



## NEW LISTINGS

### Lodge at Keyah Grande - Pagosa Springs, Colorado



A luxurious wilderness retreat in the heart of the San Juan Mountains, the Lodge at Keyah Grande is located 10 miles west of Pagosa Springs and 45 miles east of Durango, Colorado. This is a serene and inspiring retreat offering adventures in nature. With eight well-appointed guest suites the Lodge boasts modern technology, unique architecture, classical art and international décor, creating an elegant and tranquil setting. The grand living spaces and 500-acre "backyard" are open for ATV rides, entertaining, inspiring hikes and trophy elk hunts. Enjoy wildlife viewing from the dramatic "flying deck", which extends from the ridgeline off the backside of the Lodge, and share the day's stories around the

African-inspired fire pit. Hunting is excellent and more opportunities prevail on adjacent public land (elk, Mule deer, mountain lion, bear and turkey). The Lodge has been featured in numerous publications and was named one of the Top New Hotels of 2006 in *Condé Nast* magazine. Gathering areas include: the lounge with pool and game tables, wide-screen plasma television; a great room with an oversized fireplace and baby grand piano; two exquisitely-appointed dining areas for formal or intimate seating; a high-tech conference room; and an elegant spa, ideal for restorative treatments inspired by the waters, forests, and mountains surrounding the property. Previously offered for sale for \$16,500,000 on 100 acres, the owners are now presenting this exceptional mountain retreat on 500 acres for \$13,950,000 – a significant price reduction while offering 5 times more scenic, timbered Colorado countryside.

**Offering Price is \$13,950,000**

### The Rim Ranch - Bondurant, Wyoming

Conveniently located 50 miles south of Jackson Hole, Wyoming, and 25 miles north of Pinedale is The Rim Ranch. Comprised of 4,000 deeded acres with a mix of sagebrush ridges, willow-lined creek bottoms, aspen groves and heavy timber, The Rim Ranch is a big game paradise with good numbers of trophy elk, Mule deer and Pronghorn antelope. The ranch qualifies for landowner licenses and enjoys some of the best elk hunting in western Wyoming with many bulls scoring over 350 Boone & Crockett. Adjacent BLM and state land offers over 2,000 additional acres for hunting and recreation. With three ponds, numerous springs and two miles of Middle Beaver Creek, The Rim Ranch enjoys excellent water sources for wildlife and livestock. With prime building sites for an incoming owner, and outstanding views of three mountain ranges, the Wyoming Range, Wind River Range and Gros Ventre Range, The Rim



Ranch is a dynamic opportunity to own a timeless sporting ranch.

**Offering Price is \$4,400,000**

## MacKenzie Highland Ranch - Dubois, Wyoming



The MacKenzie Highland Ranch is a stunning 118-acre parcel located along the Wind River, outside of Dubois, Wyoming. Comprised of forested slopes with spruce and aspens and open meadows along the Wind River, the ranch is tucked away in its own private valley. There is a combination of the alpine feel, riparian corridor and sagebrush buttes on these 118 acres, along with incredible fishing. Bordered by public lands, the MacKenzie Highland Ranch provides ideal habitat for elk, deer and moose. Improvements on this guest ranch include several 2 bedroom and 4 bedroom cabins plus other historical cabins. Bisecting the ranch for nearly  $\frac{3}{4}$  mile is the upper Wind River, a free flowing natural river with

excellent fishing and prolific cutthroat trout populations. In addition to the Wind River, there are many fishing destinations within a short drive. These include the Buffalo Fork, the Snake River and streams and rivers in Grand Teton and Yellowstone National Parks. Located 16 miles from the charming mountain town of Dubois in Fremont County, Wyoming, the ranch is minutes from shopping, dining and a golf course. Dubois is within a 1  $\frac{1}{2}$  hour drive from the resort community of Jackson Hole and Grand Teton National Park. Commercial air service is available in Jackson Hole and Riverton, located 1 hour from the ranch.

**Offering Price is \$3,500,000**

## Monster Lake Ranch - Cody, Wyoming

Monster Lake Ranch is conveniently located 8 miles south of Cody, Wyoming, and the Yellowstone Regional Airport on Highway 120. Comprised of 3,248.4 acres as part of the ranch headquarters in Park County, and 640 acres of rangeland located on Fifteen Mile Creek in Big Horn County, Monster Lake Ranch controls 3,888.4 total acres. The ranch is appropriately named after Monster Lake, a 180-acre lake that is well known for producing “monster” trout. Historically, the ranch charged a daily rod fee to the public for the opportunity to catch one of the huge trout on Monster Lake. Also located on the ranch is Quick Lake, a 100-acre impoundment that has produced its fair share of trophy trout. Both of these



lakes have an abundance of aquatic food sources allowing the trout to truly become “monsters”. Wildlife is plentiful with Pronghorn antelope, Mule and Whitetail deer, Chukar partridge, Hungarian partridge and waterfowl frequently seen on the ranch as well as the adjacent BLM and state land. Monster Lake Ranch has approximately 550 acres available for irrigation and has a system of concrete ditches and gated pipe. Improvements include 5 homes, barns, corrals, shop and large equipment storage shed. Located 8 miles from Cody, Monster Lake Ranch is an extraordinary opportunity to own a world-class fishery and sporting property that offers beautiful mountain views, abundant wildlife, nice improvements and two lakes with “monster” trout.

