

**Green Mountain Ranch**  
000 Currant Creek Road  
Cedaredge, CO 81413

**\$975,000**  
391± Acres  
Delta County



**Green Mountain Ranch**  
**Cedaredge, CO / Delta County**

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**SUMMARY**

**Address**

000 Currant Creek Road

**City, State Zip**

Cedaredge, CO 81413

**County**

Delta County

**Type**

Hunting Land, Recreational Land, Ranches

**Latitude / Longitude**

38.911204 / -107.844724

**Acreage**

391

**Price**

\$975,000

**Property Website**

<https://aspenranchrealestate.com/property/green-mountain-ranch/delta/colorado/88448/>



## **Green Mountain Ranch Cedaredge, CO / Delta County**

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### **PROPERTY DESCRIPTION**

#### **Green Mountain Ranch - Exceptional Hunting Property - Cedaredge, CO - 391 Acres on the Edge of the Grand Mesa**

Excellent opportunity to own a piece of Colorado with end of the road privacy and gives direct access to tens of thousands of acres of public land. Green Mountain Ranch spans 391 acres at the edge of the Grand Mesa, offering unmatched seclusion, premier hunting opportunities, and the chance to preserve one of the Rockies' most scenic environments. There is a basic lean-to with wood stove, dining area, and glassing platform. Property also has a water transfer system from the adjudicated spring to bring water throughout the property for wildlife and livestock. Trails have been cut on the property for 4x4 and ATV travel.

#### **Income Overview**

Green Mountain Ranch generates substantial annual hunting income. Offering access to the ranch and the surrounding public land, it's in an area that's almost impossible to access and hunt from public land portals.

Regularly 24 hunters over 5 hunting seasons for a gross return of \$84,000, demonstrating its viability as an investment opportunity. With a 5-year projection reaching \$420,000, the ranch provides a solid financial foundation for potential buyers.

Few mountain recreation ranches can reach a 8.6% CAP rate, not including property appreciation year-over-year.

Historically in Delta County, vacant recreational land averages around 4.6% appreciation YoY

Standard Ag Land Appreciation averages 7.4% YoY.

Between CAP rate and property value appreciation, Green Mountain Ranch can potentially return more than 13% total on investment. *Investment figures are not guaranteed.*

#### **World-Class Hunting- Colorado GMU 52**

- Trophy mule deer habitat with some bucks exceeding 200" being harvested in the area
- Seasonal migration corridor for elk
- Over-the-counter elk tags available
- Eligible for Colorado's Landowner Preference Program for mule deer (sellers currently receive 3 Landowner deer vouchers)

#### **Location & Access**

- Borders BLM land and corner-touches Grand Mesa National Forest with very little public access
- Direct access to 400,000+ acres of rugged public lands
- End-of-the-road privacy with limited outside traffic

#### **Conservation & Stewardship**

- Exceptional conservation potential with no existing easements
- A rare opportunity to shape the future of this untamed property

Situated in GMU 52, the ranch lies in one of Colorado's most sought-after hunting regions, where wildlife thrives among deep forests and rugged terrain. From elk herds weaving along their traditional routes to mule deer grazing in open meadows, the property and surrounding public lands are alive with game.

The ranch is a gateway to wilderness. With boundaries connecting to BLM and National Forest land, owners enjoy immediate access to vast tracts of hard-to-reach country-ideal for hunters, outdoor enthusiasts, and those seeking real solitude. The property lies at the end of the road, behind 3 locked gates, and controls most of the access to large amounts of public lands.

