

END OF THE ROAD MOUNTAIN RANCH

Montrose, Colorado

\$2,995,000



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COUNTY ROAD 4
Montrose, CO 82474

OUTDOORSMAN PARADISE

This hidden, all natural wildlife preserve with 998+/- scenic acres located approx. 1hr southeast of Montrose is sure to impress the avid outdoorsman. Positioned near the Billy Creek Wildlife Preserve at the top of Cimarron Ridge, the ranch is home to one of the largest elk herds in the area. World-class mule deer, turkey, bear, mountain lion, and grouse have been seen on the property as well.

PRISTINE ACREAGE

The ranch has several spring-fed watering areas and three creek-fed ponds home to native cutthroat trout. Castle Rock- the highest point in Ouray County at 11,300'- forms the eastern boundary of the ranch and provides panoramic views of the Uncompahgre River Basin.

SECLUDED RETREAT

The ranch is well protected by large parcels to the west and east as well as some extremely rugged BLM lands to the north and south. Two log cabins with facilities provide unique living quarters. Valuable water and timber rights will convey.

BROKER: Gary Helmcamp- 979-725-6006







