

**PFISTER**  
LAND COMPANY, LLC

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# Pleasant View Ranch

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# SUMMARY

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The Pleasant View Ranch is a balanced farm and ranch property located in the Tomichi Creek Valley only 23 miles east of Gunnison with 960 +/- deeded acres further benefitted by 9,893 +/- Forest Service and BLM lease acres. Tomichi Creek flows through the meadows on the south of the property and provides year-round live water and habitat for rainbow, cutthroat and brown trout. The ranch has adjudicated water rights for 300 +/- acres of irrigated meadow that has historically produced 400 tons of native grass hay annually.

Highway 50 provides year-round access to the property and the existing ranch improvements are located on the south side of the highway. The ranch home has 3-bedrooms, 2-bathrooms, an office, spacious living room and primary bedroom suite. Other improvements include a barn, open-faced livestock and equipment sheds, corrals and a garage.

**OFFERED FOR \$4,850,000**





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# LOCATION & ACCESS

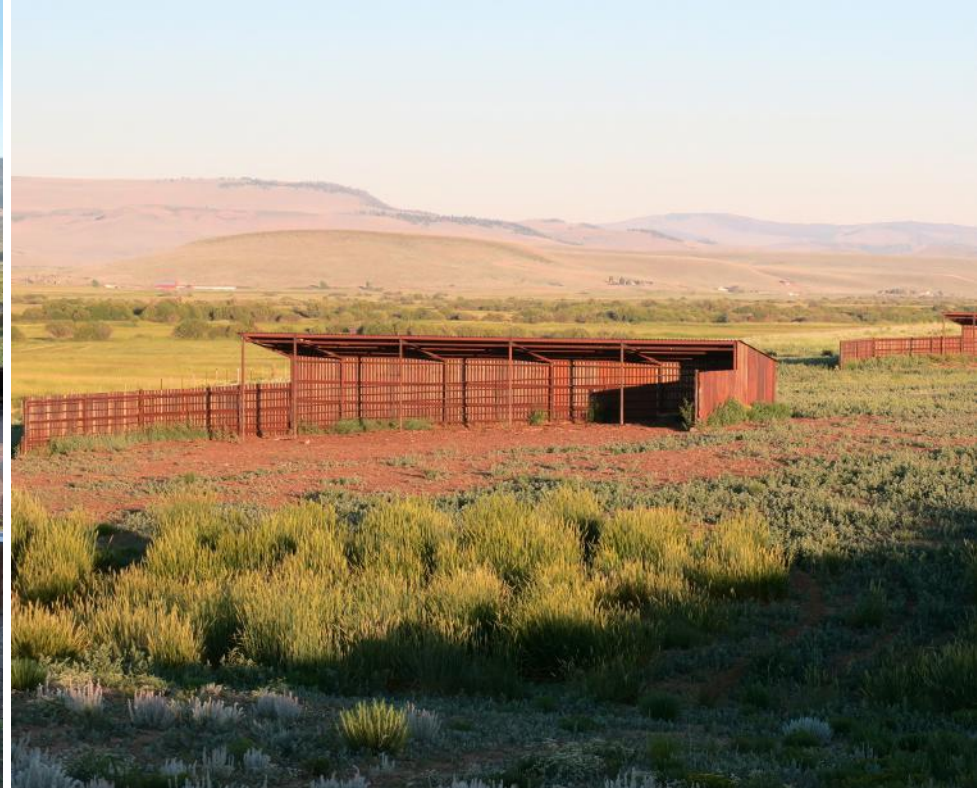
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The ranch is located 22 miles east from Gunnison off of Highway 50, which is a paved, maintained highway and County Road 887, a maintained gravel road. Gunnison, Colorado is located east of the property and is the nearest town offering year-round dining, shopping, a hospital, air services, and a college. The town of Crested Butte is located only 45 minutes from the property and offers additional cultural and dining opportunities and access to a world-class ski resort.

Private and commercial air service is available in Gunnison at the Gunnison-Crested Butte Regional Airport (GUC) with a 9,400' long and 150' wide runway. Throughout the year, there is a rotation of daily flights to Denver, Dallas and Houston. Denver International Airport is four hours from the ranch via Highway 285 east.

