

# Farris Ranch

170.00 Acres | Garfield County, CO | \$1,950,000



# Farris Ranch

TOTAL ACRES:

170.00

PRICE:

\$1,950,000

COUNTY:

Garfield County

CLOSEST TOWN:

Silt, CO



*Presented by*



## Jake Hyland

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### **Property Summary**

Hayden Outdoors is proud to bring to market the Farris Ranch. This perfectly set up mountain ranch checks all the boxes. Located just minutes from Silt, Colorado, and a short drive to Rifle, Aspen, and Glenwood Springs. The Farris Ranch sits on 170+/- acres and offers a 3-bedroom 3.5-bathroom custom built home with multiple ponds, hay fields, water rights, a roping arena, and livestock working facilities.



## Activities & Amenities

ATV/Off Road  
Campground  
Cattle/Ranch  
Development Potential  
Equestrian/Horse Property  
Farm/Crops/Ag  
Fishing  
Food Plots  
Hiking/Climbing  
House/Cabin  
Hunting - Big Game  
Hunting - Predator/Varmint  
Hunting - Small Game  
Hunting - Turkey  
Hunting - Upland Birds  
Hunting - Waterfowl  
Income Producing  
Irrigation  
Mineral Rights  
Natural Spring  
Outbuilding/Barn/Shed/Shop  
Outfitting/Guide Service  
Pond/Lake  
Recreational Business  
Skiing/Snowmobiling/Snow Sports  
Water Access  
Water Rights  
Water Shares (different from water rights)  
Water View  
Waterfront  
State Hunting Unit: 42

## Land Details

Address: 2094 Chipperfield Lane , Silt, Colorado  
81652, USA

Closest Town: Silt-Rifle-Glenwood

Total Acres: 170.00

Deeded Acres: 170.00

Leased Acres: 0.00

Zoning: Ag

Water Rights: Yes

Mineral Rights: Yes

All Seller Owner Mineral Rights to Transfer with  
the property.

Source of lot size: Unknown

## Building Details

Homes: 1

Basement: Partial finished



## Land

The Farris Ranch comprises 170+/- acres, with a mix of ponds, 80+/- acres of lush hay fields, and pasture. The ranch backs up to landlocked BLM allowing an owner additional acres to recreate on. The Farris Ranch has senior water rights which gives the owner the first right of fill for the main 5+/- acre pond. This is for both the Spring and Fall which ensures that the pond has water year-round. There is a winterized pump house that can supply water to the livestock corrals through a frost-free system. This system allows an owner to water livestock from the well or the pond all at the owner's discretion.

Water Rights are through The New Multa Trina Ditch Company

**The Ranch consists of 3 parcels and could potentially be split into five 35 acre lots.**





## Improvements

The main house is a 3200 sq. ft. 3-bedroom, 3.5-bathroom custom home. The home has great attention to detail with hardwood floors, tiled areas, stainless steel appliances, and two large pantries. There is a covered porch that faces North with great views of the hay fields and ponds.

### Outbuildings include:

- 22×64 building with a bonus 17×15 office/suite with laundry room.
- 20×40 shop with 220 power
- 36×38 Haybarn with an additional 12×24 covering.
- 12×24 storage building with tack/room and two stalls.

