

Seven Springs Ranch

GLENWOOD SPRINGS, COLORADO

LIVE WATER
PROPERTIES



Hunting | Ranching | Fly Fishing | Conservation

Seven Springs Ranch

Glenwood Springs, Colorado

662 Acres | Listing Price: \$3.95M



Contact

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www.livewaterproperties.com



Available for the first time in 82 years, Seven Springs Ranch is an excellent opportunity to own a treasured piece of Colorado. The ranch is 662 acres of an unspoiled landscape. There are impressive views of the Elk Range and distant views of the Gore Range, which is nearly 100 miles away. Colorado wildflowers wild roses, sego lily, lupines, and columbines dot the ranch, adding unbelievable color. While it feels like the ranch is in the middle of the wilderness, Glenwood Springs is only eight miles away.





Location

The Seven Springs Ranch is off CO-82 between Glenwood Springs and Carbondale. Take Four Mile Road for three miles, then turn onto Black Diamond Road for another four miles. The climb from the Roaring Fork River Valley to Seven Springs Ranch provides seclusion and unmistakable views of Mount Sopris. Seven Spring Ranch has a true sense of privacy yet is close to the mountain towns of Glenwood Springs and Carbondale. Glenwood Springs is an eight-mile drive, at the confluence of the Colorado River and the Roaring Fork River. The historic miner community is now a hot springs town offering a downtown with shopping and a large assortment of restaurants. Glenwood Springs is known for gold-medal fly fishing and rafting. Carbondale, a mere 12.5-mile drive, boasts a picturesque downtown and an outdoor-oriented community, at the merging of the Crystal River and Roaring Fork River. For skiers, Sunlight Mountain Resort is eight miles from the driveway. Aspen, renowned for its world-class ski resorts, is just a 40-mile drive, providing slopes for all experience levels. For anything quick, like a tank of gas on your way to a ski day, Cardiff is a convenient five and a half mile drive. As a bonus, there are multiple airports nearby. Glenwood Springs Municipal Airport (GWS) is a mere six miles away, and Eagle County Regional Airport (EGE) and Rifle Garfield County Airport (KRIL) are around an hour's drive from Seven Springs Ranch. Airports in Aspen serve domestic flights into the area.



Building Sites

Seven Springs Ranch has several building sites located across the property. The entirety of the ranch is protected in perpetuity by a conservation easement held by Aspen Valley Land Trust. Three homesites were carefully considered and reserved through the easement planning process:

Black Diamond Mine Site: The first site is an attractive five-acre envelope providing the most convenient access from the entry road. The site offers excellent views of the Roaring Fork Valley. There is remanence of the Black Diamond Mine near the site, which serves as a reminder of the mining heritage of the area.

Three Mile Creek Meadow Site: The second site provides a more intimate feel. A road through vibrant timber opens to a meadow. The building site is situated to capture the view of Three Mile Creek meandering through the meadow. There are distant views of the Flattops. A blend of conifers and aspens enclose the meadow from all sides, wildflowers spread throughout, and Three Mile Creek adds the live water aesthetic. All these aspects come together to create an enchanting setting for a mountain cabin.

Old Cabin Site: The Sound of Music may better describe the third building site. The site is next to an old cabin near the end of a meadow. The views grow as you look out onto the landscape. The meadow is enclosed on two sides by mature aspen groves and is teeming with wildflowers. Towards the end, the views open to a direct vista of Mount Sopris and the broader Elk Range.







Water Resources

The ranch offers numerous water resources that both meander through and originate on the ranch. Three Mile Creek flows from the high country in the adjacent USFS through the Flannery Reservoir to Hughes Reservoir across the property. As the creek slowly snakes through the property, it bisects an alpine meadow filled with wildflowers and views of the Flattops. The property derives its name from the seven springs, each with conditional rights. There is a stock pond, which is an excellent habitat for mallard ducks. Flannery ditch feeds the pond, and the overflow is captured to keep the lower part of the property vibrant throughout the summer. There is a 30-acre meadow on top of the property, which functions as a high mountain wetland providing excellent habitat for resident and migratory birds as well as a water source for the abundant game that passes through Seven Spring Ranch.



Hunting & Fishing

The Seven Springs Ranch is located in GMU 43, known for elk, mule deer, and bears. With BLM flanking the deeded acreage on two sides and the southern boundary leading directly into White River National Forest, the ranch benefits from grand public land surroundings and access. While the elk largely inhabit the public land in GMU 43, hunting pressure often drives them to the nearby private holdings, where there is much less pressure. The combination of forested areas and lush range lands throughout the ranch creates an excellent spot for mule deer and elk. Gambel oak and other foliage fill large parts of the property, supplying a favorite food source to keep wildlife around. A mix of healthy timber and aspens provide cover. Abundant serviceberries and chokecherry berries bring bears from the surrounding area. There is a hunting access easement through CPW on the property for deer and elk, for two tags per species. For fishing enthusiasts, the nearby Roaring Fork and Frying Pan Rivers offer best-in-class fishing near the ranch, as does the nearby Colorado River, which is known for its healthy population of big brown trout downstream from Glenwood Springs.





