



SNOWDRIFT RANCH

RIDGWAY, OURAY AND SAN MIGUEL, COLORADO

139 ± ACRES | \$7,980,000



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Dallas Divide, located between Ridgway and Placerville, has long been a place of opportunity and graphic brilliance. From the days gone by, when The Galloping Goose chugged its way to Telluride, to the acquisition of Double R L, or capturing the image which now adorns every Colorado Driver's license- Dallas Divide is where Colorado's icons converge. Here, "The Queen of the San Juans" towers over Black Angus, Elk meander on aspen covered slopes- tourists and locals alike are robbed of breath as they crest the summit. At the top of the pass, once you have recovered your wind, go beyond the gate, past an obscure wooden sign, and you will find Dallas like you have never seen it before- Welcome to the Snowdrift Ranch!

Snowdrift's location cannot be overstated- The 139 +/- acre ranch borders HWY 62, which offers direct, paved, year-round, access to Telluride and Ridgway (37 & 11 minutes respectively). From either direction, HWY 62 ascends oak forests and native wildflower meadows, all framed by a 14,000' backdrop, to the ranch's front

gate. Upon entering the property, the ranch climbs a southern relief, clothed again in oaks, native meadows, and brilliant wildflowers; the view corridor growing in magnitude, privacy, and breadth with each passing moment. It is no wonder that Toyota, with their \$3 billion marketing budget and assets around the globe, chose the Snowdrift Ranch to debut the Tacoma! From the abundance of view sites to the easy access and sprinkling of cattle, there could not be a better place for Toyota to pitch the mountain lifestyle!

The idea of lifestyle may be the best description of Snowdrift's improvements. The 10,000 + SF, 6 bed / 5 bath, home was built for owners who intend to live, share, and preserve the lifestyle Colorado is famous for. The west 2,975 SF is a lock off where owners can enjoy western Colorado, steam showers, a private library, and office space- without ever disturbing guests. This portion of the house features ornate log work, granite counters, and a rustic mountain charm. Mirroring the owners' quarters is a guest area, complete with a second



kitchen, handicap accessible steam shower, office, conference room/library, and its own private entrance. Beyond the guest quarters is a garage, shop, and workspace which are nothing short of remarkable. The three-car garage, flanked by a 38x19x17' equipment bay, features epoxy floors, oversized doors, and a strategic layout. The layout separates the shop from the primary garage via an internal garage door. This allows intensive or long-term projects to be sealed off, and invisible from, the main garage. Capping the east end of the home is a large office, with its own bath, grand hall and kitchenette; allowing business, corporate gatherings, or contemplative enterprises to occur far from guest or primary living space.

Across the whole structure, girthy log beams, natural rock accents, over-built structural components give the building an aura of endurance. This feeling is not misguided; the home can flawlessly switch between off grid (solar & generator) and on-grid (San Miguel) power. All the HVAC systems are designed for redundancy,

with the added protection of multiple fireplaces/stoves. Onsite, there is 4,000 gal of buried propane storage, a 3-gpm well, 1,500-gal cistern, and an enduring sense of security. When the wind blows, utilities fail, or systems come under strain, The Snowdrift Ranch is the place to be!

Whether it be a corporate gathering or a private retreat- in wind or in shine- the Snowdrift Ranch is like no other. Here, "The Queen of the San Juans" towers over the most photographed landscape in the state and western Colorado unfold in golden hues. Many, from skiers to railroad engineers and cattlemen, have passed over Dallas, but few have ever seen it like this, come discover the magnificent Snowdrift Ranch!