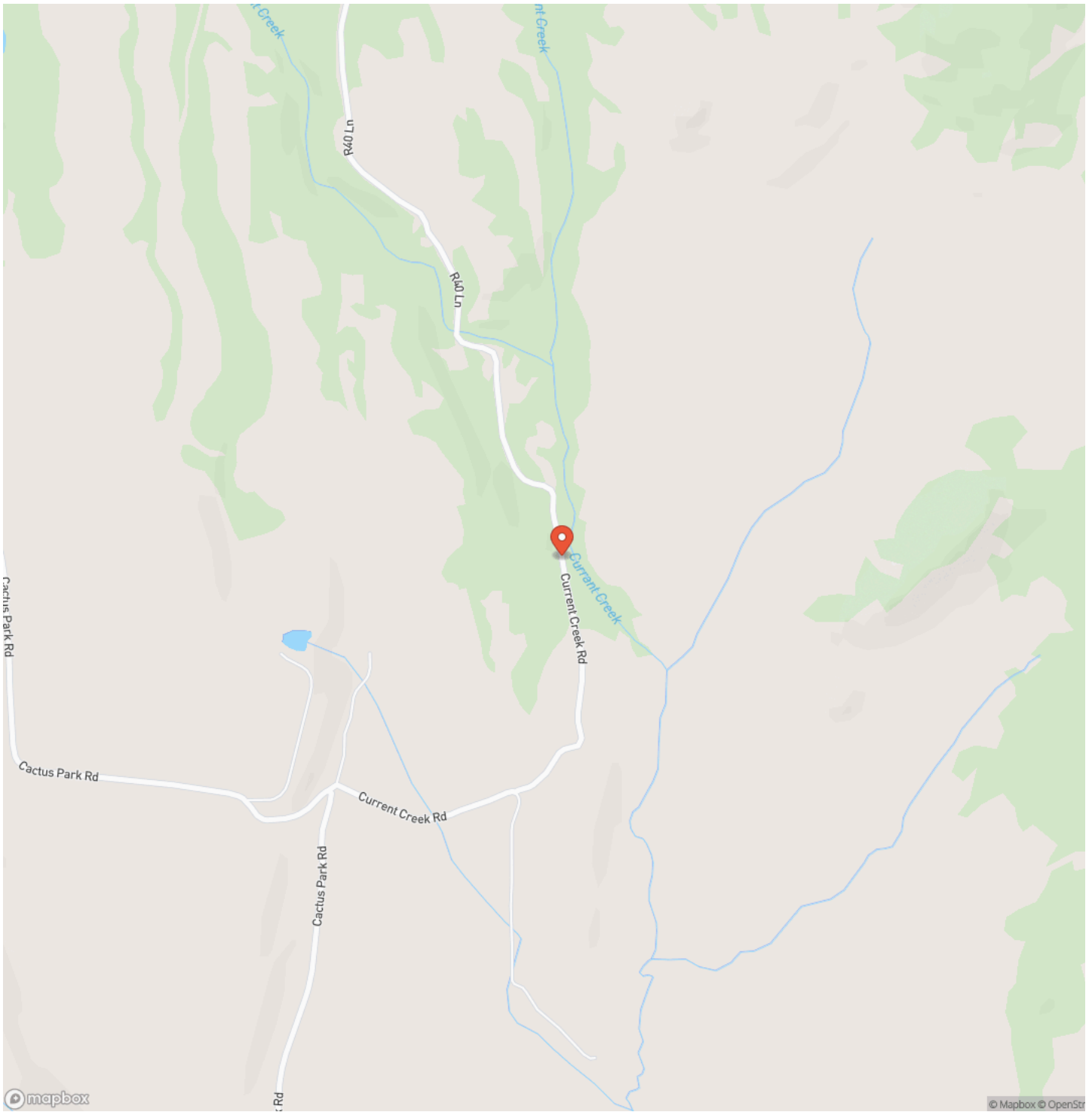
Despite its privacy, Green Mountain Ranch remains within easy reach of amenities. The town of Cedaredge, just 20 minutes away, offers dining, supplies, and small-town charm, along with orchards, wineries, and a local golf course. For travel, Montrose Regional Airport

(MTJ) is only 35 miles away, with daily flights to Denver, Dallas, and Phoenix. Grand Junction Regional Airport (GJT), an hour from the ranch, adds even more connections.

