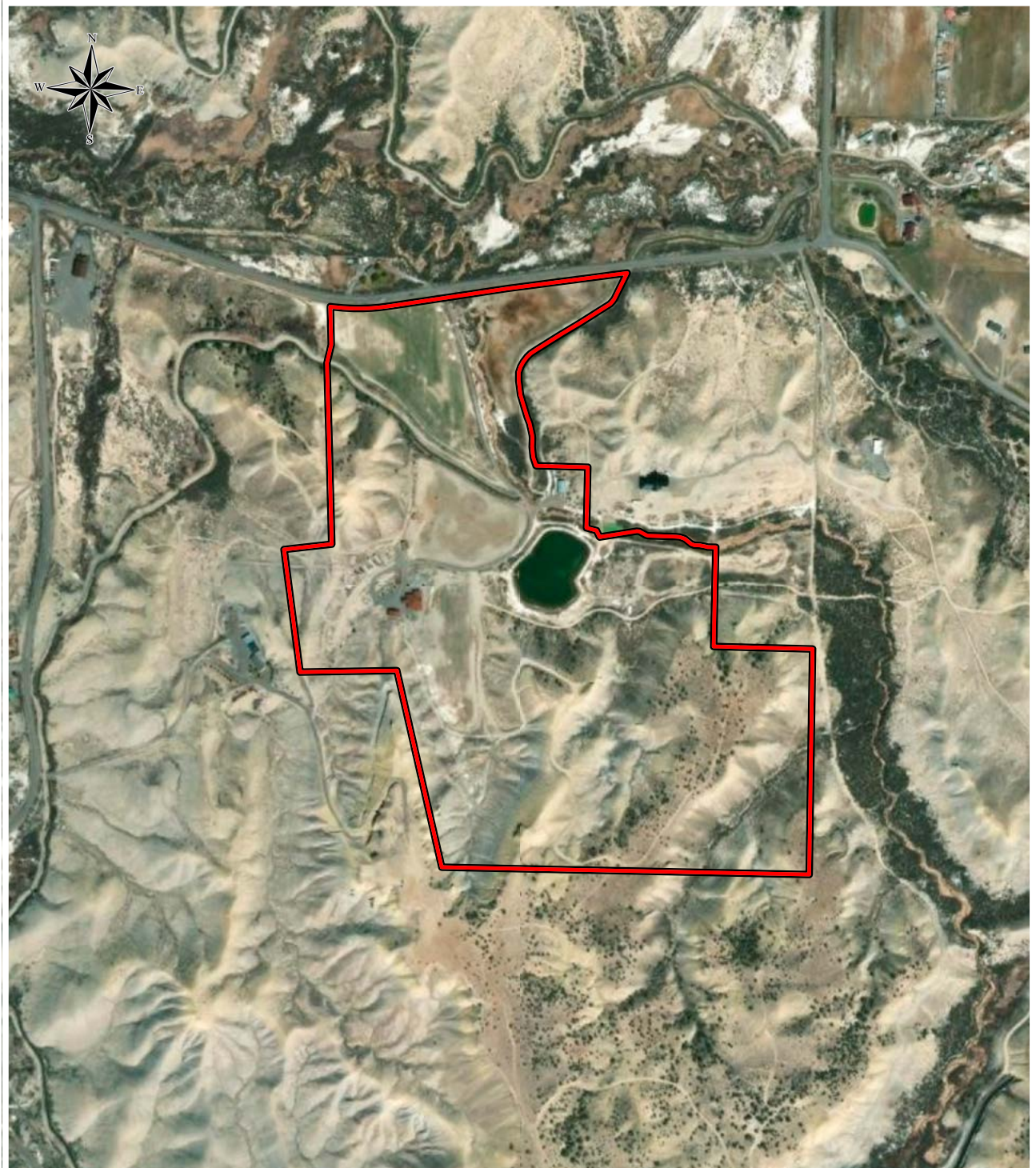
REGIONAL MAP



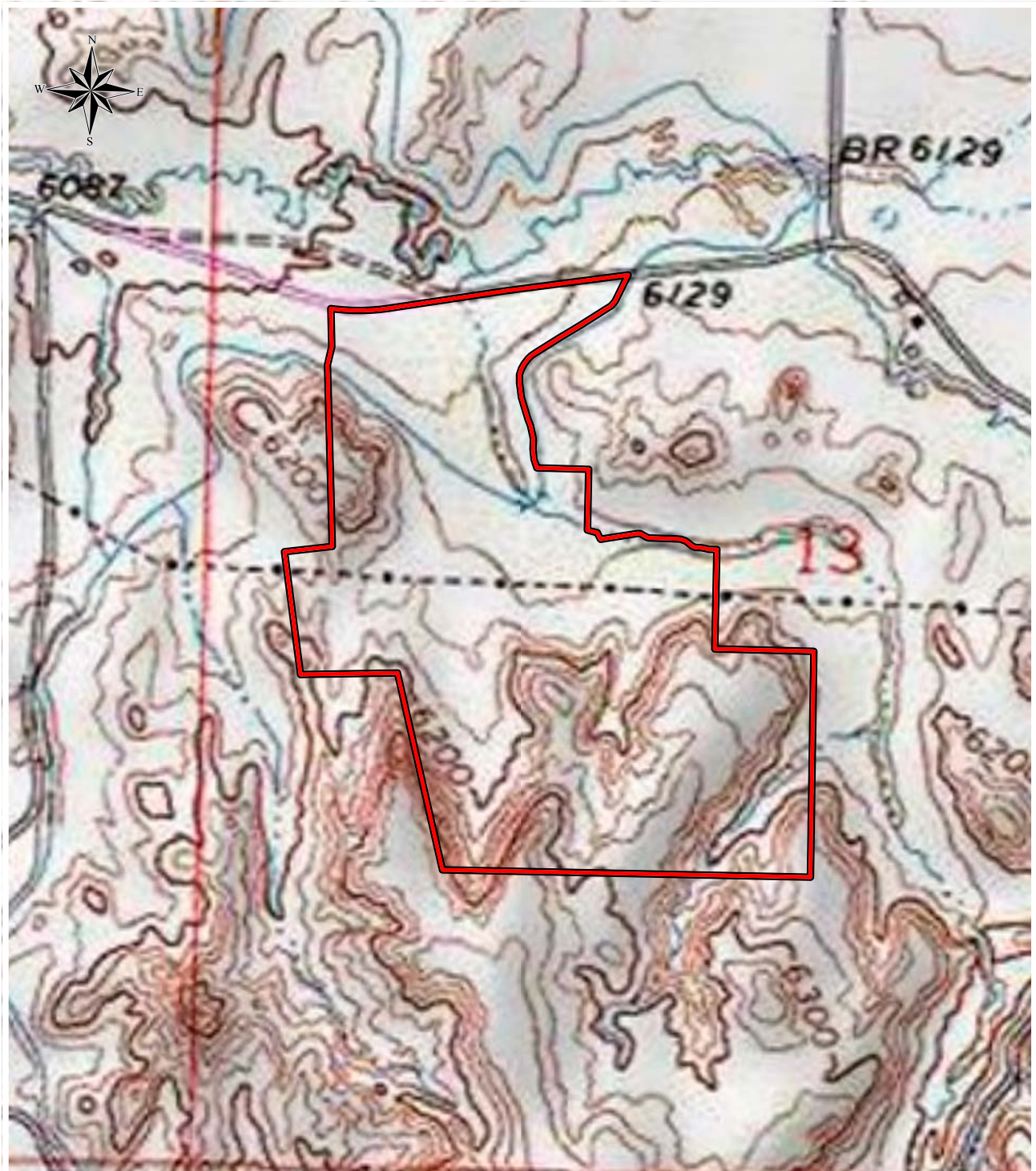