Summary

Seven Springs Ranch is a 662-acre ranch, offering expansive views of the Elk Range and Gore Range. Located between Glenwood Springs and Carbondale, the ranch is a special piece of a Colorado ecosystem. Despite its privacy, it is only a short ride from Glenwood Springs, offering easy access to amenities and outdoor activities. The ranch is an ideal hunting property in GMU 43, known for elk, mule deer, and bears. Water resources, including Three Mile Creek and the seven springs, sustain a thriving forest and wildlife habitat. Three unique building sites on the property provide jaw-dropping views for future development. Seven Springs Ranch presents an exceptional opportunity to own a serene property with wildlife, natural beauty, and proximity to mountain towns.

Property Details

Glenwood Springs, Colorado | 662 Acres

Listing Price: \$3.95M

Taxes: \$281.56 in 2023

IMPROVEMENTS

The property has three carefully planned building sites for a potential home

ACREAGE

±662 acres

Views of the Elk Range and distant views of the Gore Range

Three Mile Creek flows through the property
30-acre meadow

LOCATION

8 miles from Glenwood, Colorado

12.5 miles to Carbondale, Colorado

GETTING TO THE RANCH

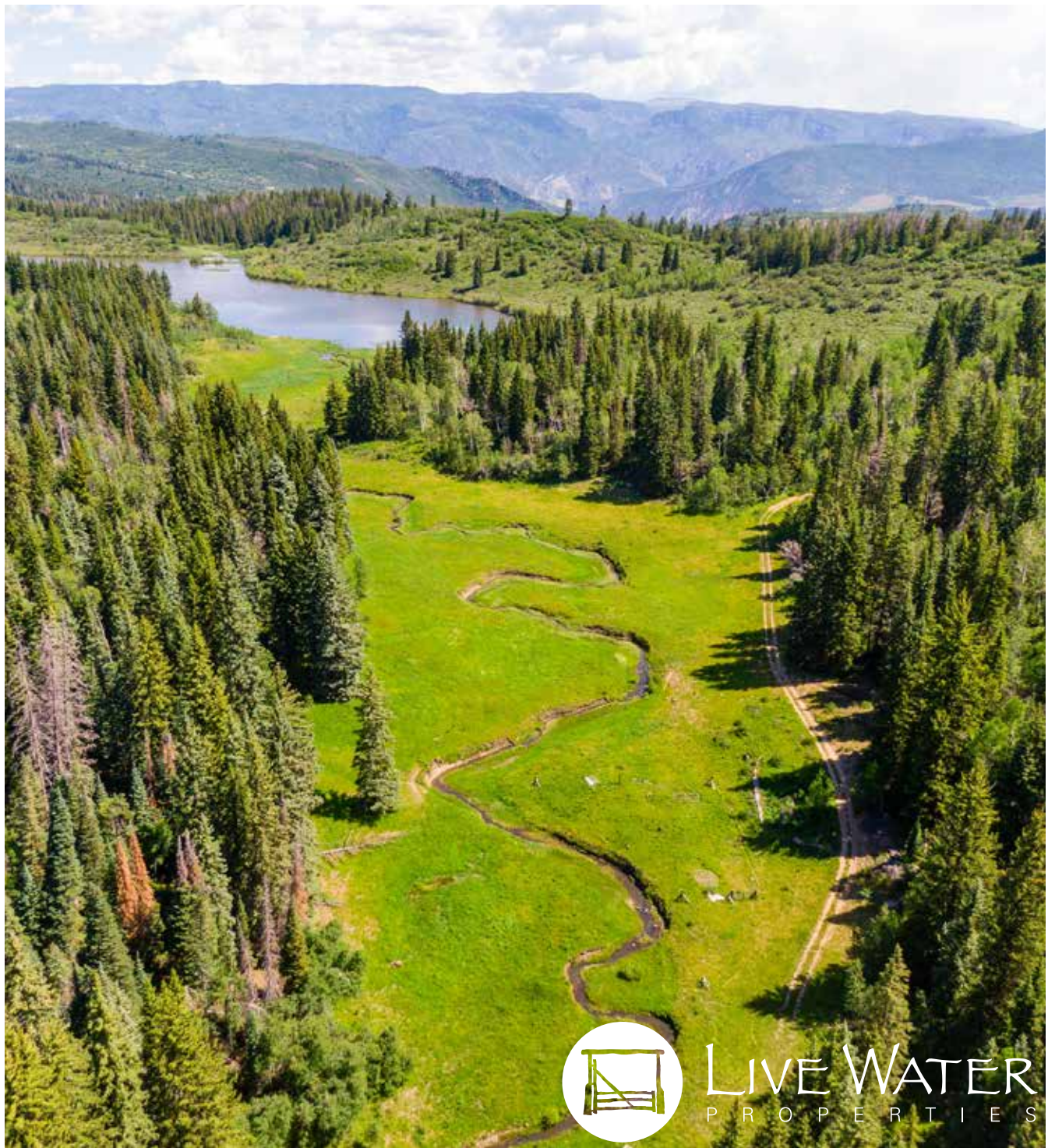
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CONTACT

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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.