FEATURES

LAND

Size: 139 +/- Acres
Topography: Rolling
Elevation: 8,880' to 9,280'
Vegetation: Meadow, Gambel Oak

WATER

SURFACE

Stock Pond
Seasonal
Source of Water: Snow Melt

WELL

Well Permit: 149892-A
Depth: 765'
Static Water Level: 403'
Yield: 3 GPM

IMPROVEMENTS

Size: 10,286 +/- SF (Assessor)
Bed: 6, Bath: 5 (Assessor)
Kitchens: 2
Steam Showers: 2
Offices: 3
Conference Rooms: 2
Library: 1
RV Storage: 38' X 19' X 17'
Garage: 3-car plus shop

UTILITIES

Domestic Water: Well, 1,500-gal cistern
Power: San Migel Electric
Backup Power: 6.5 KW & 45 KW Generators
Solar: 4 Panels, 16 cell battery bank
Sewer: Septic (Pumped and Inspected)
Gas: Propane, Buried, 4,000 gal

ACCESS

HWY 62, two deeded access points
RIDGWAY: 11 minutes, 10 miles
TELLURIDE: 37 minutes, 28 miles

SPORTING

GMU 62
OTC Elk (2nd & 3rd Rifle, Archery for Residents;
Draw 1st rifle, 4th rifle, and Muzzle Loader)
Draw Mule Deer (Typical draw with 0-2 preference
points)
OTC and Draw Bear (Expect a license every year)









