



## EAGLE RIDGE RANCH HOMESTEAD #2

GUNNISON, COLORADO | 35 ACRES | \$7,250,000

Located approximately eight miles from Gunnison and 30 miles from Crested Butte, Eagle Ridge Ranch – Homestead #2 occupies a privileged position within one of the Gunnison Valley’s most respected ranch communities. The property consists of 35± deeded acres improved with the main residence, guest residence, a two-story barn with a roomy three-car garage, landscaping, and supporting infrastructure. The main home is Designed by Dan Murphy of Crested Butte and constructed in 2007 by Pike Builders, the residential compound was designed to blend comfortably into the surrounding landscape while providing the amenities and views expected in a luxury mountain residence.

The property not only consists of 35± deeded acres, the ownership also includes membership in the Eagle Ridge Ranch Homeowners Association and access to approximately 4,700 acres of private common ranch land. These shared lands encompass productive hay meadows, creek corridors, wildlife habitat, equestrian trails, hunting areas, and recreational amenities that significantly expand the ownership experience beyond the property’s deeded acreage.

Owners enjoy to the ranch’s common amenities through the association, allowing them to experience the benefits of a large western ranch environment without assuming sole responsibility for its operation and maintenance. Shared amenity ranch ownership is a model that has become widely accepted and very popular in the Rocky Mountain region due to the access to greater amenities at a lower cost than could be obtained individually, thereby creating value to the owner.



## IMPROVEMENTS

The main home encompasses approximately 7,950 square feet and includes four bedrooms, four full bathrooms, and two half bathrooms. A separate guest residence provides three bedrooms (with the third bedroom set up as a bunk room) and three-and-one-half bathrooms, creating flexibility for family gatherings and visiting guests. The main home and the guest house are connected by a hallway which also accesses the mechanical (boilers, lighting, crawl space) room as well as the garage. Above the garage is a bonus room with a bathroom, currently used as home exercise space but has also been used by a nanny with visiting family.

The massive, reclaimed beams (salvaged from a tobacco barn in Kentucky) provide the engineering integrity for the architectural masterpiece. Interior finishes reflect a classic Western mountain aesthetic, including reclaimed barn wood flooring, antique timber beams, copper accents, stone fireplaces, Viking appliances, a library and two dedicated office spaces. Modern infrastructure includes fourteen-zone radiant floor heat, dual boilers installed in 2022, reverse osmosis water treatment, fire suppression systems, backup generator capability, alarm system, a large cistern, private well, underground irrigation, and 2000 gallons of propane storage.

The interior was designed by LA interior designer Susan Cohen and includes the Swedish designed kitchen, “hand-holding-a-torch” sconces by the living room fireplace and many other touches. The home is family-friendly and great for hosting. For the reader there is ample space for books and several reading nooks as well as a cozy library and TV room. Multiple outdoor decks offer additional space for enjoying the serenity and beauty of the area. Thoughtful planning and tailored craftsmanship make the residence on Homestead #2 one of the finest residential properties in the area.

The Barn is a detached garage with a second story.











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## LOCATION AND ACCESS

The property enjoys year-round access from County Road 730, locally known as Ohio Creek Road. This paved county road provides convenient access to Gunnison. Gunnison is a very nice small town with a bustling downtown, three grocery stores, a university, commercial air transportation, dining, shopping and a hospital. Crested Butte, a recognized summer and winter resort and a 35-minute drive away, offers more dining and shopping opportunities.

The Gunnison Area and in particular, the Ohio Creek Valley, is recognized throughout Colorado for its largely protected scenic beauty and agricultural heritage. The surrounding landscape includes irrigated hay meadows, cottonwood-lined waterways, sage-covered hillsides, aspen groves, and dramatic mountain backdrops that include views of the West Elk Mountains and Anthracite Range.

While the property feels, owners remain within easy reach of the recreational and cultural amenities that make the Gunnison Valley one of Colorado's premier mountain destinations.





## FISHING

Exclusive fishing access is among the most compelling ownership benefits at Eagle Ridge Ranch.

Owners and their guests enjoy access to nearly three miles of private trout water along Ohio Creek, a productive fishery that flows through portions of the ranch beneath mature cottonwoods and willow-lined banks. Brown trout, rainbow trout, and brook trout inhabit these waters, which have benefited from extensive habitat enhancement efforts designed to improve fish holding water and overall stream function.