**Offering Price is \$3,490,000**

## Rimfire Ranch East - Daniel, Wyoming



Rimfire Ranch East is located 12 miles south of Daniel, Wyoming, 14 miles north of Big Piney, and 25 miles west of Pinedale on Highway 191. Comprised of 1,839 deeded acres with 1,280 acres irrigated from the Green River Canal, this ranch is a great opportunity to own a top hay producer or yearling cattle operation. Currently, the ranch is running 1,000 yearling cattle by a holistic approach, with a rotational system of irrigation and grazing. A small BLM grazing permit offers 277 AUMs from mid-May to mid-June. For the fishing enthusiast, Soap Hole Creek flows through the ranch in addition to a 5-acre stocked trout pond. Fishing opportunities also present themselves on the adjacent BLM land.

Rimfire Ranch East is no stranger to wildlife: Mule deer, Whitetail deer, Pronghorn antelope and moose are frequent visitors. The ranch is home to 800 – 1,000 deer as they migrate from higher elevations to the winter feeding grounds. A 9-acre Trumpeter swan and waterfowl pond complex is located on the south boundary providing an additional wetland area. The majority of the ranch is under a conservation easement, however fantastic building sites are available for an incoming owner to construct a custom home. A 1,560 sqft 3 bedroom manager's home offers full basement, sheds and corrals. Rimfire Ranch East is an excellent addition to an existing livestock producer's hay base or grazing program. The ranch can also be enjoyed as a recreational retreat with an agricultural component.

**Offering Price is \$2,758,500**

## The Park, An Entrance to the West Elk Wilderness

The Park, an Entrance to the West Elk Wilderness is located near Gunnison, Colorado, in the picturesque Ohio Creek Valley. The property consists of 167 acres providing an idyllic mix of aspen and pine trees with lush open meadows. The ranch borders the famous West Elk Wilderness and provides the outdoorsman with out-the-door hunting and fishing opportunities. The majority of the ranch is currently in a conservation easement with Colorado Open Lands; however the use of the ranch for building homes, livestock and recreational enjoyment is not as limited. A property of this size with access to the Gunnison National Forest and the West Elk Wilderness is certainly a rarity. The Park is surrounded by beautiful snow-capped peaks and breathtaking views of the Anthracite Range, Carbon Peak and the Castles. This Colorado ranch for sale provides endless opportunities for recreational enjoyment and is a sanctuary for elk, deer and the other wildlife. It was previously listed by another firm for \$3,000,000.



**Offering Price is \$1,500,000**

## Almost Heaven - Bozeman, Montana

Located just 7 miles from Bozeman, Almost Heaven is a distinctive piece of property with live water, wildlife, and spectacular mountain views. With its creekside homesite and over one-third mile of both sides of Middle Creek flowing through the property, you'll feel like you've found your own special piece of Montana at last. Middle Creek winds through the east end of this 26.75-acre parcel, drawing in wildlife and birds. A buck-and-rail fence is located on the west boundary, and the property's 20





acres of hay and grain fields were recultivated and reseeded with alfalfa and grass in the spring of 2010. With its sweet honey holes, Middle Creek offers seasonal fishing during the summer and fall as fish migrate up from the confluence with the Gallatin River, just downstream. For hunters, thick cover along the creek affords good hunting for pheasants and Hungarian partridge, and waterfowling for ducks and geese can also be superb. Almost Heaven is a prime opportunity to acquire your own piece of creek-front heaven in the Gallatin Valley.

**Offering Price is \$478,000**

## Big Otter Creek - Great Falls, Montana

Located 38 miles east of Great Falls, Montana, Big Otter Creek Retreat is situated with the Highwood Mountains to the north and the Little Belt Mountain Range to the south. This 202-acre recreational property boasts excellent fly fishing on Big Otter Creek for brown and rainbow trout. Enjoy the 1-acre trout pond on Marion Coulee, where there are stocking permits for rainbow and small mouth bass. Wildlife is abundant with ducks, Mule and Whitetail deer and antelope. For upland bird hunters there are opportunities to chase pheasant, Hungarian partridge, Sharp-tailed grouse, as well as Mountain grouse on the surrounding public land. Big Otter Creek and Marion Coulee Spring Creek could be enhanced to offer additional game bird habitat. Recreational opportunities are plentiful with one of Montana's best community downhill ski areas, Showdown Ski Area, 40 miles away. Snowmobiling and snowshoeing are popular winter sports. In summertime, there are numerous lakes, streams and rivers in close proximity for boating, fishing or exploration of trails by hiking, horseback riding and mountain biking. Big Otter Creek Retreat is a great opportunity to own a recreational haven in the heart of Montana.