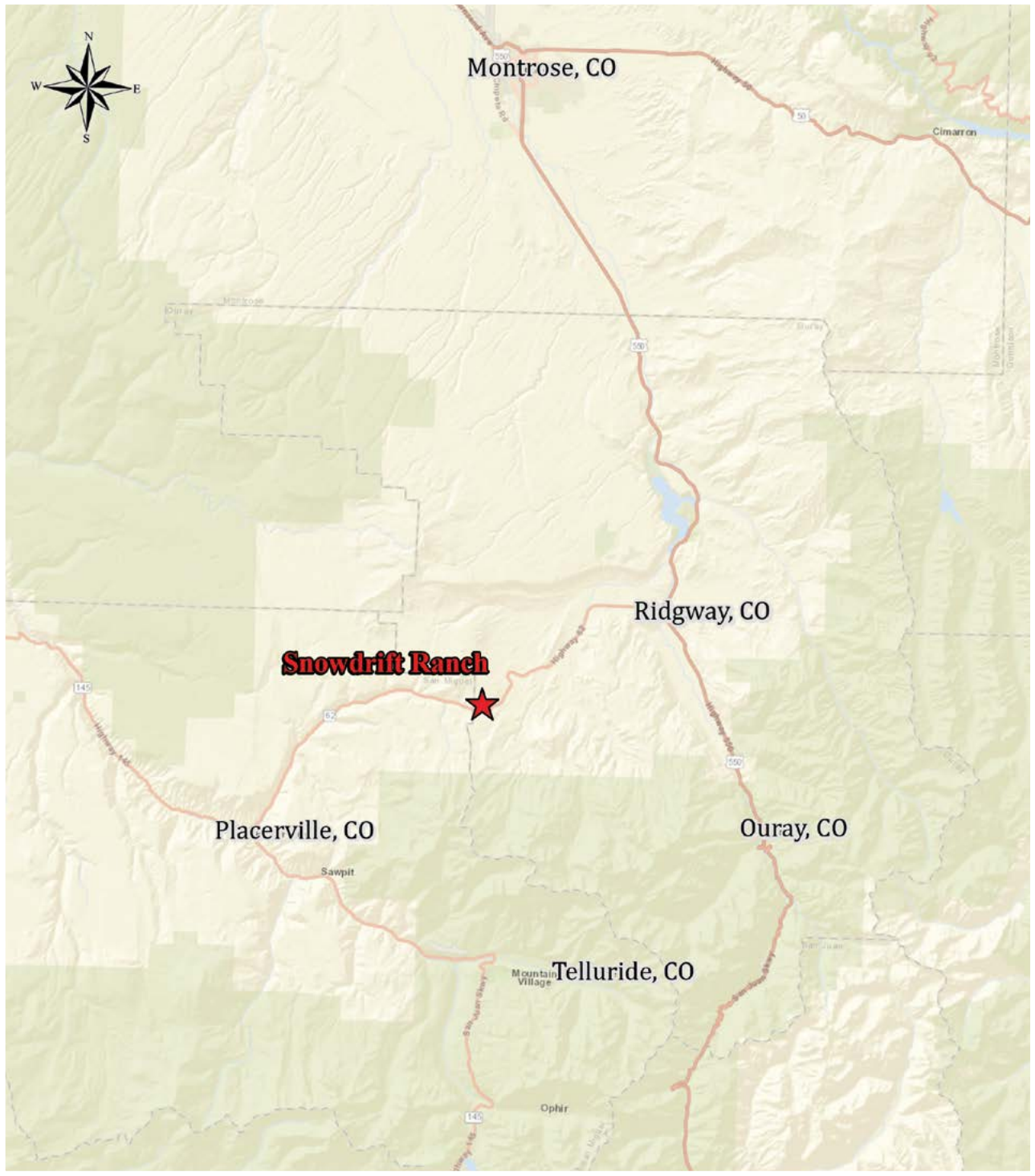




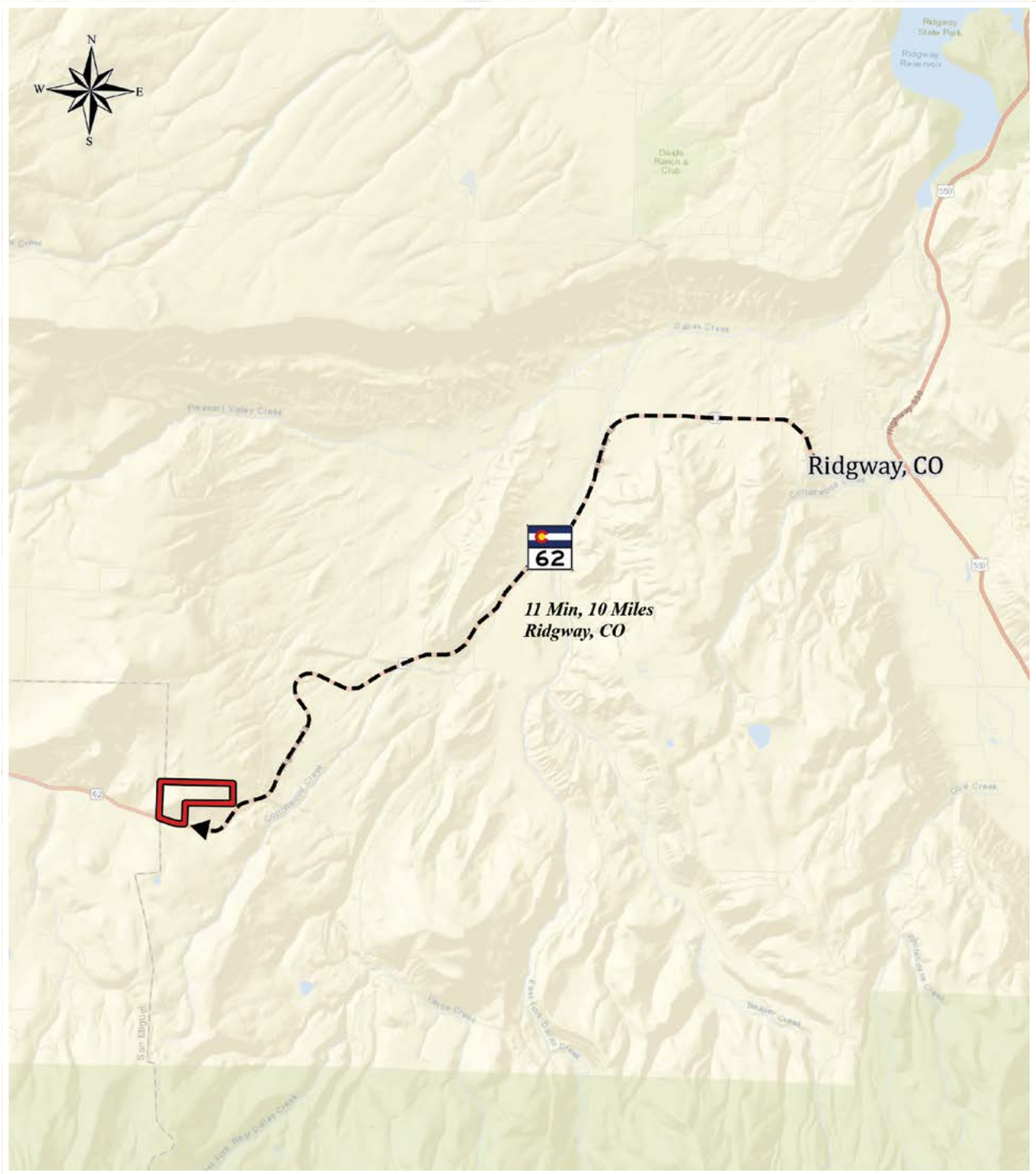
STATE MAP