LOCATION MAP



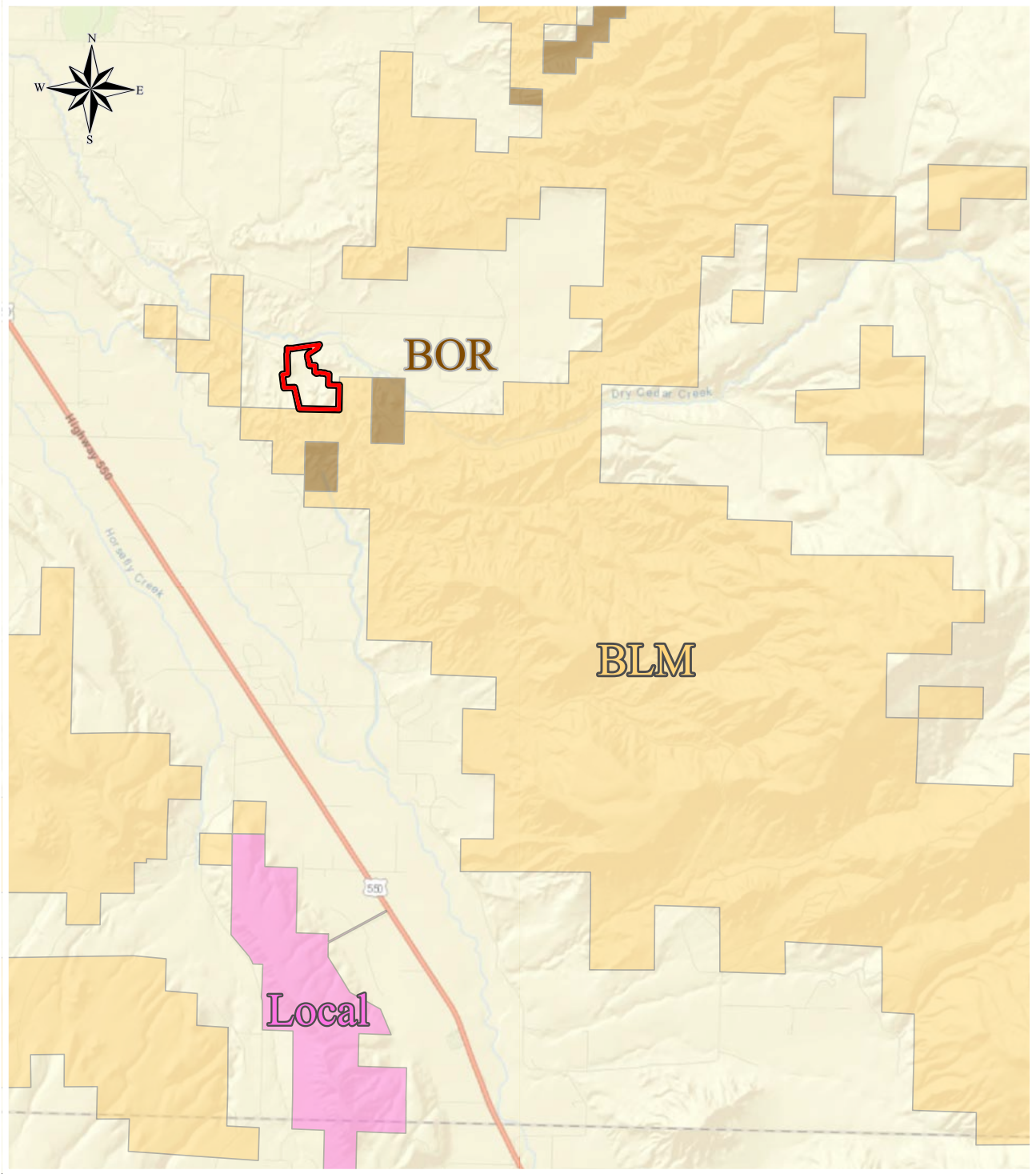
AERIAL MAP