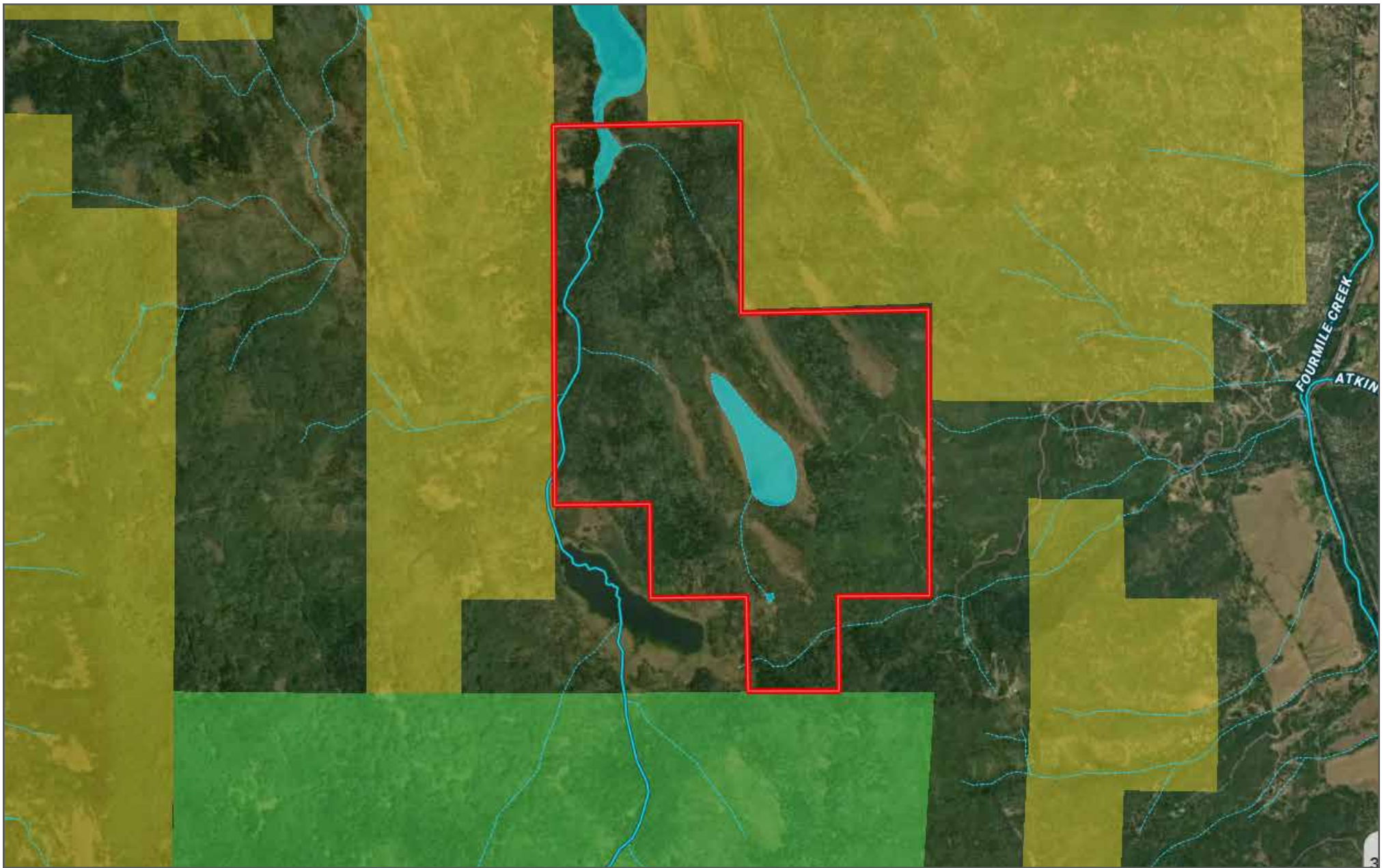
Seven Springs Ranch - Aerial Map

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



Seven Springs Ranch - Location Map

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



Seven Springs Ranch - Map

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- Property Border
- Properties Under Conservation Easment
- USFS