



WEST ELK SPRINGS

Crawford, Colorado
(Gunnison County)

The ranch has 685 beautiful acres, of which approximately 400 +/- acres are irrigated grass pastureland, interspersed with stands of Gambel oak. From the ranch there are excellent views to the east, southeast and southwest of the West Elk Mountains, which are in the Gunnison National Forest. Historically, the ranch has been used to graze cattle on the lush mountain grass and for hay production. Water rights include 2,000 shares of Fruitland Irrigation Co. and 12 C.F.S. of the Meek Tunnel Diversion out of Crystal Creek and all wastewater from adjacent lands owned by Meek Ranch, Ltd. in accordance with the past irrigation practices of Meek Ranch, Ltd. In addition, there are four springs, two adjudicated year-round springs with hydrants on them, and 13 ponds, six are thought to hold water year-round.

Excellent hunting for elk and Mule Deer can be had on the ranch, and also in the nearby West Elk Wilderness Area and the Gunnison National Forest. Fishing is readily available in the Smith Fork River near

Crawford and the North Fork of the Gunnison, about one hour from the ranch. The Black Canyon of the Gunnison offers a wide variety of outdoor recreation. Approximately 10-miles south of Crawford on Highway 92.

Offered for \$2,950,000

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