

Piney Creek Ranch

1,068.00 Acres

Montrose County, CO

\$1,808,750



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Activities & Amenities

ATV/Off Road
Borders Public Lands
Hiking/Climbing
House/Cabin
Hunting - Big Game
Hunting - Predator/Varmint
Hunting - Small Game
Hunting - Turkey
Hunting - Upland Birds
Hunting - Waterfowl
Natural Spring
Skiing/Snowmobiling/Snow Sports
Timber
Water Access
Wooded
State Hunting Unit: GMU 62

Land Details

Address: TBD Transfer Rd., Olathe,
Colorado 81425, USA
Closest Town: Montrose
Total Acres: 1,068.00
Deeded Acres: 1,068.00
Elevation: 8000 ft.
Topography: Rolling
Vegetation: Ponderosa pine,
oak and pinion junipers

Building Details

Style of Home(s): 2 rustic cabins



Property Summary

Nestled in Colorado's Western Slope at the edge of the Uncompagne Plateau lies the secluded 1,068-acre hunting and recreational paradise known as Piney Creek Ranch. Enjoy mountain views in all directions on an amazing property that holds elk, mule deer, black bear and other abundant wildlife species—yet as the crow flies, is less than 12 miles from the Montrose/Telluride Airport and the historic town of Montrose and rural community of Olathe.





Land

Offering views of the celebrated San Juan Mountains and the rugged, sawtooth Cimarron Ridge, the ranch is comprised of three parcels. The upper parcel borders two larger private parcels on two sides with U.S. Forest Service and BLM land bordering the rest. The middle and lower parcels are inholdings surrounded entirely by BLM land. All three parcels have direct access to nearly 23,000 acres of federal land, making the ranch the perfect seasonal off-grid recreational and hunting retreat.

Situated about one mile from Transfer Road, all parcels are accessed on forest service trails best taken on UTVs. The property features two rustic cabins, one of which was built at the turn of the 20th century where the current owners found newspaper clippings from the late 1800s. Enhancing its desirability, the ranch boasts an ideal building site complete with mountain views near the top parcel's entry gate next to one of its 10 adjudicated springs.

Recreation

The property's diverse terrain features scenic rims and canyons consisting mostly of ponderosa pines and oaks on the upper two parcels and pinion junipers on the lower parcel. The two upper parcels hold deer and elk from spring to fall, making them perfect for the archery and first-rifle season with the lower parcel drawing more animals later in the season as animals move to lower elevations.

Located in Game Management Unit (GMU) 62, where elk tags are available over the counter, the ranch is also approximately six miles from the boundary of quality GMU 61 known for producing quality bulls and trophy mule deer and, on average, takes residents 12 years to draw an elk tag and non-residents 24 years to get that coveted tag. While mule deer tags are issued through the annual big-game draw, mule deer landowner vouchers are available for this ranch. If you are looking for a color-phased black bear, this is also the place. The seasonal Piney Creek runs through two of the parcels. The ranch's 10 adjudicated springs offer big game and other wildlife water year-round, some filling ponds and others flowing to tanks, making this a coveted and incredibly well-watered property.

Whether you are on a quest to find your own private retreat to enjoy some time off the grid or seek a place to go hunting, horseback riding, four-wheeling, hiking and camping with family and friends, this ranch is an outdoor enthusiast's dream. Live and share the adventurous life amid the remarkable backdrop of Colorado's Rocky Mountains where fresh air, wide open spaces and recreational opportunities abound.



Region & Climate

Welcome to Colorado's celebrated Western Slope. As the "gateway to the Black Canyon of the Gunnison National Park," Montrose, Colo., offers year-round recreation and scenic views in all directions. Enjoy hunting, rafting and fishing in Gold Medal waters, camping and hiking in the the breathtaking San Juan Mountains, and golfing on any of the three 18-hole golf courses, including the Jack Nicklaus-designed Bridges of Montrose. Named the 2013 All American City, Montrose also offers shops, restaurants, art galleries and three museums. Those who enjoy the snow can venture to the region's Telluride, Crested Butte and Grand Junction ski resorts or go snowmobiling on the Uncompahgre Plateau and nearby Grand Mesa, the world's largest flattop mountain where you also find the Blue Mesa, the state's largest reservoir known for its record-class lake trout.

For another bonus, Montrose County has a semi-arid climate so the summers are dry and mostly sunny with temperatures averaging in the 80s. The average daytime winter temperature is 46 degrees, providing incentive to get out and enjoy mountain activities. The town of Montrose receives a "BestPlaces Cost of Living" score of 95.4, which means the total cost of housing, food, childcare, transportation, healthcare, taxes and other necessities is 4.6% lower than the U.S. average and 20.8% lower than the statewide average.

Corn connoisseurs will enjoy the fact that situated next to Montrose in the heart of the Uncompagre Valley is the community of Olathe, home of "Olathe Sweet" sweet corn and the annual Olathe Sweet Corn Festival every August that for more than three decades has been coined "the biggest little festival in the United States."

History

Established in 1882, Montrose was founded originally to provide supplies to nearby mining communities. With the mines' decline, agriculture soon became the primary economy.

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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.

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- RICK STEINER, SELLER/BUYER

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