



# **SILVER VIEW RANCH**

CIMARRON, GUNNISON COUNTY, COLORADO

---

167.5± ACRES | \$3,100,000



## SILVER VIEW RANCH - CIMARRON CO.

---

### Description

Beneath the whispering pines, pressed by aspen quaking in the cool mountain breeze, is the spectacular Silver View Ranch. This 167-acre parcel lies in the Cimarron Valley, between Silver Jack's shimmering waters and the Gold Medal, Black Canyon of the Gunnison. A mountain paradise, this ranch is 50% treed, has two gorgeous ponds, Stewart Creek frontage, and over a half mile of the Cimarron Canal itself fishable! With year-round, county-maintained access, an adjoining 1,000,000-acre national forest, and a masterful log-sided home; the ranch is an all-season montane getaway. Whether relaxing in the 3,851 SF (6 bed / 4.5 bath) residence, stalking a bull in rut (GMU 65), or stargazing above the crisp December skyline, the Silver View Ranch is a platinum tier property in a pristine location. Montrose Regional Airport is 37 miles away, the famous Cimarrons are a single step, and decades of enjoyment, on and around the property, is close at hand!

On property is a masterfully built, timeless, log-sided home featuring granite counters, hardwood & tile flooring, floor to ceiling windows, stone accents, a spacious layout and ornate grand room. The master suite features its own private entertainment center, walk-in custom shower, and a clawfoot tub like those of Butch Cassidy's day. Throughout the building is an residential lodge motif, complete with a walk in sauna and landscape that rivals any Swiss chateau. These amenities are further complemented by a 2-car garage, partial basement/mother-in-law suite, and three guest beds, each with its own en-suite bathroom! For year-round living or hosting a seasonal gathering, this home is incredibly well suited.

Beyond the obvious on-property recreation (GMU 65, fishable canal, multiple ponds, mature, sub-alpine forest) is adjoining national forest, untold miles of fishable trout waters (four high-quality rivers and creeks within a 10-minute drive), Silver Jack & Fish Creek Reservoirs, alongside the West Fork, made famous in John Wayne's 1969 classic *True Grit*. This is a Goldilocks area, surrounded by the high country, home to elk, bear, moose, and turkey; yet easily accessible, on grid, and connected to the broader country by Colorado's fastest growing airport! With hues of silver as the moon tucks beneath the San Juans, a Goldilocks location, and outstanding craftsmanship, this gentleman's ranch is in a class all its own.





# FEATURES

---

## RESIDENCE:

Area: 3,851 SF  
Garage: 720 SF  
Year Built: 1994  
Bed-Bath: 6 / 4.5  
Water: Well  
Sewer: Septic

## TOPOGRAPHY & RELIEF:

Elevation: 8,360 - 9,050'  
Relief: E-N-E  
Topography: Rolling

## LAND:

Trees: (Aspen & Timber) 83 +/- acres  
Alpine Meadow: 81 +/- acres  
Ponds: 2, 0.62 Surface Acres  
Live water: Cimarron Canal 0.54 mi  
Live water: Stewart Creek, 0.42 mi

## VIEWS:

Cimarron River Valley  
East, Middle & West Forks of the Cimarron  
Uncompahgre Peak  
Sheep Mountain  
High Mesa  
Black Canyon of the Gunnison  
Turret Ridge  
Pinnacle Ridge

## FRONTS:

Adjoins 1,000,000+ acre National Forest  
0.44mi  
Cimarron Canal: 0.54mi  
Big Cimarron Road: 0.46mi







