

FAY

COUGAR RIDGE RANCH

Norwood, Colorado

\$1,500,000

335± ACRES





FARMS ■ TIMBER ■ RANCHES ■ SPORTING PURSUITS ■ VINEYARDS

INTRODUCTION

Welcome to Cougar Ridge Ranch, a 335± acre property in San Miguel County. About an hour from beautiful Telluride, Colorado, this expansive property provides a peaceful escape with convenient access.

Cougar Ridge Ranch is prime habitat for wildlife, including large bull elk, mule deer, black bears, and even the endangered Gunnison sage grouse. Bald eagles, mountain bluebirds, doves, bobcats, and badgers are common sights. Elevations range from 7,700± to 7,960± feet. Log Corral Creek provides water for wildlife and cattle. The owner currently allows a short-term grazing lease for a few animals that protects the grazing exemption without negatively impacting the land. Whether you're an experienced hunter or simply enjoy nature, this stunning ranch has something to offer.

The ranch features beautiful views of Lone Cone and Miramonte Reservoir, and it offers several spectacular homesite locations, each with excellent views. With underground electricity already in place, Cougar Ridge Ranch is a great location for your dream home or rustic cabin getaway. Access is easy via a maintained county road.

Cougar Ridge Ranch adjoins the Dan Noble State Wildlife Area on the north and east sides, offering immediate access to public lands. Miramonte Reservoir adjoins the property on the east side and offers multiple recreation possibilities for boating and fishing. Miramonte Reservoir is one of the state's best fisheries, stocked with cutthroat, brown, and rainbow trout.

Cougar Ridge Ranch offers a chance to enjoy the outdoors and experience the beauty of Colorado's landscape. Whether you're looking for a hunting property, a weekend retreat, or a permanent home, this special property will meet your needs.

QUICK FACTS

- 335± deeded acres
- Spectacular views of Lone Cone and Miramonte Reservoir
- Abundant wildlife including large elk, mule deer, black bears, and Gunnison sage grouse
- Homesite locations with incredible views
- Borders public land
- Adjoining Miramonte Reservoir offers excellent trout fishing and boating
- Great investment potential
- Just 69± minutes from Telluride
- 85± minutes to Ouray
- 30± minutes to Norwood







ACREAGE

335± deeded acres







SCENIC VISTAS

Cougar Ridge Ranch offers spectacular views of Lone Cone and Miramonte reservoir.

RECREATION

The Telluride Ski Resort is just over an hour away. With 148 trails and 19 lifts, it's been the number-one-rated ski resort by Conde Nast for four of the last five years.



Photo not taken on property



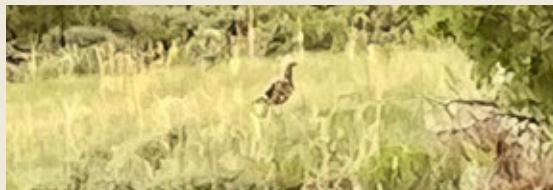
Miramonte Reservoir - photo not taken on property

FISHING

Miramonte Reservoir is one of the state's best fisheries, stocked with cutthroat, brown, and rainbow trout.