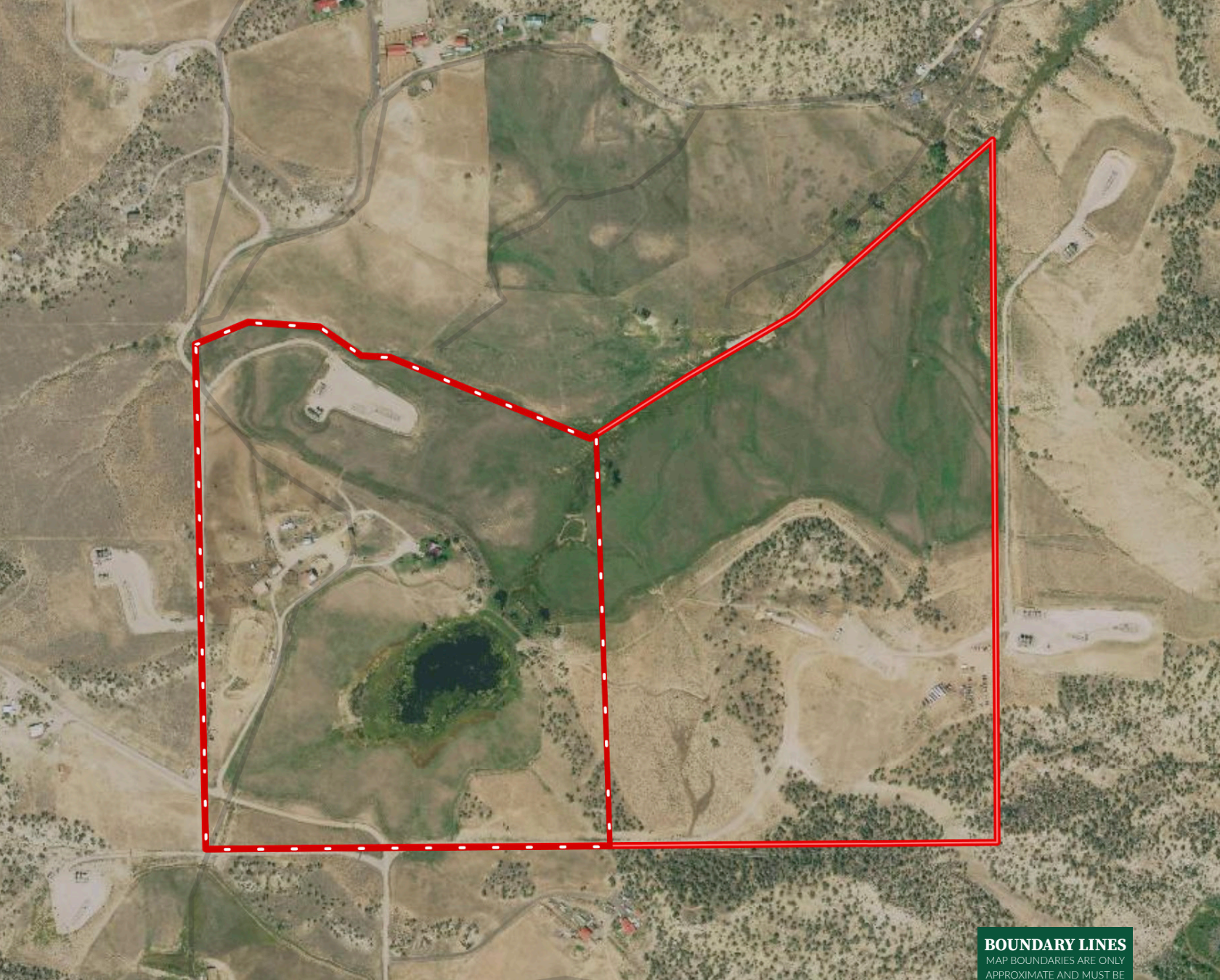
## Recreation

The Farris Ranch is in Colorado Big Game Unit 42 and qualifies for Landowner Elk and Deer Licenses. This region of Colorado offers great Mule deer, and Elk hunting. Hunting on the Farris Ranch would be good during all legal seasons from September through the late rifle seasons. Waterfowl hunting on the pond and adjacent hayfields backed with the views of the mountains gives an owner a rare opportunity to hunt ducks and geese in the mountains.

The ponds provide fishing opportunities for all levels and could be turned into a Blue Ribbon private fishery. The pond habitat is suited to grow large native Rainbow, Brown and Cut-throat trout.

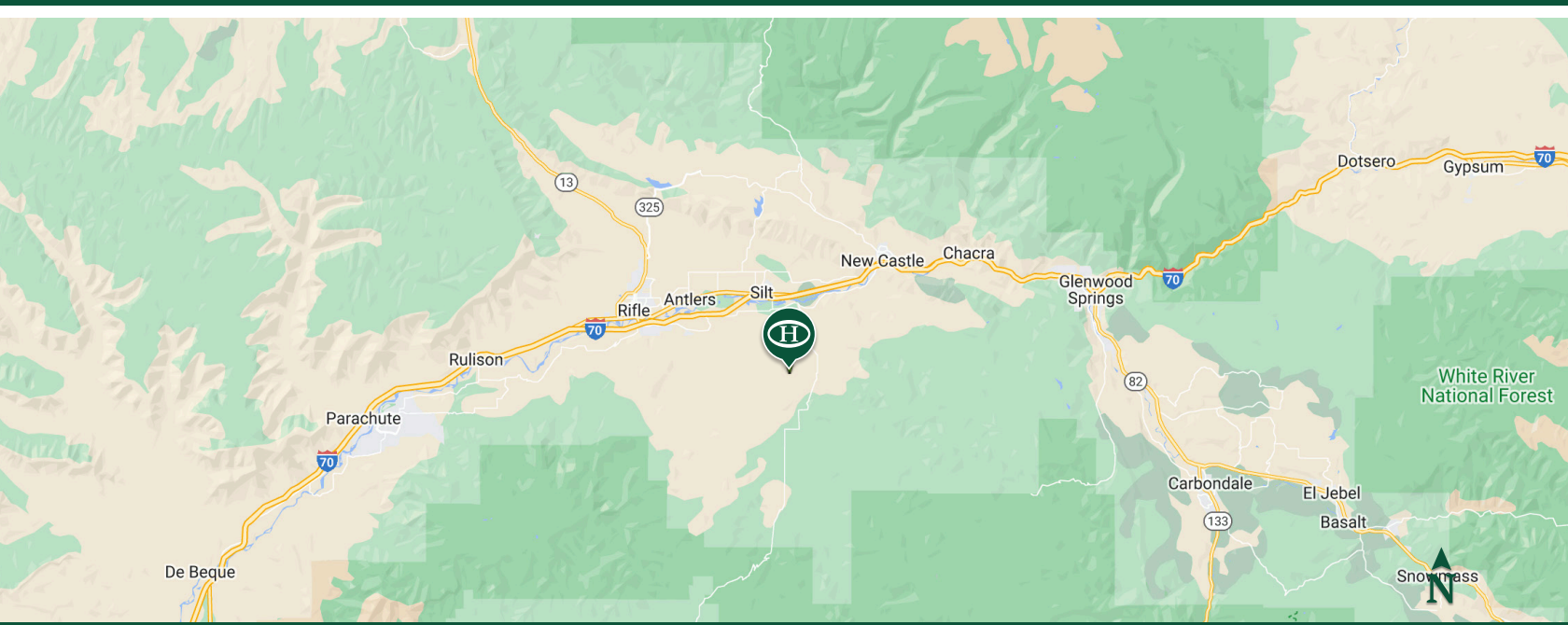
World class trout fishing is located just minutes away on the famed Colorado River.