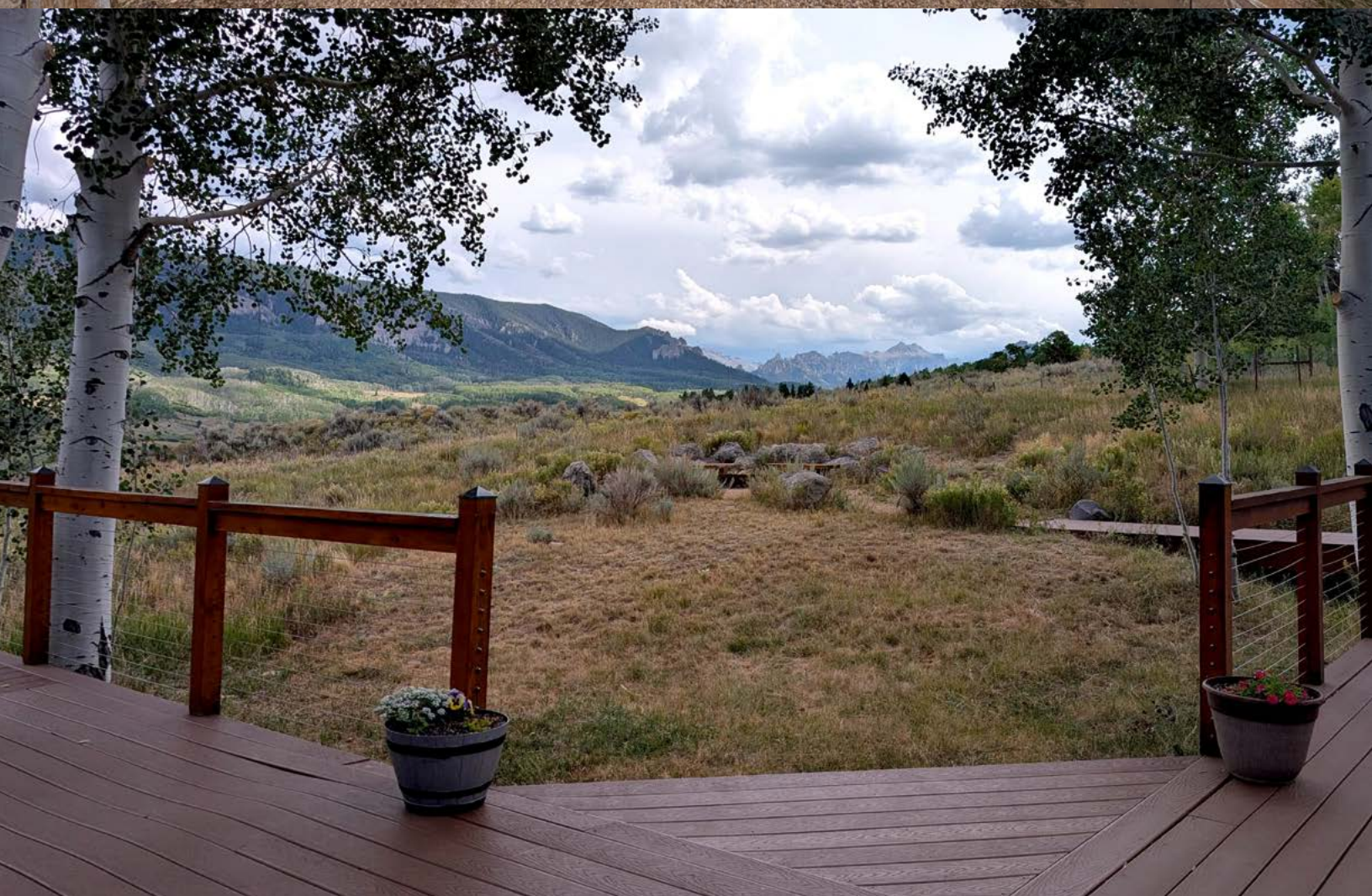






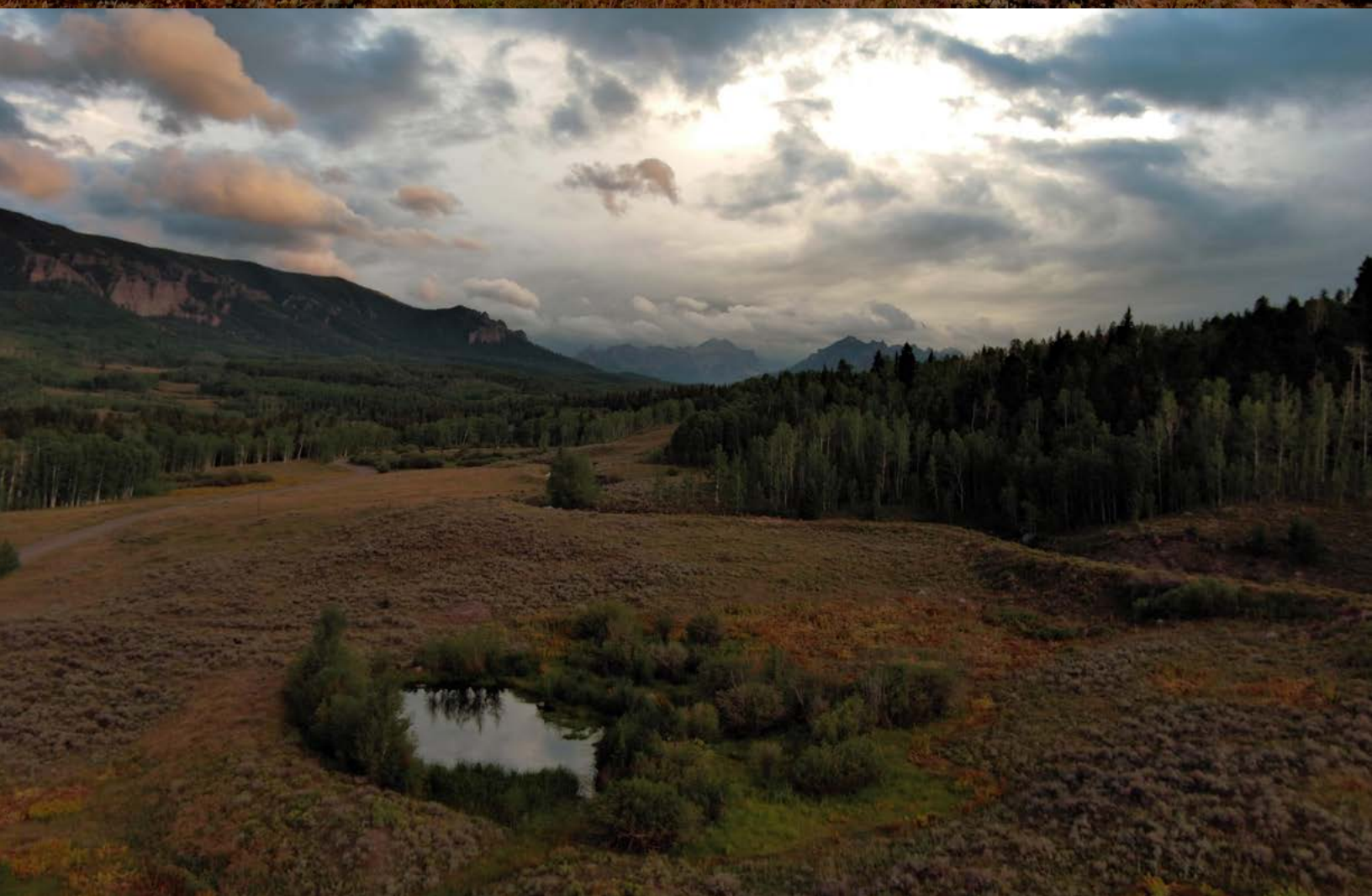