**The ranch is located in close proximity to the following towns:**

- Gunnison, Colorado 22 miles
- Crested Butte, Colorado 50 miles
- Salida, Colorado 50 miles
- Montrose, Colorado 89 miles
- Colorado Springs, Colorado 158 miles
- Denver, Colorado 187 miles





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# IMPROVEMENTS

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The improvements on the Pleasant View Ranch are located just off of the south side of Highway 50 and include a well-maintained ranch house with 4 bedrooms and 2 bathrooms, originally constructed in 1929 and has since been updated. The farmstead improvements are in excellent condition and include the residence with steel and wood privacy fence, custom dog run, steel pipe corrals, well-maintained barn and livestock shed, together with a covered working chute and load-out chute. There are pipe shipping corrals and excellent hay storage in addition to a carport and shop with a newer garage. The ranch headquarters are spotless and move-in ready and completely turn-key.



*SCAN TO VIEW THE MATTERPORT 3D TOUR*













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# CONSERVATION EASEMENT

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The heavily irrigated hay meadows south of Highway 50 are protected from future development by an agricultural conservation easement held by the Rocky Mountain Elk Foundation, which allows hunting, fishing, farming and recreating. This portion of the property practically could not have been developed anyway due to the heavy irrigation of the meadows and floodplain along the creek. The easement allows the repair or replacement of the existing improvements and also allows the construction of an additional single-family residence and a guest bunkhouse/residence. A copy of the conservation easement is available upon request.





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# RECREATION

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The ranch encompasses over a mile of both sides of Tomichi Creek through the meadows on the property and holds healthy populations of brown, rainbow, and Cutthroat trout. The meadows are also home to mule deer, moose, and elk for most of the year and provide great big game hunting opportunities.

Situated along the foothills of Tomichi Dome, the ranch provides unparalleled access to thousands of acres of Gunnison National Forest and Bureau of Land Management public land. Hot Springs Reservoir is located immediately northeast of the ranch and Needle Creek Reservoir to the south.

Gunnison National Park, Fossil Ridge Wilderness Area and Curecanti National Recreation area are also easily accessible within minutes of the ranch.

The recreational amenities on or near the property include the following:

- Historic sites
- Camping
- Hunting
- Fishing
- UTV/ATV Trails
- Hot Springs
- Boating
- Swimming
- Golfing
- Rodeo Events
- Skiing
- Hiking & Backpacking







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# AREA AMENITIES

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The towns of Gunnison, Crested Butte and Salida are some of the best-recognized destinations in Central Colorado. The cultural atmosphere, thriving tourist seasons, and variety of recreational amenities make the area a popular destination with a multitude of shops, restaurants, and museums as well as quality hospitals and schools.

Western State College is an accredited four-year institution located in Gunnison. There are multiple world-class ski resorts within close proximity to the property as well as the family-oriented Monarch Ski Area only ten miles from the ranch.

Crested Butte Mountain Resort is a popular, well-renowned skiing destination only 50 miles from the ranch with 121 runs known for extreme terrain. Monarch Ski Area is a family-friendly resort located ten miles east of the ranch on the Continental Divide a Monarch Pass and has 54 runs.

The fishing and live water recreation in the area is incredible from Hot Springs Creek flowing through the property, to the Gunnison River, Taylor River, East River and the gold-medal Arkansas River, there is no shortage of opportunities to catch quality trout.



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# LEASES & TAXES

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The property is benefitted by a Bureau of Land Management lease consisting of 1,050 +/- acres and two Forest Services leases, one adjoining the property and one to the southeast, totally 8,850 +/- acres.

The grazing lease dates for the BLM lease range from 5/23 - 7/10 for 25 AUMs. The lease dates on the Forest Service span from 6/1 - 9/30 for 200 AUs.

The 2023 property taxes for the Pleasant View Ranch total \$3,767.

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# CLIMATE

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The Pleasant View Ranch graces an elevation ranging from 8,000 along the meadows to 8,700 along the foothills of Tomichi Dome, bestowing upon it a truly unique alpine climate. The elevation not only lends itself to a comfortable climate but also contributes to the breathtaking scenery. From vantage points on the ranch, you can gaze upon sweeping vistas of the surrounding valleys and peaks, providing a front-row seat to the changing colors of the seasons.