HUNTING | WILDLIFE

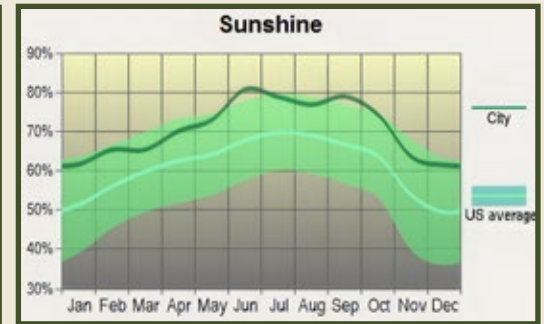
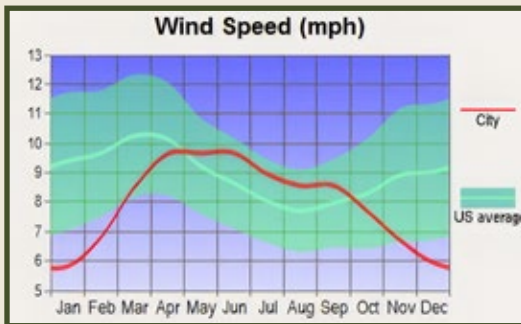
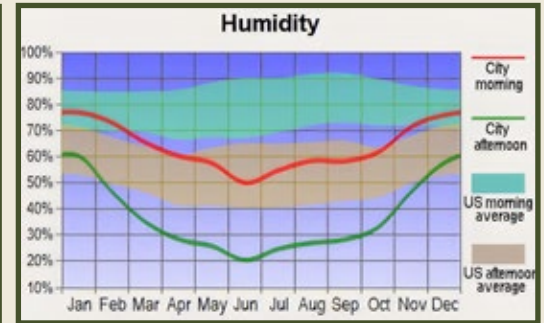
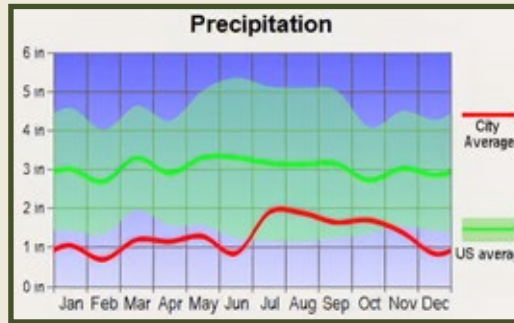
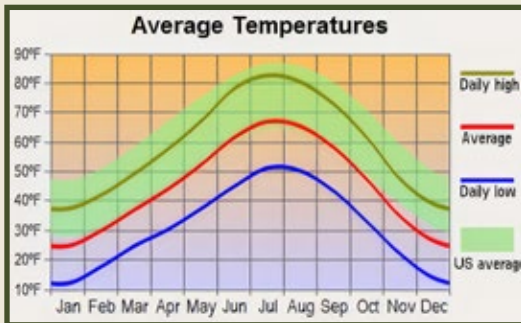
Cougar Ridge Ranch has a good number of large bull elk. The property is also home to mule deer, black bears, and Gunnison sage grouse.



CLIMATE

Norwood, Colorado, enjoys a semi-arid climate typical of its high desert location. Summers are warm with low humidity, perfect for outdoor activities. Winters bring cold temperatures and moderate snowfall, making it ideal for winter sports enthusiasts. The area experiences over 300 days of sunshine annually, highlighting its appealing climate year-round.

Climate charts courtesy of <https://www.city-data.com/city/Norwood-Colorado.html>





LOCATION

Norwood, Colorado, sits in the picturesque San Miguel River Valley, surrounded by the scenic San Juan Mountains. Located in southwestern Colorado, it offers unparalleled access to outdoor adventures like hiking, fishing, and hunting in nearby national forests. Norwood maintains a small-town charm with essential amenities and conveniences, making it an attractive destination for residents and visitors seeking a peaceful mountain lifestyle amid stunning natural beauty.

AIRPORT SERVICES

Cougar Ridge Ranch is an hour from the Telluride Regional Airport, which offers direct flights to Denver and Phoenix.