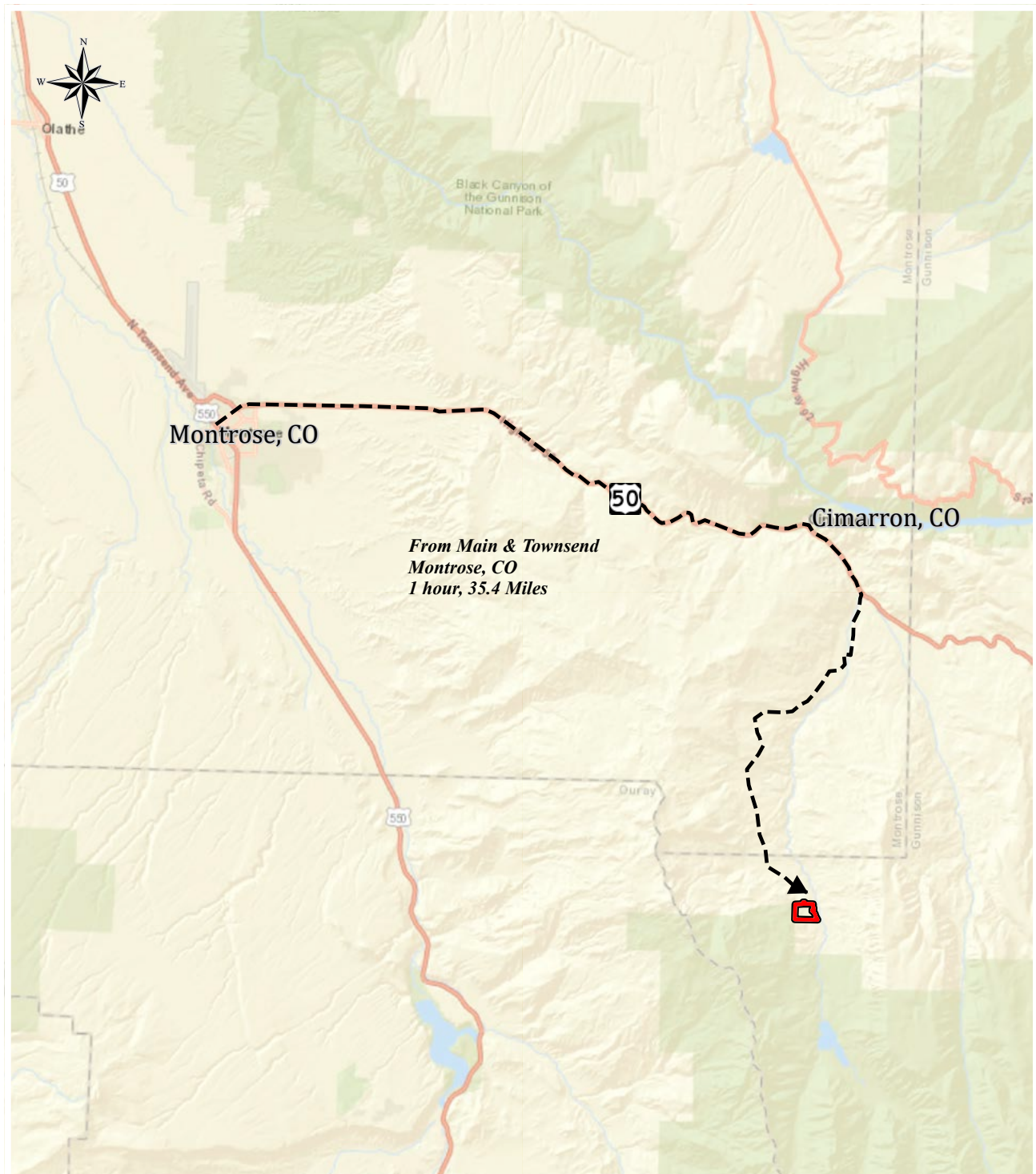
# STATE MAP



