



**SHINN PARK
RANCH**

Montrose, Colorado

This incredible property is 2,365 +/- acres, including 1,734 acres of high country summer grazing land with multiple ponds. The headquarters parcel is 631 +/- acres of which 327 acres are irrigated hay meadows and pasture land with an abundance of water rights. This is a true working ranch with extensive livestock working facilities, an indoor arena, as well as several barns, corrals and a heated shop. The main home is 7,200 square feet and made of cedar logs. The home has six bedrooms, five bathrooms, in-floor heat, two large decks and a three car garage. Also included is a three bedroom manager's home. The ranch may be sold as two separate parcels. Headquarters Parcel – 631 +/- acres of which 327 acres are irrigated. This includes the 7,200 square foot home, a



complete set of barns, working corrals as well as the manager's home \$9,850,000. Waterdog Parcel – 1,734 +/- acres consisting of beautiful high country summer grazing

land and is excellent for hunting big game and waterfowl. This parcel has multiple ponds and commanding views of the San Juan Mountains, Cimarron Mountains, Horsefly Peak and the Uncompahgre Plateau \$4,950,000.



Offered for \$9,850,000

CONTACT: RUE BALCOMB

OR ROBB VAN PELT

MASON @ MORSE
RANCH COMPANY

214 8th Street Suite 100 Glenwood Springs, CO 81601

(877) 207.9700 sales@ranchland.com

www.ranchland.com