



CROSS BAR RANCH

Sargents, Colorado

The Cross Bar Ranch is located at the headwaters of Tomichi Creek, thirty two miles Southeast of Gunnison Colorado. Surrounded on three sides by the Gunnison National Forest, the setting for this ranch is some of Colorado's finest mountains. This scenic 4400 acre ranch features eight miles of Tomichi Creek and approximately four miles of Marshall Creek winding through the private valley. Fishing in Tomichi and the various ponds on the ranch features Rainbow, Brown and Brook Trout. The Cross Bar Ranch offers every desirable feature of a trophy property: irrigated meadows, senior water rights, outstanding fishing, hunting for elk and deer, and pine and aspen forests all bordered by National Forest. Improvements include the owner's home,

an exceptional 4,800 square foot log-home, a ranch manager's home, a shop, outbuildings and more. The ranch is 30 miles to commercial air service, 30 minutes to excellent skiing at Monarch Ski area, and one and a-half hours to more skiing at Crested Butte.



Offered for \$15,500,000

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