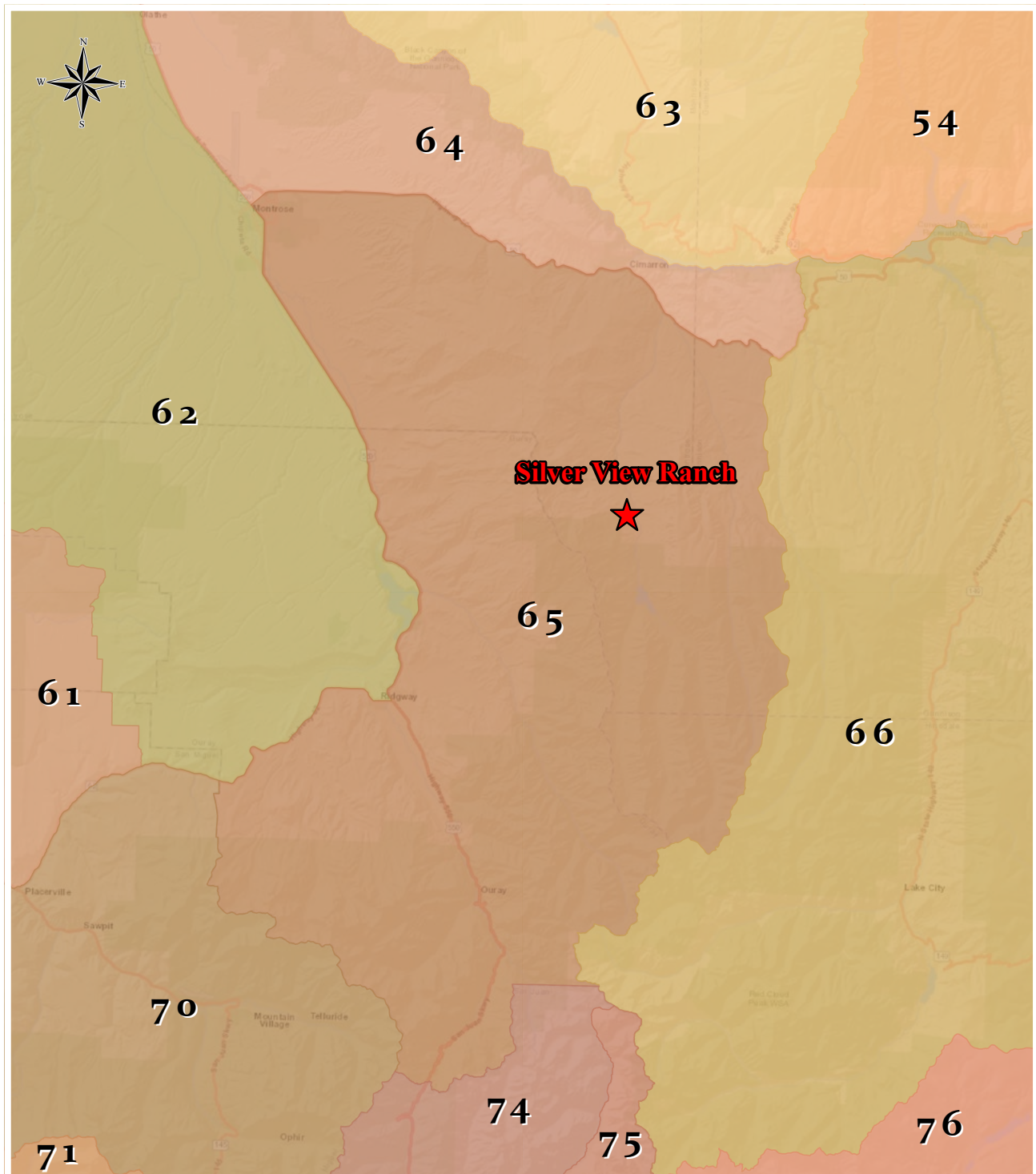
# REGIONAL MAP



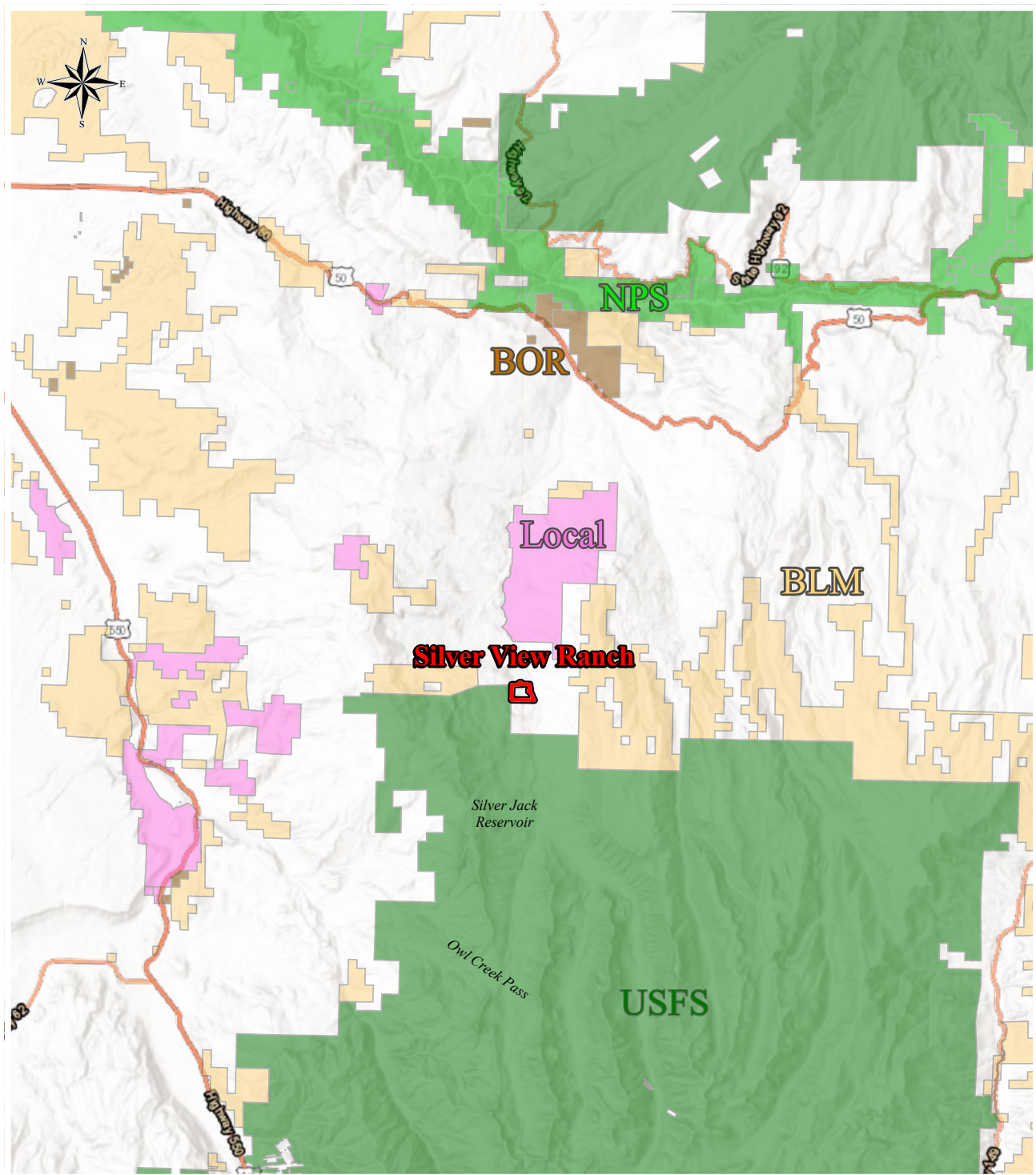