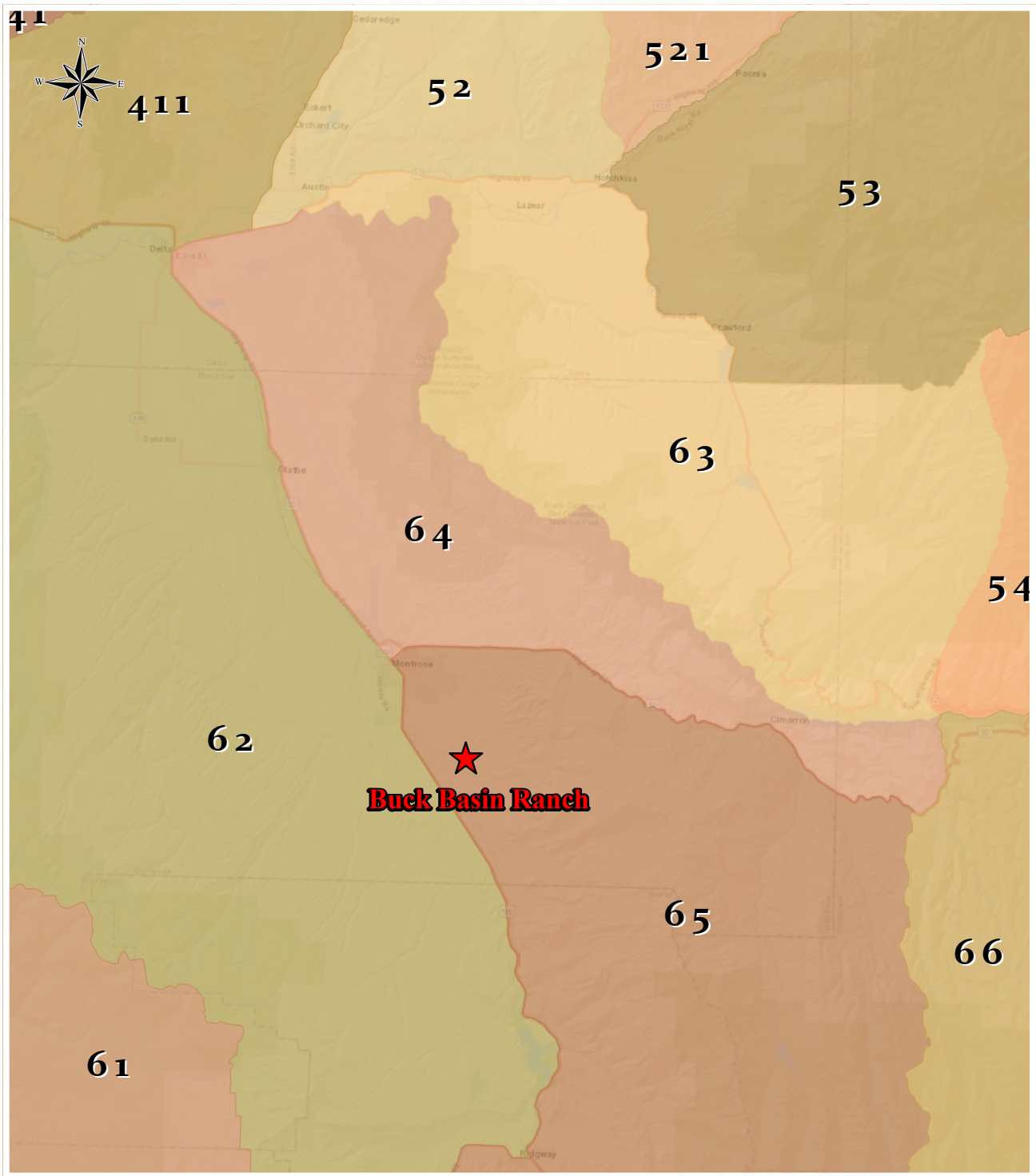
TOPOGRAPHIC MAP



PUBLIC LAND MAP



GAME MANAGEMENT UNIT





Listing Broker: **Bryan Walchle**

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