REGIONAL MAP



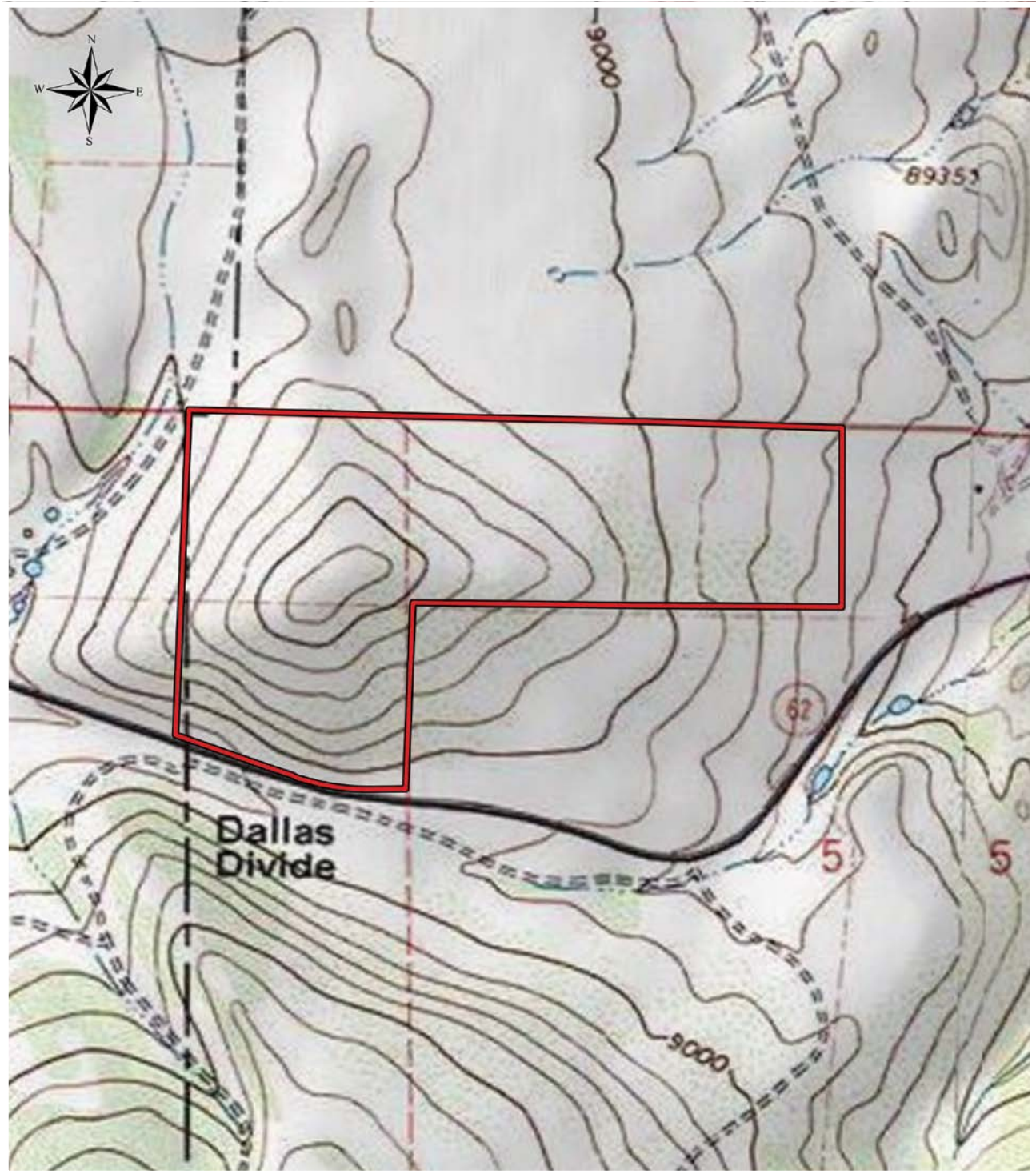
LOCATION MAP