# LOCATION MAP



# GAME UNIT MAP

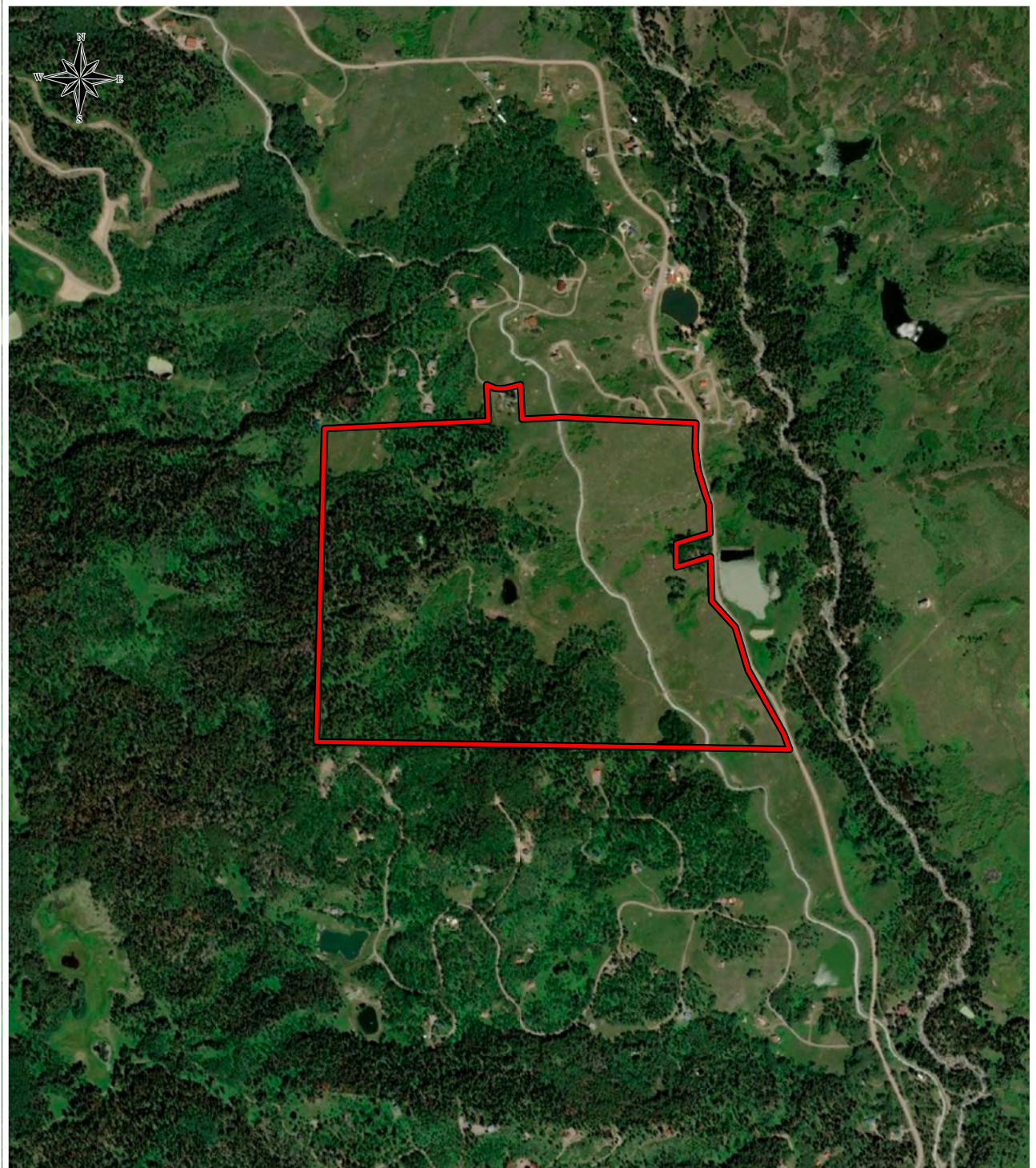