Ridgway

62

550

Ouray

Mount Sneffels
Wilderness Area

145

145

Telluride

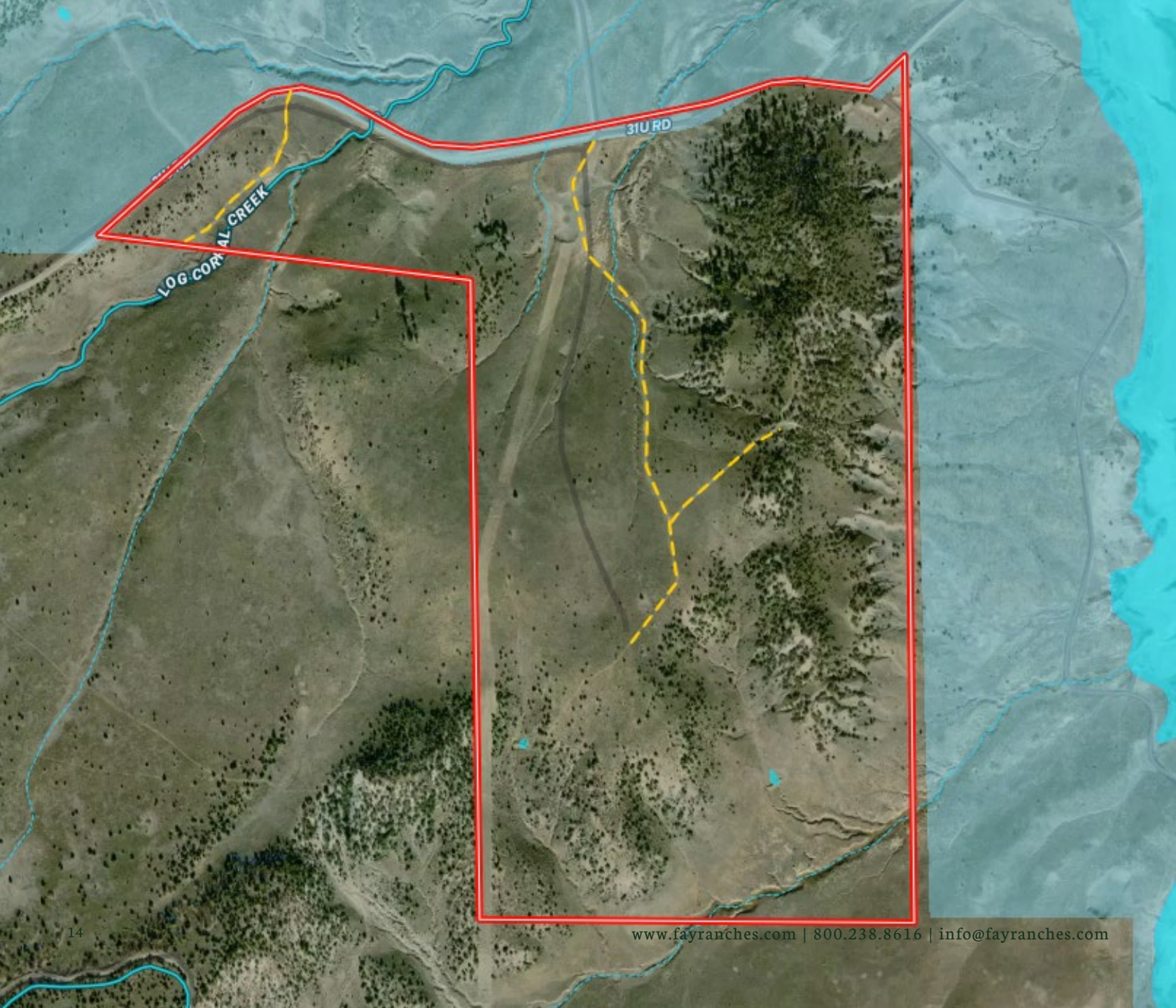
550

Ophir

Lizard Head
Wilderness Area

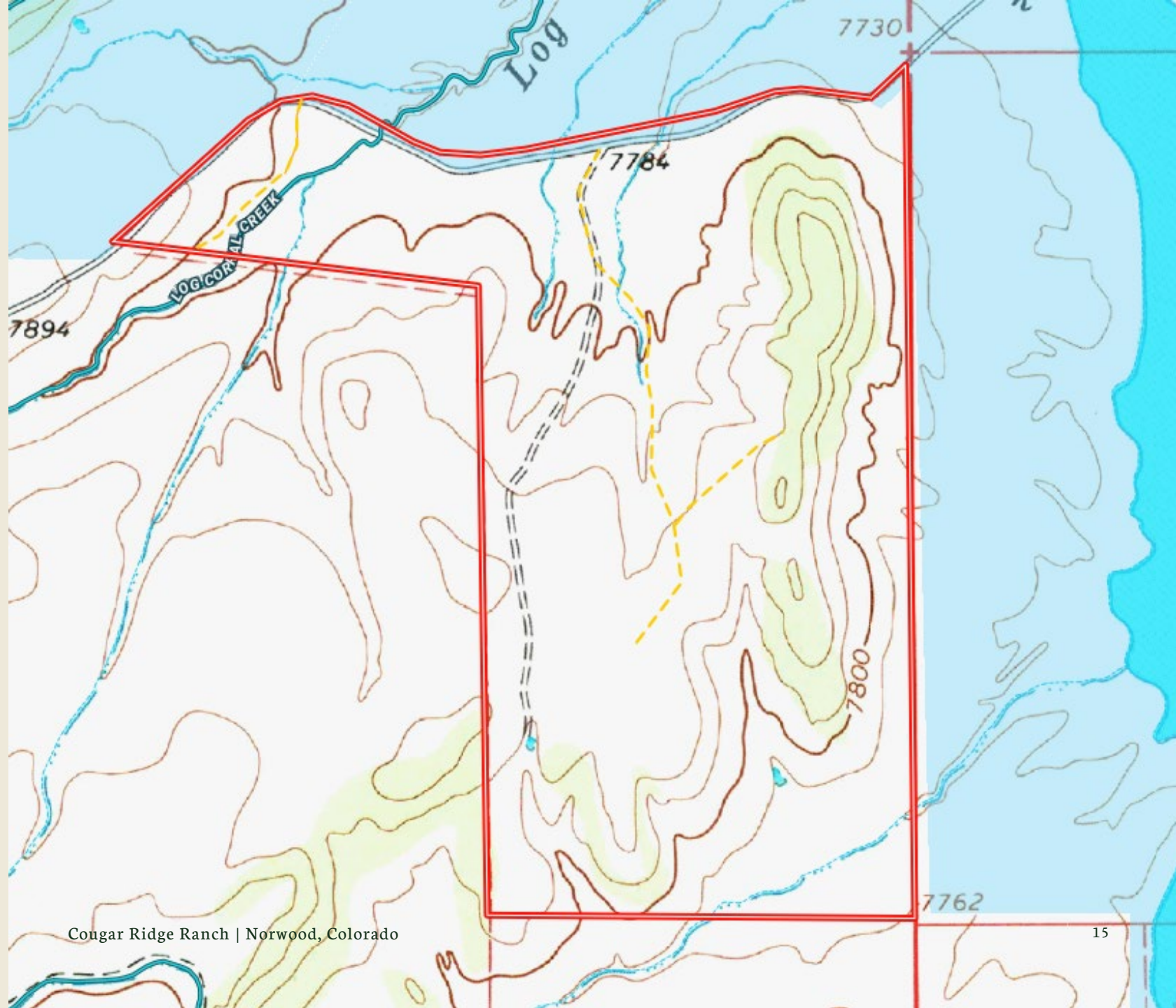
145

Silverton



LOG CORAL CREEK

31U RD



CONSERVATION | STEWARDSHIP

Cougar Ridge Ranch would be a prime candidate for conservation easement. Currently, there is no easement on the property.

Each of us at Fay loves the land and wants to see it remain a productive agricultural ground and a quality fish and wildlife habitat. Through promoting thoughtful land stewardship, Fay has guided owners toward a legacy of conserving wide-open spaces, enhancing and creating fisheries and wildlife habitats, and implementing sustainable agricultural operations. Fay is proud to say that since our company began in 1992, our clients' conservation ethics and land-use practices have significantly enhanced our work landscape.

MINERAL RIGHTS

All mineral rights appurtenant to the property and owned by the seller will convey to the buyer at closing. Mineral rights are not guaranteed. It is suggested that the buyer conduct a mineral search with a title company.

WATER SOURCES

Surface water from Log Corral Creek provides water for wildlife and livestock.





SUMMARY

Cougar Ridge Ranch offers abundant wildlife and excellent hunting opportunities. Wildlife is plentiful, with large bull elk, mule deer, and black bears wandering the property. The property has homesite possibilities with amazing views of Lone Cone and Miramonte Reservoir. Miramonte Reservoir provides excellent opportunities for boating and trout fishing. Whether you're looking for a hunting property, a weekend retreat, or a permanent home, this spectacular property has much to offer.









PRICE

\$1,500,000

TERMS

Cash
Conventional Financing
1031 Exchange

CONTACT

Please contact **Robert Martin** at (505) 603-9140 | rmartin@fayranches.com to schedule a showing. This is an exclusive listing. An agent from Fay must be present at all showings, unless otherwise noted or other arrangements are made. To view other properties, fly fishing properties, and sporting ranches that we have listed, please visit our web page at www.fayranches.com.