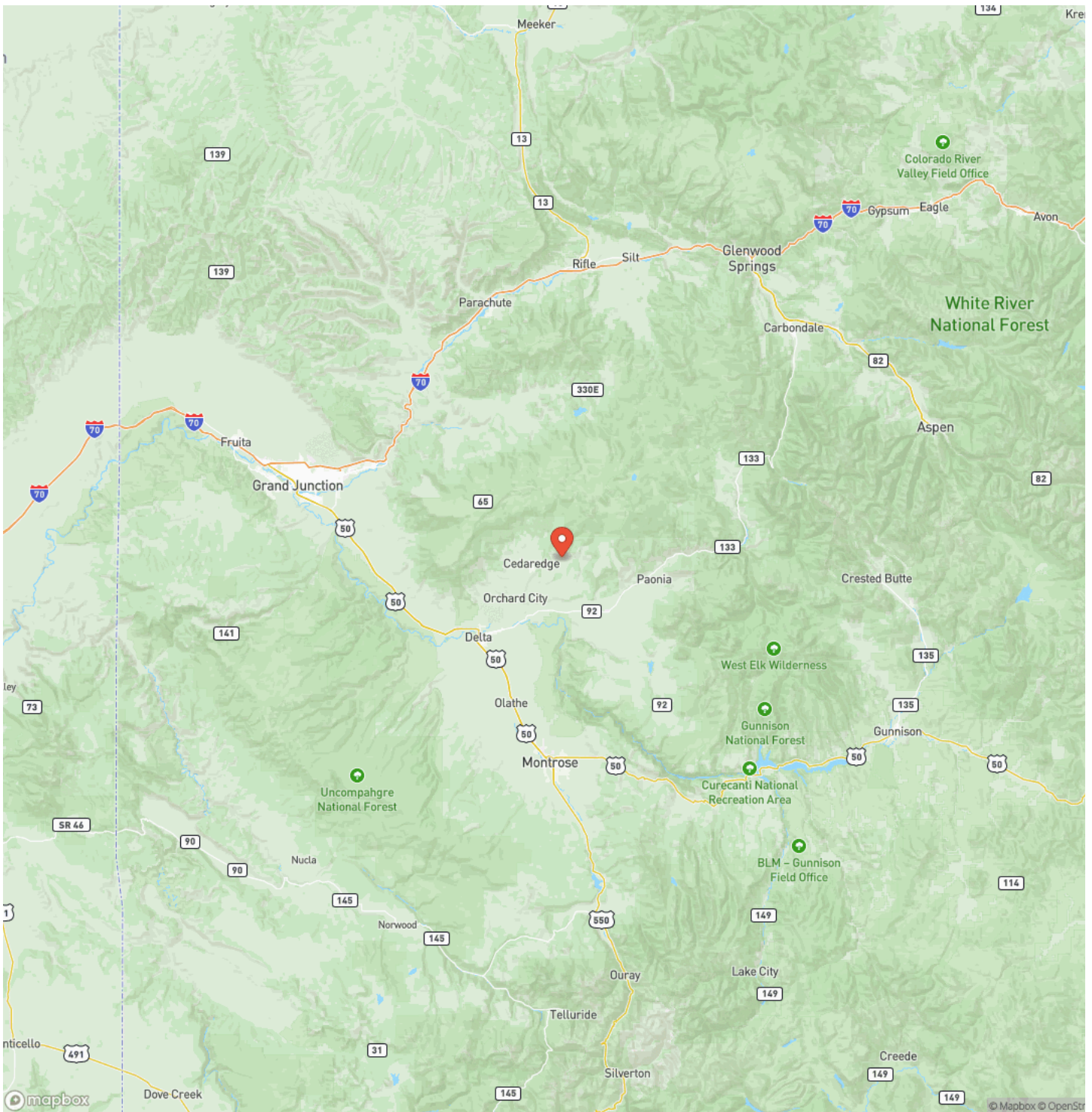
Green Mountain Ranch is more than acreage-it's a canvas for your vision. Whether you dream of a secluded retreat, a hunting basecamp, or a conservation legacy, this property offers many possibilities.