The creek provides opportunities for dry-fly fishing, nymphing, and streamer fishing in a private setting rarely found on Colorado trout streams. In addition to Ohio Creek, owners have access to a stocked trout pond and ranch boat that offers a family-friendly fishing experience and an ideal setting for introducing younger anglers to the sport. This trout pond also offers a place for picnics and enjoying the views.

Unlike many recreational properties where fishing opportunities are seasonal or dependent upon public access, fishing at Eagle Ridge Ranch remains a consistent and readily available amenities reserved exclusively for owners and their guests.

## WILDLIFE AND RECREATION

The ranch's wildlife resources contribute significantly to the ownership experience. Located within Colorado Game Management Unit 54, the surrounding region has long been recognized for healthy populations of elk and mule deer. Referred to as the 'Primitive Area', 2000 acres of the ranch back up to the Gunnison National Forest offering unlimited hiking, exploration and hunting pursuits.

Wildlife commonly observed throughout the ranch includes elk, mule deer, moose, black bear, mountain lion, fox, coyote, raptors including golden and bald eagles, waterfowl, and numerous other bird species. The ranch's combination of irrigated meadows, creek corridors, timbered slopes, and higher-elevation habitat creates ideal conditions for a wide range of wildlife.

Hunting opportunities within Eagle Ridge Ranch are managed through the Hunting Committee of the Eagle Ridge Ranch Homeowners Association, helping maintain responsible stewardship of the resource while preserving quality recreational experiences for owners.

Additional recreational opportunities include horseback riding, hiking, wildlife photography, ATV and UTV exploration on designated routes, and snowshoeing / cross-country skiing, all making for year-round enjoyment of the ranch's extensive trail network.



## EQUESTRIAN AMENITIES

Horse owners will appreciate the ranch's well-developed equestrian facilities and extensive trail access.

Owners enjoy use of shared facilities that include barns, stalls, pens, tack areas, grooming facilities, pastures, and a maintained riding arena. While horse care and boarding services are not provided by the Homeowners Association, the facilities provide owners with a practical and attractive base for equestrian pursuits.

The ranch trail system extends throughout the common acreage and offers opportunities ranging from short rides through meadows and creek bottoms to longer excursions into more remote portions of the ranch landscape.

## WILDERNESS CABINS

A distinctive feature of Eagle Ridge Ranch is the availability of two wilderness cabins located within the ranch's primitive area.

Available to owners and their guests through a reservation system managed by the Homeowners Association, these cabins provide a comfortable base for hunting, horseback riding, hiking, and exploration of the ranch's backcountry landscapes. Positioned within some of the ranch's most scenic terrain, the cabins offer an opportunity to experience a level of solitude and connection to the land that is increasingly difficult to find.



## AGRICULTURAL STEWARDSHIP

Although Eagle Ridge Ranch is often appreciated for its recreational amenities and luxury lifestyle appeal, agriculture remains an important component of the ranch's identity and stewardship model.

An agricultural tenant conducts haying and cattle grazing operations throughout portions of the ranch. Excellent water rights support productive hay meadows across the ranch, and cattle utilize the aftermath grazing following harvest. These agricultural activities help preserve the ranch's historic character, maintain open space, support wildlife habitat, and contribute to the long-term stewardship objectives of the community.