NOTICE

Offer is subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of purchase by owner. Information regarding land classification, carrying capacities, maps, etc., is intended only as a general guideline and has been provided by the owners and other sources deemed reliable, but the accuracy cannot be guaranteed. Prospective purchasers are encouraged to research the information to their own satisfaction.



FARMS ■ TIMBER ■ RANCHES ■ SPORTING PURSUITS ■ VINEYARDS





Fay Ranches, Inc

Ph:

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission. (DD25-5-09) (Mandatory 7-09)

DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE SELLER AGENCY, BUYER AGENCY OR TRANSACTION-BROKERAGE.

DEFINITIONS OF WORKING RELATIONSHIPS

For purposes of this document, seller also means "landlord" (which includes sublandlord) and buyer also means "tenant" (which includes subtenant).

Seller's Agent: A seller's agent (or listing agent) works solely on behalf of the seller to promote the interests of the seller with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the seller. The seller's agent must disclose to potential buyers all adverse material facts actually known by the seller's agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the seller.

Buyer's Agent: A buyer's agent works solely on behalf of the buyer to promote the interests of the buyer with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the buyer. The buyer's agent must disclose to potential sellers all adverse material facts actually known by the buyer's agent including the buyer's financial ability to perform the terms of the transaction and, if a residential property, whether the buyer intends to occupy the property. A separate written buyer agency agreement is required which sets forth the duties and obligations of the broker and the buyer.