**Offering Price is \$379,000**

## PRICE REDUCTIONS

## On Top Of Colorado - Gunnison, Colorado



Majestic is simply one of the ways to describe this 325-acre property. It presents the rare opportunity to own one of the best views in Colorado, build a luxurious getaway On Top of Colorado and experience some of the most dramatic vistas the state has to offer. Walk out your back door into the Gunnison National Forest and the West Elk Wilderness. Sportsman adventures abound for the most discriminating buyer. The property boasts tremendous big game hunting and fishing in the private trout pond. Additional angling is available on the many lakes, ponds and creeks in nearby national forest, just a short horseback ride or hike, and fishing is also great in one of the many close trophy, trout-

filled rivers. Skiing is plentiful in Crested Butte. Breathtaking is the only way to illustrate the 360°

panoramas that include The Castles, the West Elk Mountains, Kebler Pass, Mount Baldy and the sprawling Gunnison National Forest. There are very few properties in the state offering this total package.

**Offering Price is \$2.9M, Reduced from \$3.9M**

## South Fork Madison Ranch - West Yellowstone, Montana

The South Fork Madison Ranch is located five miles west of Yellowstone National Park and less than one hour from Big Sky Mountain Resort. Consisting of 280 acres, this recreational ranch borders the Gallatin National Forest for more than one mile, offering access to over two million acres of land to enjoy and explore. This Montana ranch for sale has many live water features including two spring creeks and two ponds onsite. Denney Creek and an unnamed spring creek pass through the ranch for over a half mile before merging into the South Fork of the Madison River. These creeks feed the ranch's two large ponds, providing a path for trout to move throughout the system. In addition to the spring creeks, the South Fork of the Madison River flows along the northern boundary offering excellent fly fishing. Improvements on the South Fork Madison Ranch include two historic log cabins and an older ranch home. Deer, elk, moose, small game and waterfowl are frequent visitors. With a variety of live water, privacy, ease of access and breathtaking alpine views, this Rocky Mountain ranch is a rare find in a pristine valley with millions of acres of preserved wild landscapes.



**Offering Price is \$2.39M, Reduced from \$3.6M - 34% Off**

## Antero Mountain Ranch - Buena Vista, Colorado



Surrounded entirely by the grand splendor of the San Isabel National Forest, the Antero Mountain Ranch is a 160-acre deeded inholding offering panoramic views of towering mountain peaks, year round access, world-class recreational opportunities, convenience to amenities and peaceful solitude. This gated, end-of-the-road oasis offers privacy and recreational pursuits from the convenience of the 2,800 sqft lodge style home. The beauty can only be described as one-of-a-kind, boasting clear views of the famed Chalk Cliffs and Mount Princeton (14,197 ft). Next to the home, a mountain creek meanders down the hillside through a lush grove of old growth aspens. The ranch consists of aspen meadows, cedar-covered ridges and

open Ponderosa forests. The perimeter of the ranch is fenced allowing for roaming horses. This ranch is located conveniently to both Salida and Buena Vista and a 1 1/2 hour drive to Aspen, Vail or Breckenridge. Alpine lakes, secluded waterfalls and many trails can be accessed directly making this an ideal retreat for equestrian enthusiasts, big game hunters, hikers or those who simply are looking for a respite in Colorado. Currently the ranch operates a trail riding business that is a good source of income with plenty of room for expansion if so desired. National forest surrounds this private retreat and access is exceptional for hunting and wildlife viewing. Elk, Mule and Whitetail deer frequent the property while a large herd of Bighorn sheep can be viewed on the alpine ridge off the deck.

**Major Price Reduction - Motivated Seller - Bring All Offers!**

**Offering Price is \$1.9M, Reduced from \$2.995M - 36% Off**

## Sawmill Lodge - Dubois, Wyoming

Situated on 7 acres in the Warm Springs Mountain Subdivision in Fremont County, Wyoming, the Sawmill Lodge provides stunning views of the Absaroka Mountain Range and Ramshorn Peak. Located 10 miles from the western community of Dubois and 4 miles off Highway 26, year-round access is provided by the county maintained Union Pass Road. With direct access to the famed Continental Divide Snowmobile Trail, the Sawmill Lodge has been a favorite of snowmobilers for years. "A touch of class on Union Pass" is the slogan used by the Sawmill Lodge to denote its operating demeanor. This elegantly remodeled lodge consists of three levels and includes a very welcoming and spacious entry, lounge area and large dining room. The wrap-around deck exposes expansive mountain views and joins an outdoor barbeque solarium. The lodge was redesigned with attention to detail and workmanship. The electrical and plumbing have been upgraded or completely replaced, and the appliances are top of the line. The accommodations are housed in a separate 2,468 sqft structure with 6 units and an excellent view of Ramshorn Peak. Lodging consists of 4 single-level rooms and 2 two-story suites. Each unit has its own private deck and tremendous views. Totally remodeled with new log siding and metal roofing, the units have new carpet, gas log stoves and ceramic bathrooms with jetted tubs. The four-season Sawmill Lodge is a true turnkey operation for the right family or corporate retreat.



**Offering Price is \$1.1M, Reduced from \$1.2M**

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