



1374 RANCH LAND

Paonia, Colorado

The ranch consists of 1,374 acres four miles northeast of Paonia, Colorado. One of the most prolific hunting areas in Western Colorado, the property shares a border with public land. This parcel represents a rare opportunity to purchase a tract of land in the western Colorado mountains that offers excellent big game habitat and hunting for multiple species. The ranch is an ideal location for horseback riding, hunting, ATVs and snowmobiling both on and off the ranch, and the direct access to National Forest and BLM provide unlimited opportunities for mountain recreation. The physical attributes of the land, and the four springs give characteristics to make this an excellent habitat for wildlife.



There is a fully furnished 1,200 square foot cabin with four bedrooms, two bathrooms and two covered carports. The cabin has a generator, propane and a 1,000 gallon buried water storage tank. There is also a 500 square foot storage building.

Offered for \$2,250,000

**CONTACT: RUE BALCOMB,
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MASON  **MORSE**
RANCH COMPANY

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