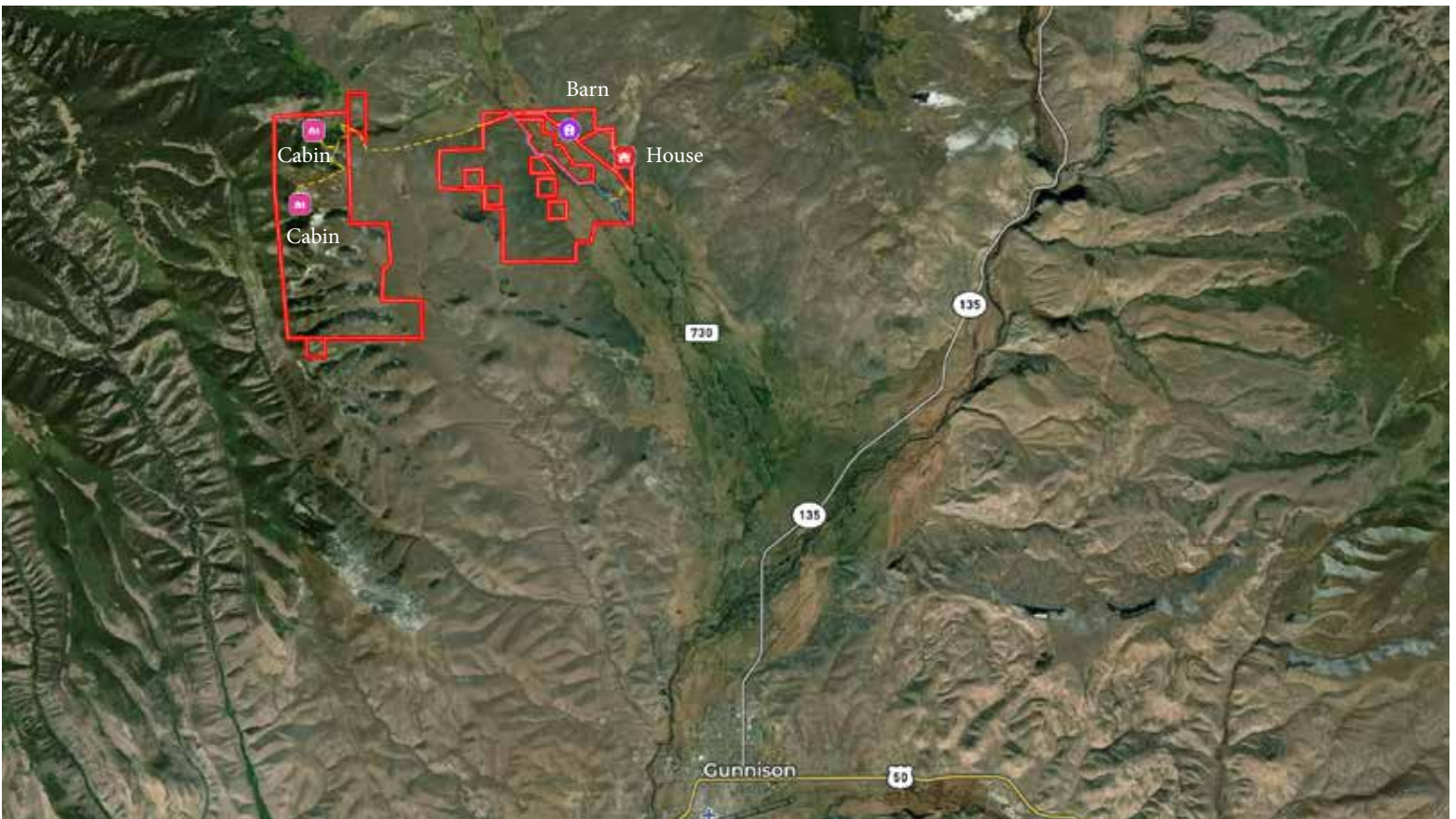
The working agricultural program also helps offset a portion of the operational expenses associated with maintaining the ranch's extensive common amenities and infrastructure. The continued presence of agriculture reinforces the authentic ranch character of Eagle Ridge Ranch and helps preserve the qualities that attract owners to the property.

## SUMMARY

Set within the scenic Ohio Creek Valley of Gunnison County, Eagle Ridge Ranch – Homestead #2 offers a unique opportunity to enjoy luxury mountain living within one of Colorado's most distinctive shared ranch communities. The offering includes 35± deeded acres improved with a 7,950± square foot main residence and guest home, while ownership within Eagle Ridge Ranch provides access to approximately 4,700 acres of private common lands dedicated to recreation, wildlife habitat, agriculture, and conservation.

For many owners, the appeal of Eagle Ridge Ranch extends far beyond the residence itself. Exclusive access to private trout fishing on Ohio Creek, hunting opportunities within Colorado Game Management Unit 54, extensive equestrian facilities, wilderness cabins, and miles of trails create an ownership experience centered on the outdoor traditions of the American West. Combined with year-round access and proximity to Gunnison, the property offers an exceptional balance of privacy, recreation, and convenience.





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