The temperature on the ranch averages 11 degrees in January and 55 degrees in July.

The average precipitation is 16.25 inches.

The average annual snowfall at the ranch is 88 inches.

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# WATER & MINERAL RIGHTS

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**WATER** - The ranch offers historical surface irrigation water rights in for 300 irrigated acres on the south of the property, copies of which are available upon request from our office.

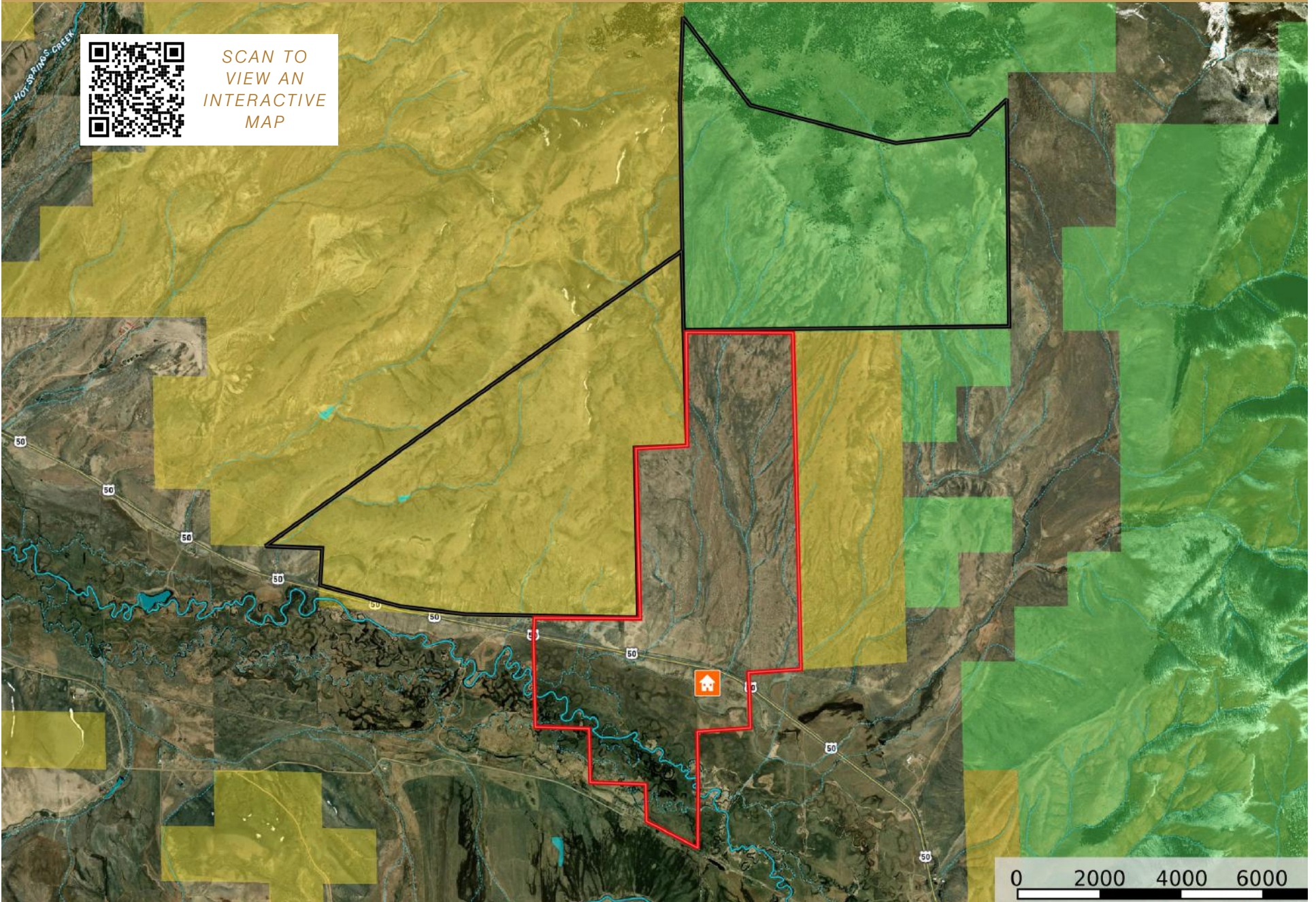
*(Note: This water right information was taken from the Colorado State Engineer's database. The documentation is considered to be accurate, but it is not guaranteed. Prospective buyers are expected to conduct their own independent investigation of the water rights.)*

**MINERALS** - The Seller's make no representation as to the ownership of the mineral rights or mineral estate on the subject property. The Sellers do not believe they own any minerals; however, there will be no mineral reservation in the deed, so if any minerals are owned by the Sellers which are appurtenant to the property that fee mineral ownership will be conveyed to the Buyer at closing.

