



LIVE WATER  
P R O P E R T I E S

HUNTING | RANCHING | FLY FISHING | CONSERVATION

# Buck Fever Ranch

REDVALE, COLORADO

1,384 Acres | Listed at \$4,250,000

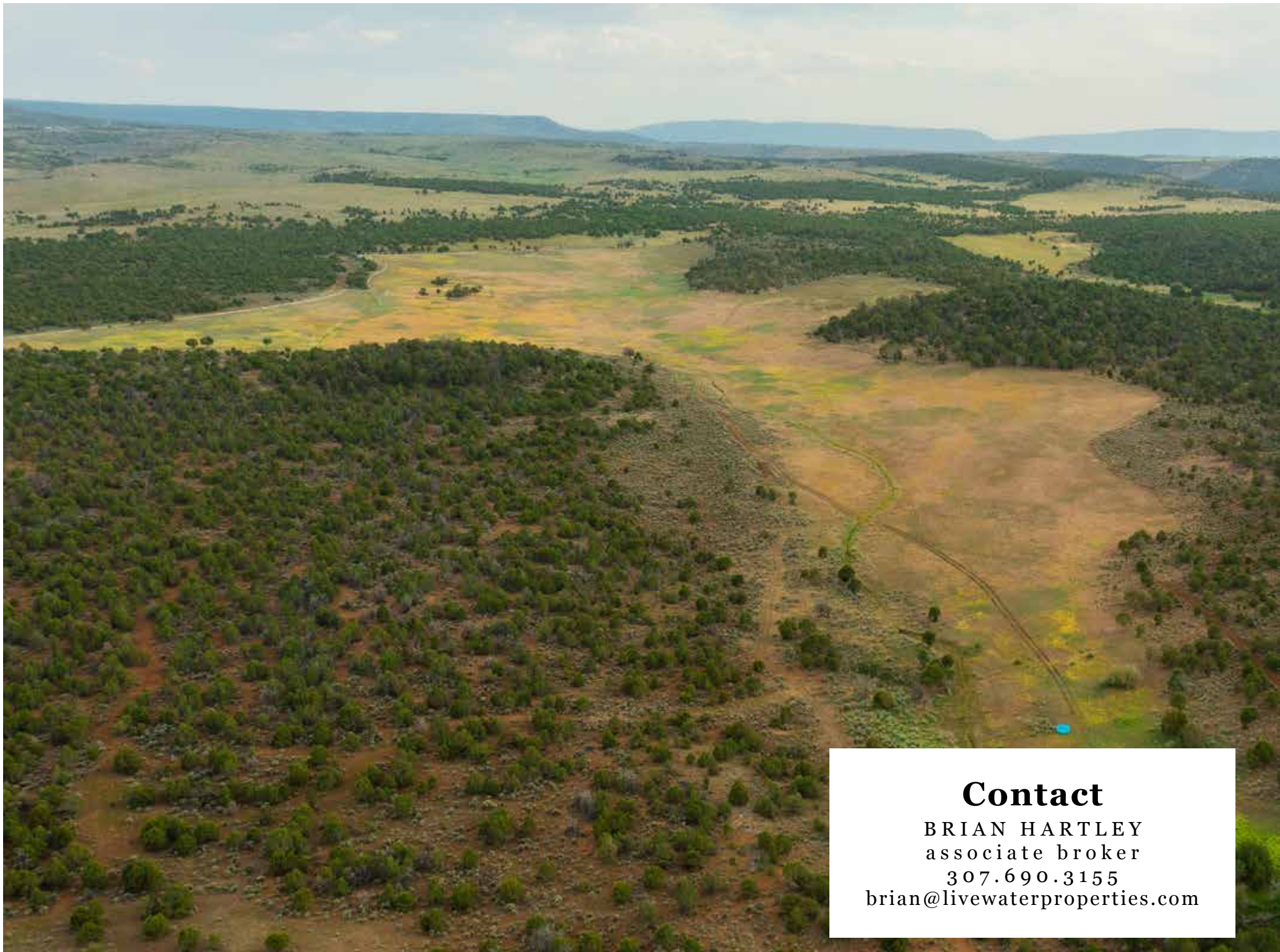


## Introduction

**B**uck Fever Ranch is located south of Redvale, ten minutes from the popular hunting destination of Norwood, Colorado. The ranch is less than an hour from the amenities and world-class skiing at Telluride, Colorado, 90 minutes from the Montrose/Telluride Airport and less than two hours from Moab, Utah. There is excellent big game hunting on the ranch, which is located in Game Management Unit (GMU) 70, known for its quality mule deer and trophy elk. The ranch is situated in a deer migration corridor funnel that not only holds large numbers of resident deer but gains new deer throughout the hunting season as they migrate through the ranch. It is not uncommon to see over 250 deer pass through the ranch during this migration. The ranch qualifies for landowner vouchers where one can obtain mule deer tags every year. The ranch currently runs 30± pair of cattle. This meets the property's agriculture requirements without overgrazing the land itself. There are numerous improvements on the ranch, making it an ideal property for hosting friends, family or hunters onsite.