**BOUNDARY LINES**  
MAP BOUNDARIES ARE ONLY APPROXIMATE AND MUST BE VERIFIED FOR ACCURACY.

 Boundary





### **Agriculture**

The water rights on the Farris Ranch allow an owner to irrigate the hay fields throughout the summer irrigation season. The owners have enjoyed great production with two cuttings a year. The ranch has a complete perimeter fence, along with multiple cross fences that allow for different grazing practices. The main livestock barn is set up with cattle working facilities, including runways, tubs, and squeeze chutes.

### **Water/Mineral Rights & Natural Resources**

1,250 shares of the Multitrana Ditch which allows for the right of fill for the main 5+/- acre pond. Lockard Res. #2 96W287

All seller owned minerals (if any) will transfer with the sale of the property.

### **General Operations**

With the turnkey attributes of this ranch, the 360-degree breathtaking views, and the added recreational opportunities, the Farris Ranch is sure to check all of the boxes for a potential buyer.

**For your own, personal, qualified showing, please contact Jake Hyland.**







## Hayden Outdoors

# Buyer Process

**BUYER QUALIFICATION:** Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

**PROPERTY SHOWINGS:** With regards to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

**REPRESENTATION OF OFFERS:** Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

**BROKER PARTICIPATION:** Hayden Outdoors welcomes outside brokers to bring buyers to purchase our properties. We offer cooperating commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

**EQUAL HOUSING:** Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."



*"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"*

*- RICK STEINER, SELLER/BUYER*

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testimonials





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Hayden Outdoors is a family-owned real estate company and brokerage with a background in the cattle and ranching business. In 1976, Leo Hayden founded the company as the Property Exchange, working with farms and ranches for sale near Hays, Kansas. The brokerage moved to Goodland, Kansas in 1981 and became Hayden Inc. In the late 1990's, Leo was joined by his two sons, Dax and Seth, to help grow the business in multiple states. In 2003, Hayden Outdoors was formed to represent sellers and buyers on farm, ranch, and recreational properties in the Great Plains and Rocky Mountains.

The team at Hayden Outdoors has grown and prospered to include over 200 brokers, agents, and an excellent full-time staff supporting the sale of rural land. Hayden Outdoors represents the finest farms, legacy properties, working ranches, hunting lands and recreational properties from coast to coast.

Over time, we have built our team to be composed of brokers and agents with experience and knowledge in their markets and an affinity to "Do what they say they will". Hayden Outdoors is about honesty and integrity with customers and a rich sense of land stewardship. We understand land, water, habitat, livestock, wildlife, minerals and what is necessary to maximize value for our clients. **We truly love the great outdoors!**

We are blessed to work with the owners and buyers of the farms, ranches and other fine recreational properties we represent, because it is still the diversity of owners over the years that make these places so special.

At Hayden Outdoors, we're proud to say that we only work with the **best** brokers and agents who are experienced farmers, ranchers & outdoor enthusiasts.

**Hayden Outdoors Real Estate**

**501 Main St.#A, Windsor, CO 80550 | 970.674.1990 | [www.HaydenOutdoors.com](http://www.HaydenOutdoors.com)**

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