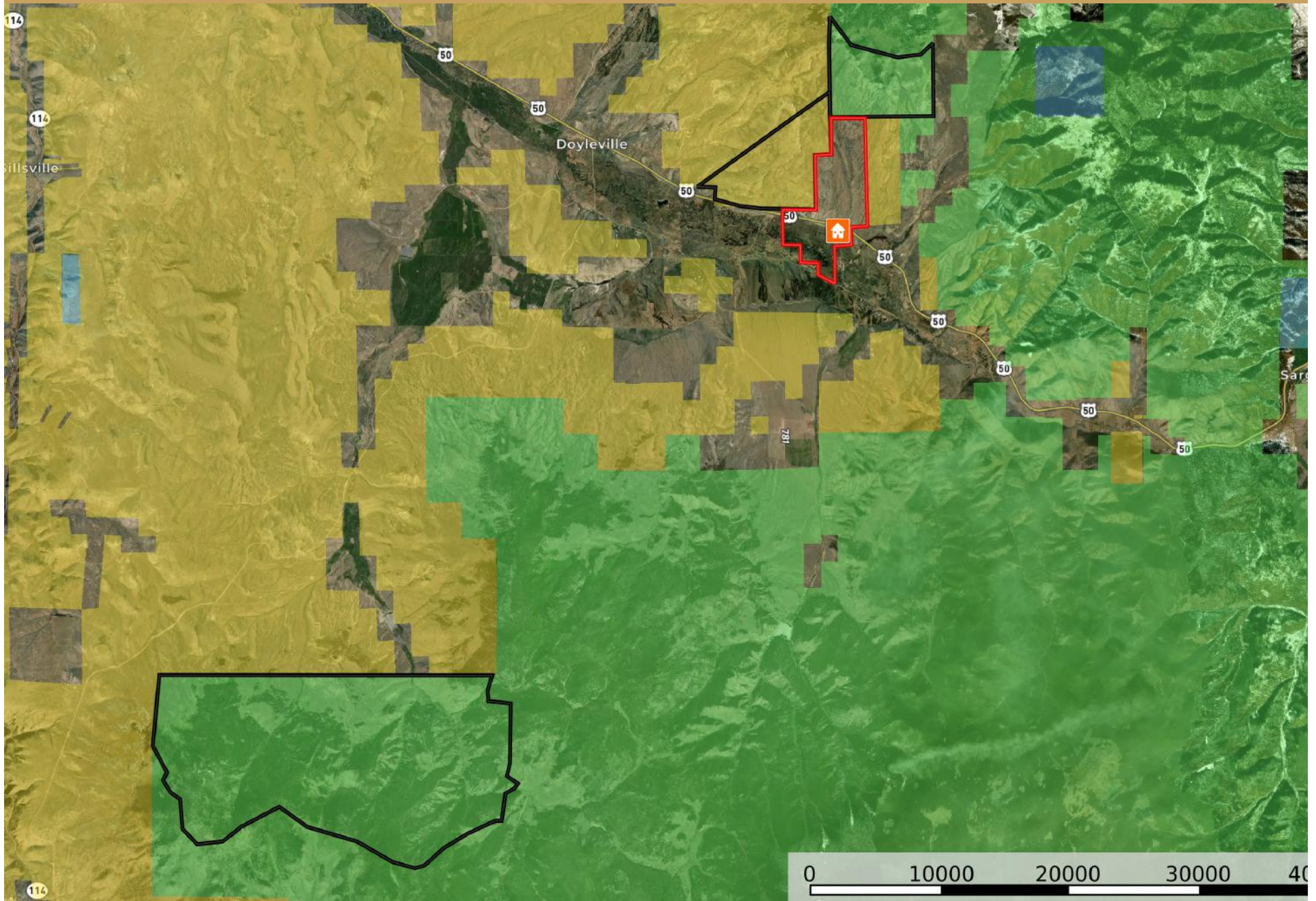




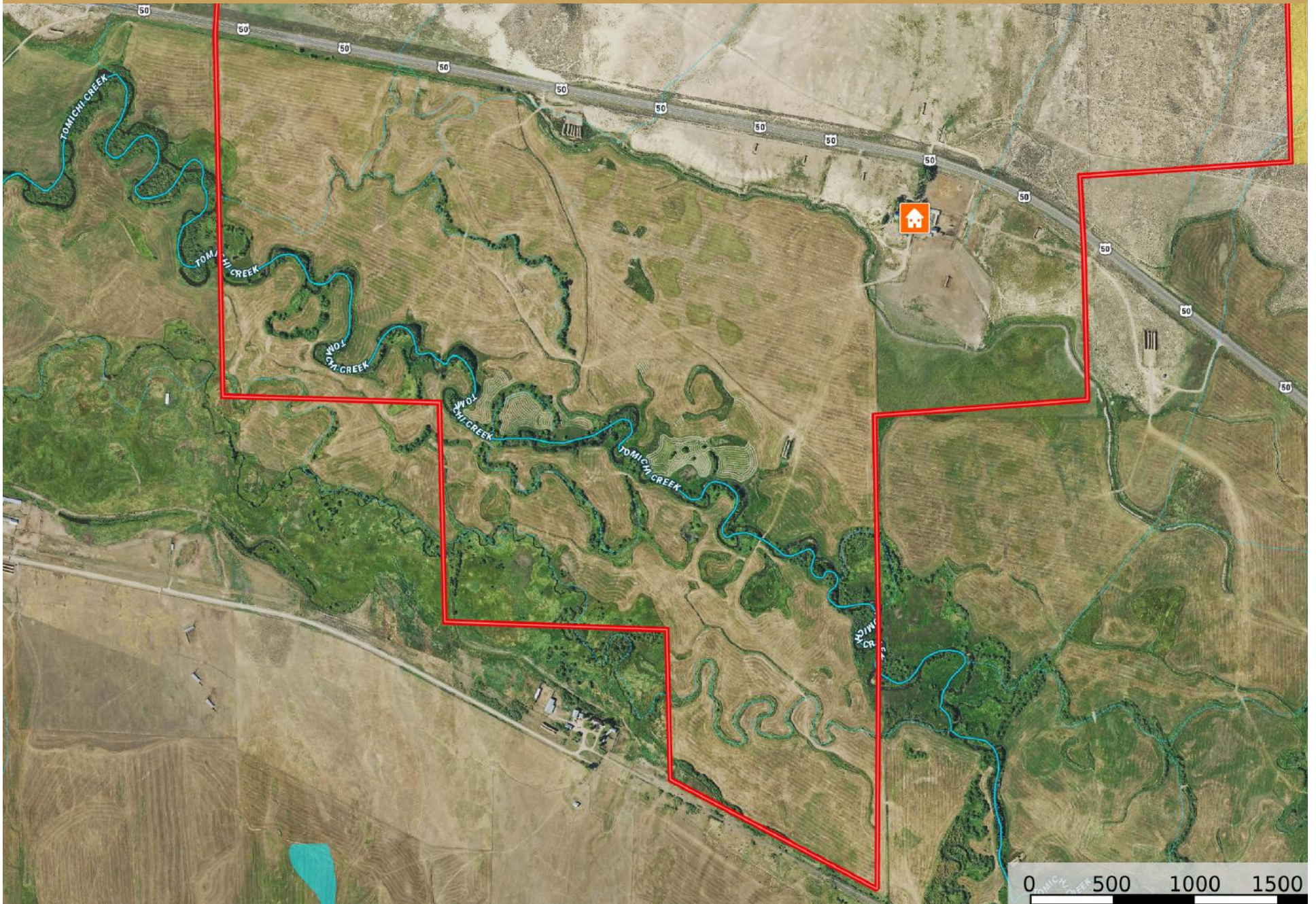
















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