## **Contact**

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An aerial photograph of a large, open landscape. In the foreground, there's a dirt road and a small building with a red roof. The middle ground is filled with a dense forest of green trees, possibly juniper or pinion. Beyond the forest, there's a wide, open field with scattered trees and shrubs. In the background, there are rolling hills and mountains under a cloudy sky. The overall scene is a vast, open landscape with a mix of forest and open land.

## Acreage

The property takes in stunning mountain views of the San Juan Mountains to the southeast, the Lone Cone Mountain to the south and Utah's Lasalle Mountains to the west. The Uncompahgre Plateau and its coveted Colorado GMU 61 sit to the north of the ranch. At approximately 7,000 ft. in elevation, the property consists of mostly pinion and juniper with long meadows between and abundant feed scattered throughout. Three ponds hold water year-round, and spring typically has an elk wallow at the bottom. The mule deer bucks obtain sanctuary on the ranch, with the chance to grow old and mature.



# Improvements

With numerous improvements on the ranch, one can host a whole family or group of hunters with ease. The stunning 3,200 sqft. main lodge boasts an open floor plan with vaulted and beamed ceilings, wood floors and a fireplace with a wood-burning insert. The kitchen offers Viking appliances, a gas cooktop with beautiful granite countertops and cabinetry. The lodge's grand master suite includes a large sitting area, a spa-like bath with dual vanities and a walkout balcony. The panoramic views from the lodge are second to none and from there some of the ranch's biggest bucks have been seen feeding in a meadow less than 200 yards away. Additional improvements include a barn/shop with an upstairs two-bedroom, two-bathroom living quarters and a one-bedroom cabin complete with a kitchen and bath.







## Improvements

- **The Main Lodge:** Built in 2005, the 3,207 sqft. main lodge is a high-end finished home with two master suites, three bathrooms and a loft for additional sleeping space.
- **Historic Cabin:** The 494 sqft. historic cabin was remodeled and consists of a loft bedroom more than enough for short stays or overflow for hunters, a bathroom, living area and a small kitchen.
- **Barn:** The barn has walkout stalls, a tack room and plenty of equipment storage. The barn also holds more housing with an upstairs kitchenette, three bedrooms and a bathroom.
- Additionally, there is a large loafing shed and cattle working facility.





## Location

Buck Fever Ranch is located south of Redvale and southwest of Norwood, Colorado. The ranch is less than an hour to Telluride and 90 minutes to Moab, Utah. The two nearby mountain towns of Naturita (ten miles) and Norwood (nine miles) offer the necessary day-to-day amenities. Most locals will do their bulk shopping in Montrose, which is 75 miles from the ranch and utilize its regional airport for travel.

## Local

The charming town of Norwood, Colorado, has retained its “Old West small-town charm.” Equestrian and agricultural heritage are deeply interwoven in the lives of Norwood’s locals. Norwood is home to the largest monetary rodeo on the Colorado Pro Rodeo Association circuit. The cattlemen’s heritage takes center stage in September, with the Pioneer Day celebration. Butch Cassidy, one of America’s most infamous historical figures found his start in Norwood. The area is well known for its farming and ranching legacy. Ages of farmers have been working this fertile land for well over a century and continue to make farming and ranching a way of life today. Norwood prides itself on self-sustaining its community and providing locally sourced produce and meats to local and neighboring food economies.

## Climate

Buck Fever Ranch sits at 6,700 ft. in elevation and receives about 15 inches of rain, on average, per year. The ranch also averages 65 inches of snow per year, compared to the US average of 28 inches of snow per year. Buck Fever Ranch boasts roughly 300 days of Colorado sunshine per year. Redvale will receive some kind of precipitation, on average, 70 days per year. July summer highs are around 85 degrees with winter lows in January averaging 13 degrees. This makes for a mild climate and perfect fall weather conditions.







## Nearby Live Water

NORWOOD OFFERS NUMEROUS  
FISHING OPPORTUNITIES FOR ALL  
TYPES OF ANGLERS.