Transaction-Broker: A transaction-broker assists the buyer or seller or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction without being an agent or advocate for any of the parties. A transaction-broker must use reasonable skill and care in the performance of any oral or written agreement, and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a buyer's financial ability to perform the terms of a transaction and, if a residential property, whether the buyer intends to occupy the property. No written agreement is required.

Customer: A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party's agent or as the party's transaction-broker.

THIS IS NOT A CONTRACT.

I acknowledge receipt of a copy of this document on _____

Signer: _____ Date: _____

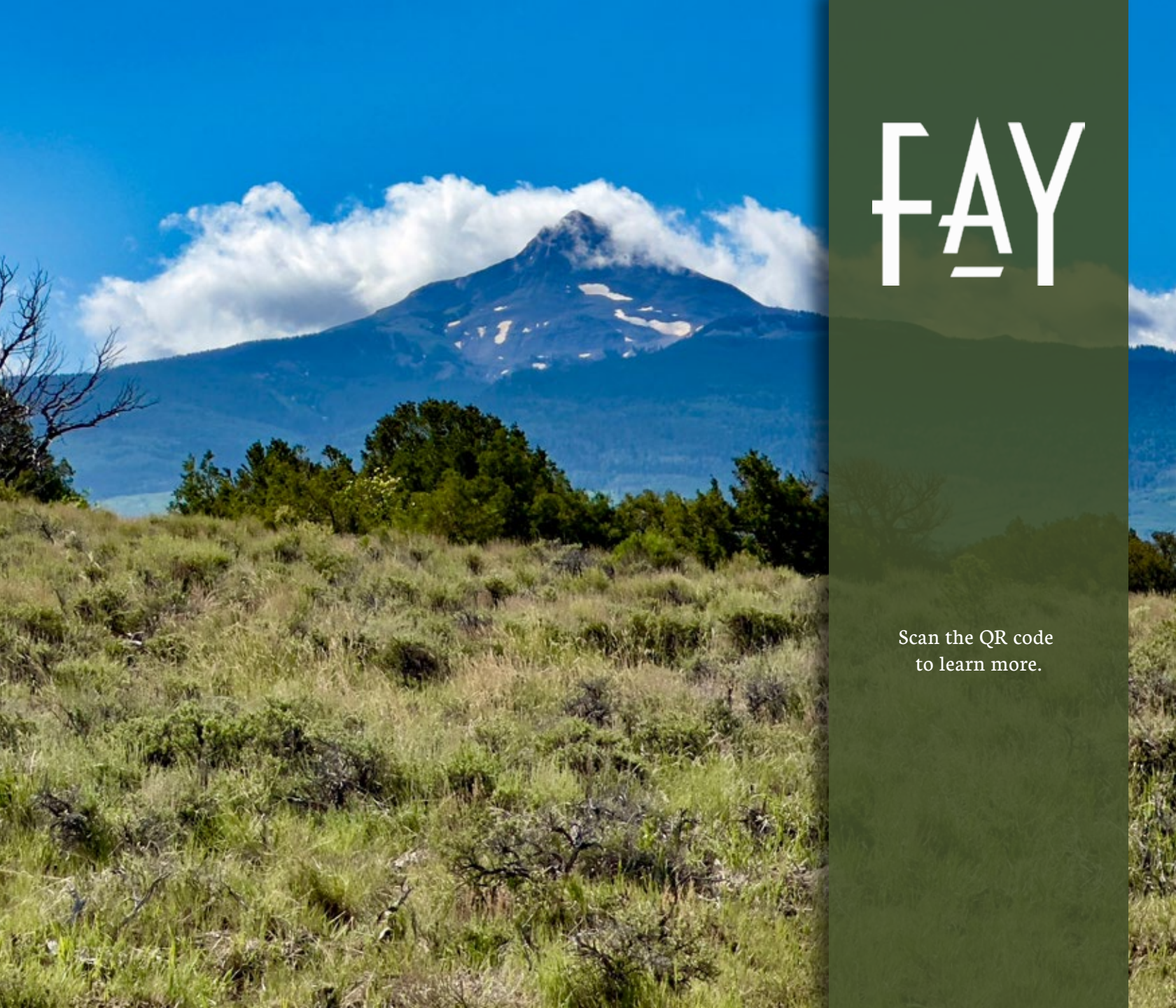
On ____, Broker provided __ with this document via __ and retained a copy for the Broker's records.

Brokerage Firm: **Fay Ranches, Inc**

Broker _____ Date: _____

(DD25-5-09) DEFINITIONS OF WORKING RELATIONSHIP

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