# PUBLIC LAND MAP

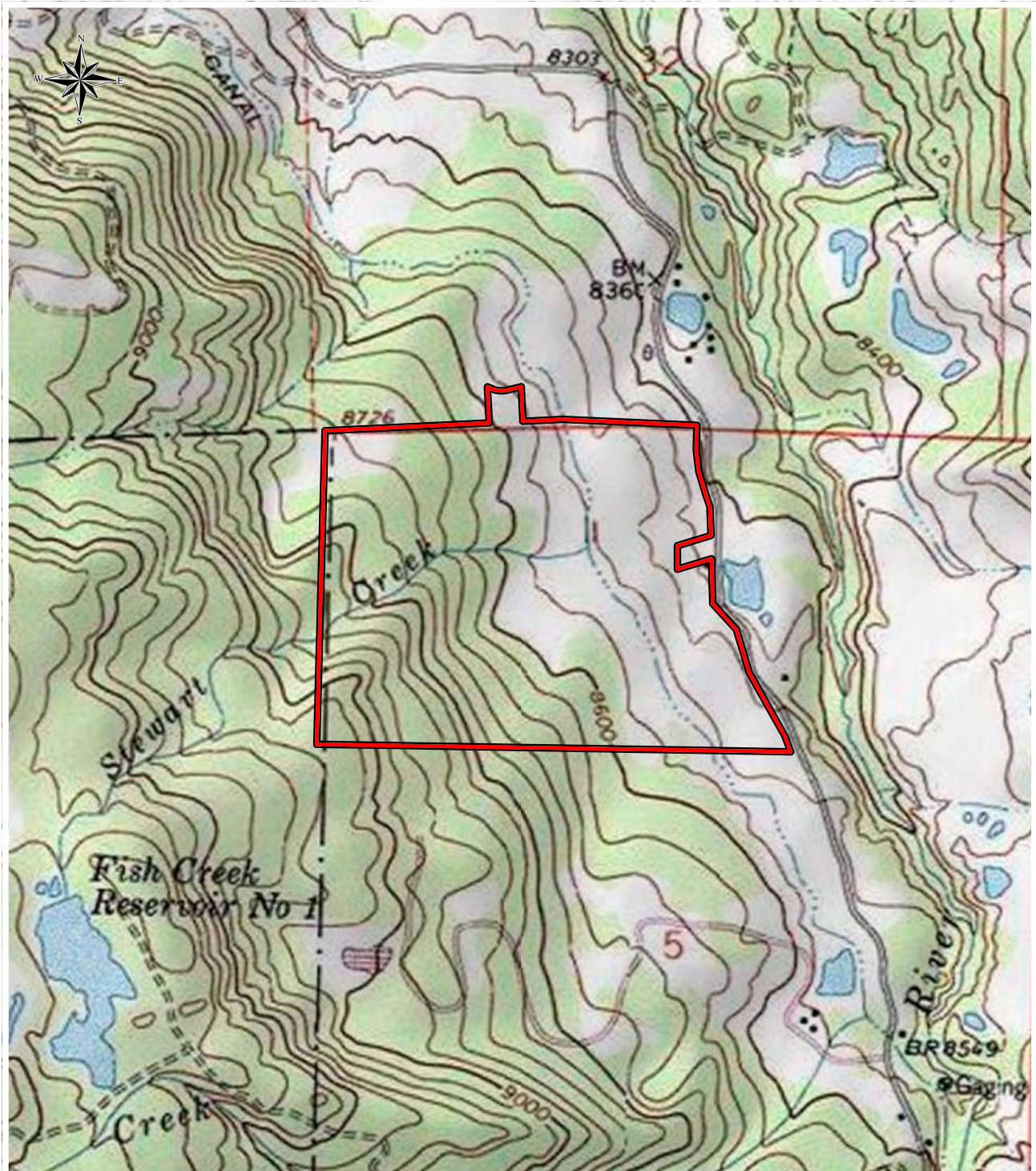


# AERIAL MAP

---



# TOPO MAP



# SILVER VIEW RANCH

CIMARRON CO, ±167 Acres, \$3,100,000



Listing Broker: **Joey Burns**

[joey@eagleland.com](mailto:joey@eagleland.com)

970.209.4400