

Powderhorn Ranch

Private fishing, hiking, biking, horseback riding, ranching, near high country lakes and streams!

- Location:** 9693 County Road 27, Gunnison, CO 81230
Powderhorn, CO – between Lake City and Gunnison. Adjoins BLM on two sides, Deldorita Ranch on the East, Cebolla Hot Springs to the West. Year Round access from Cty. Rd. 27
- Property:** Approximately 254 acres located in three separate tracts (see map)
- Water Rights:** Senior water rights including: $\frac{1}{4}$ interest in 6.0 c.f.s. of the “Big Ditch”, Priority No. 11, Appropriation Date 6/1/76, adjudication Date 11/1/05; and, 2.08 c.f.s. from the Andrews Ditch, Priority No. 99, Appropriation Date 5/01/82, Adjudication Date 11/1/05, plus recent ditch filing by Howards ranch line. Other water includes a domestic and stock well and natural springs.
- Production:** 150 + tons mixed grass hay. BLM cattle grazing permit (up to 71 animal units), fenced and cross fenced. Trout stream near Powderhorn wilderness with an abundance of wildlife.
- Improvements:** 1900+ square foot, 4 bedroom, 1 bath log home, 2 cabins, barn, tack room, wash house, fences. BLM road on the south side of property and county maintained road on the north side of the property.
- List Price:** \$1,695,000



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