Norwood offers numerous fishing opportunities for all types of anglers. Miramonte Reservoir south of Norwood has been dubbed one of the best fisheries in the state with its abundance of rainbow, brown and Snake River cutthroat trout. The San Miguel River provides anglers with pools and eddies full of eager trout. The best way to fish the San Miguel River is to hire a local guide to float the river. The river begins in the San Juan Mountains above Telluride, Colorado, and ends at the confluence with the Dolores River 72 miles downstream, near Uravan.







## Recreation

HIKING, CAMPING, FLY FISHING,  
KAYAKING, MOUNTAIN BIKING,  
HUNTING, HORSEBACK RIDING,  
SNOWSHOEING AND SKIING

With an abundance of summer activities, Norwood is a hidden gem in Colorado. It is in an ideal location for outdoor recreation with its mild climate, warm summer days and cool nights. At its disposal are thousands of acres of BLM and National Forest. Wright's Mesa is the ultimate playground for outdoor enthusiasts featuring varying terrain from high desert to rugged mountains and everything in between. The Norwood/Redvale area provides numerous options for hiking, trail running and mountain and rock climbing. Burn Canyon and Thunder Trails systems offer all-day excursions climbing the 12,614 ft. Lone Cone Mountain and the "14ers" within the Wilson massif. For an adventure, spend the day hunting for petroglyphs or rock climbing in Paradox Valley or backpack through the Uncompahgre and San Juan National Forests. For the mountain biker, Norwood offers two main trail systems. The Burn Canyon Trails offers friendly, fast and flowing single-track riding through juniper, pinion and oak brush forest. The Thunder Trails offer more challenging single-track riding through ponderosa and oak brush forests with extensive views of Naturita Canyon. For the equestrian, the Uncompahgre and San Juan National Forests, as well as BLM land surrounding Norwood, provides hundreds of miles of trails ideally suited for horseback riding. Miles of trails surrounding Wright's Mesa travel through grassy meadows, juniper, pinion and ponderosa, aspen and pine forests and offer endless views of Lone Cone Peak and the Wilson Range.



# Hunting

ADJACENT BLM PROVIDES  
MORE ACREAGE FOR BIG GAME  
HUNTING ON THE PROPERTY.

of elk tags sold over-the-counter for the second and third rifle seasons, hunting pressure is heavy giving private landowners an advantage. The unit is nearly 70% public and consists of flat farmlands in the valleys and broken country in the transition areas range from about 6,000 ft. to 8,500 ft. Some steep mountains measure over 8,500 ft. with imposing peaks above timberline ranging from 12,500 ft. to over 14,000 ft.

Within view of the ranch is GMU 61, which is comprised primarily of the western half of the Uncompahgre Plateau it runs about 70 miles from Gateway near the Utah line to Placerville west of Telluride. The massive 1,376 square mile Uncompahgre Plateau is a flat-top mountain range that varies between 8,300 ft. and 9,200 ft. above sea level and stretches about 90 miles from the northwest to the southeast. The plateau drops into huge canyons, some of them ruggedly steep and overlooking lowlands from 4,500 ft. to 5,500 ft in elevation. This unit consistently yields and produces high success rates for big elk and mule deer. GMU 62 draws a great deal of attention, because it shares the Uncompahgre Plateau with Unit 61. The Divide Road separates Unit 62 to the northeast and Unit 61 to the southwest. A healthy number of tags can be purchased over the counter (OTC) for elk in Unit 62.

Buck Fever Ranch is located in Game Management Unit (GMU) 70, which is well known for its big mule deer bucks. This 1,500 square mile unit borders Utah and runs about 75 miles southeast, rising from less than 5,000 ft. to over 14,000 ft. above sea level. Mule deer and elk thrive in this unit. With an unlimited number









## Summary

- $\pm 1,384$  acres
- Less than an hour drive to Telluride, Colorado
- An abundance of year-round outdoor recreational opportunities
- Excellent deer hunting on the property
- Stunning 3,200 sqft. main lodge
- Three ponds that hold water year-round

Listing Price: \$4,250,000

Taxes: \$4,575 in 2020

### CONTACT

For more information please contact

Brian Hartley at 307.690.3155



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#### Notes:

1) This is an exclusive listing of Live Water Properties LLC; an agent of Live Water Properties must be present to conduct a showing. The owners respectfully request that other agents and/or prospective buyers contact Live Water Properties in advance to schedule a proper showing and do not attempt to tour or trespass the property on their own. Thank you. 2) Offering subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of purchase by owner. Information provided herein is intended as a general guideline and has been provided by sources deemed reliable, but the accuracy of which we cannot guarantee. 3) Live Water Properties LLC represents the Seller as a Seller's Agent.





## Buck Fever Ranch- Aerial Map

••Maps are for visual aid only accuracy is not guaranteed.



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## Buck Fever Ranch - Location Map

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