



FLYING M RANCH

Somerset, Colorado

Tucked away within the Gunnison National Forest and on the headwaters of West Muddy Creek, Flying M Ranch represents the best of Western Colorado. With 320 acres of mostly irrigated land, two spring-fed trout ponds and early water rights from the Twin Spruce Ditch. The ranch combines the authentic old west with a sportsman's paradise, for hunting deer, elk and bear. The ranch is located 25 miles northeast of Paonia, and 50 miles west of Aspen, Colorado on the headwaters of West Muddy Creek. Driving time to Aspen would be under 90 minutes and flying time from the private air strip on the ranch to Aspen would be approximately 20 minutes ground to ground time.

The ranch headquarters complex includes the historic four bedroom log residence. The main level consists of the kitchen, living room, mud room, sun room and a half bath. There are extensive decks on two sides of the residence. There are two guest cabins close to the log residence. All are completely furnished with antiques, stoves and furnishings that compliment the era of the old west.

Offered for \$6,500,000

**CONTACT: RUE BALCOMB,
OR ROBB VAN PELT**

MASON  **MORSE**
RANCH COMPANY

(877)207.9700 Email: sales@ranchland.com

www.ranchland.com