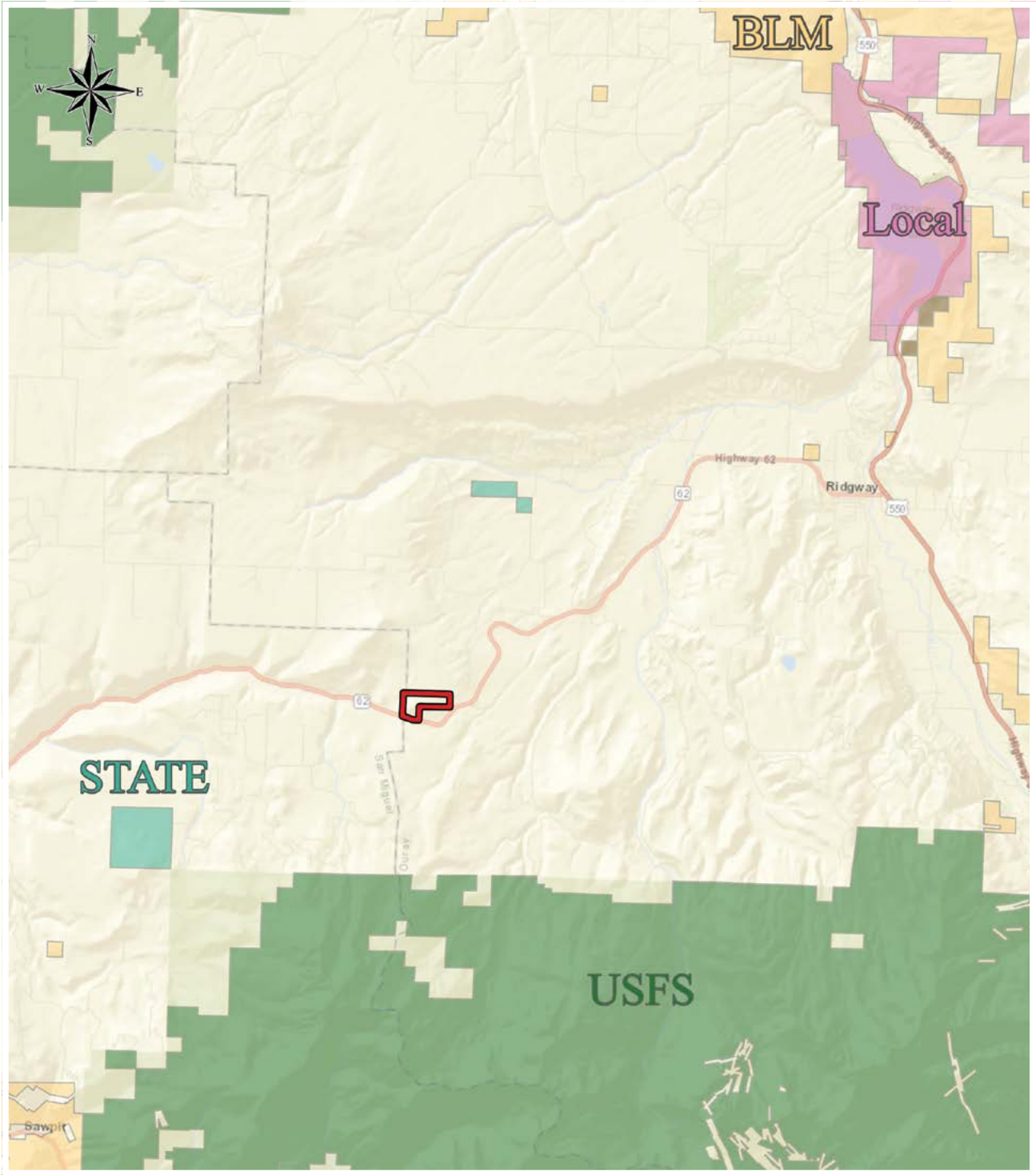
AERIAL MAP



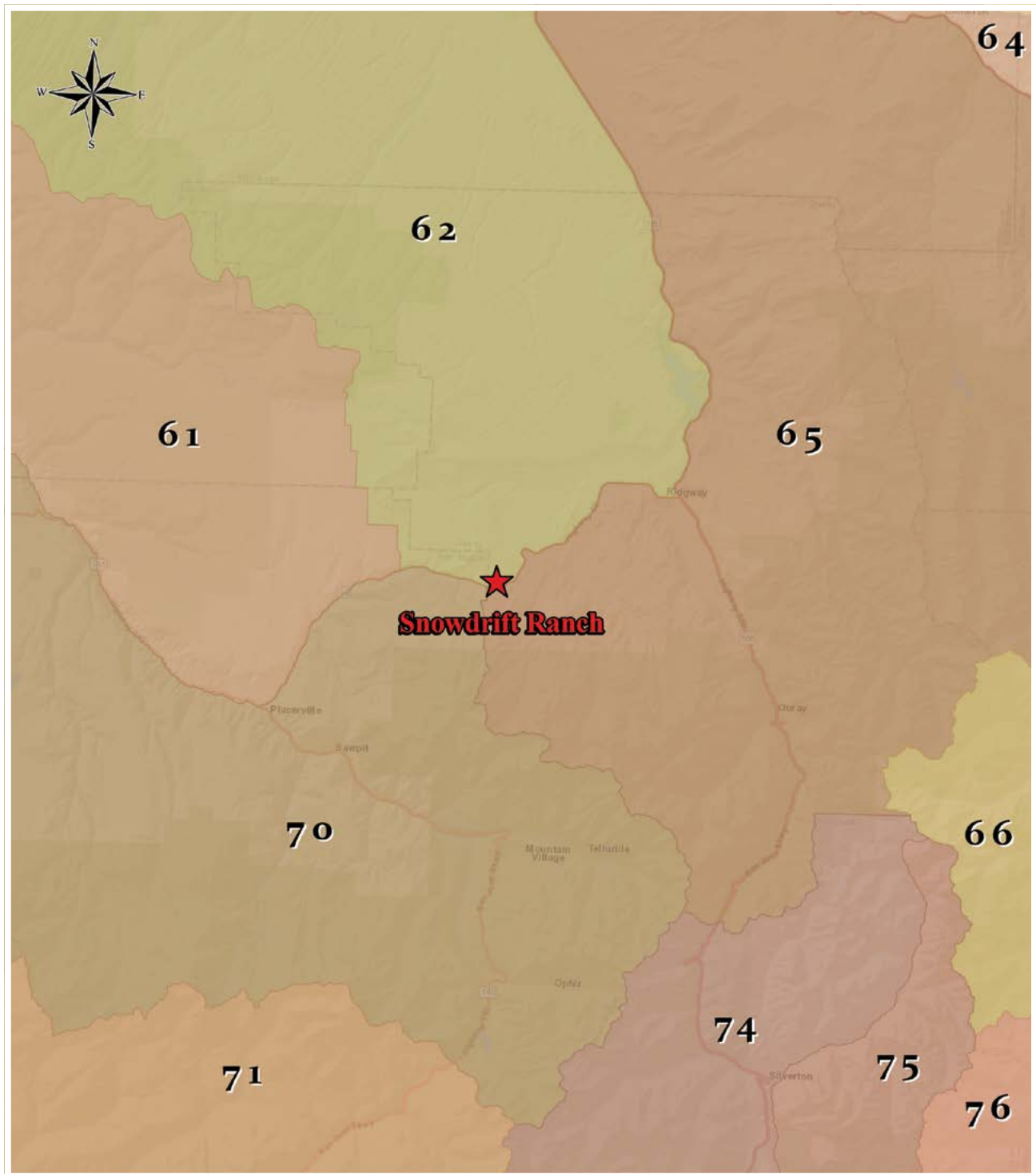
TOPOGRAPHIC MAP



PUBLIC LAND MAP



GAME MANAGEMENT UNIT





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