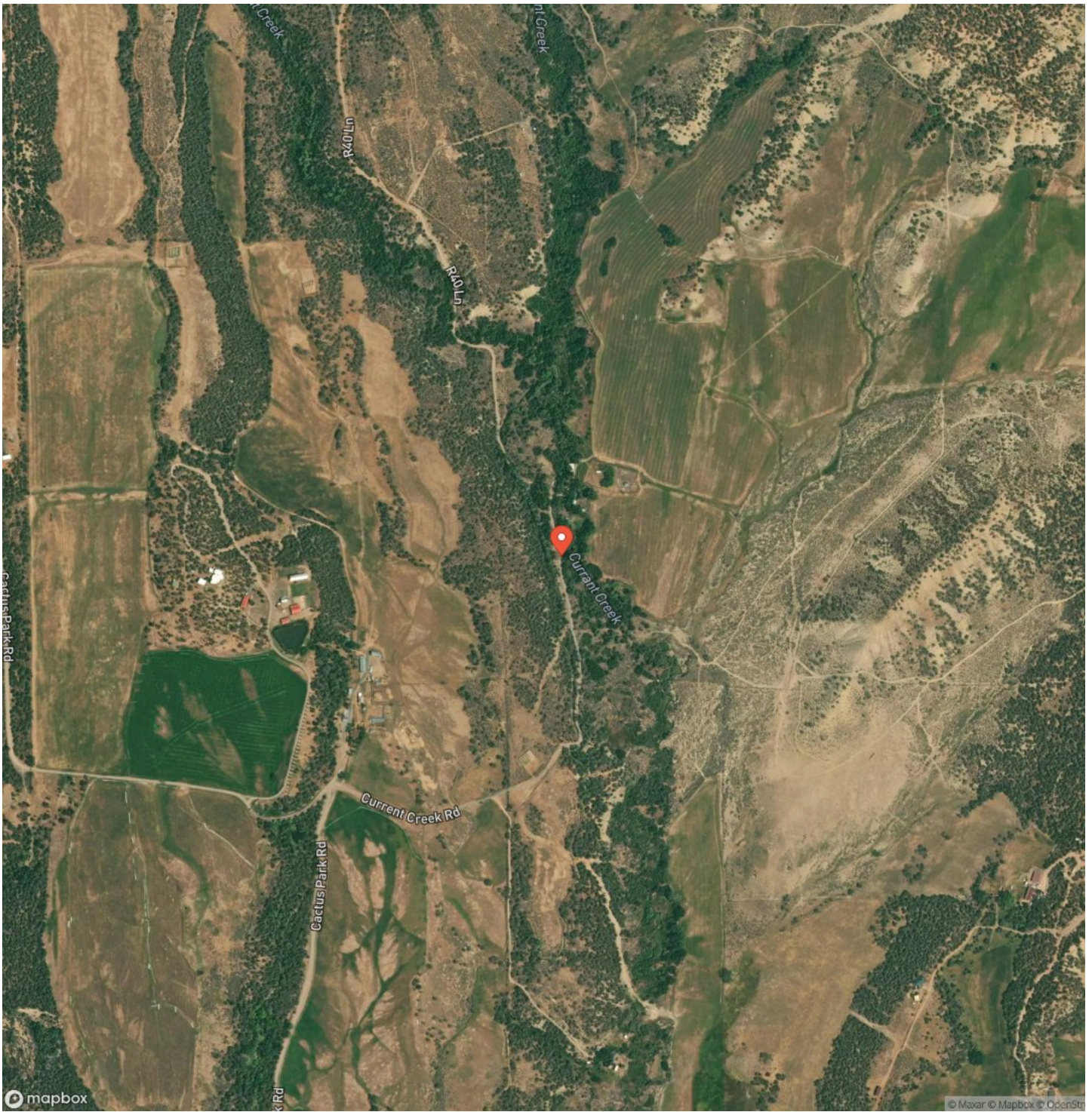
## Locator Map



# Locator Map



## Satellite Map







## **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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