

ROCKIN' 3 RANCH

GUNNISON, COLORADO | 40 ACRES | \$3,000,000

Nestled in the picturesque Ohio Creek Valley, Rockin' 3 Ranch offers a serene retreat into the rugged beauty of the Rocky Mountains. Just 17 miles north of Gunnison, Colorado, this 40-acre property—primarily irrigated hay meadow, combines natural splendor with modern comfort and the charm of authentic ranch living. Surrounded by panoramic mountain views, the ranch features two log homes, a one-car garage and shop, a historic 100+ year-old barn, an additional barn, horse pens, a loafing shed, and fenced hay meadows.

The lush native meadows yield premium grass hay, irrigated by riparian water rights from Ohio Creek. This region, known as the Gunnison–Crested Butte area, is celebrated for its alpine beauty, year-round recreation, and relaxed mountain lifestyle.

Gunnison is a vibrant small town set in a wide mountain valley at over 7,700 feet in elevation, surrounded by national forests, public lands, and open ranch country. Just a short drive away, Crested Butte—once a historic mining town—is now a beloved destination for skiing, hiking, and arts, often hailed as “the last great Colorado ski town” for its dramatic scenery and creative spirit.



ACREAGE

Rockin' 3 Ranch consists of two deeded parcels; one 5.17 acre parcel with the improvements and the adjacent 35-acres of rolling hay meadows and creek frontage. Fenced and cross-fenced with mostly wildlife friendly electric fencing, this is a spectacular setting. With views of the West Elk Wilderness, the Anthracite Mountain Ranch, and Carbon Peak provide a stunning backdrop.

WATER

The ranch includes a significant amount surface water rights in addition to one domestic well. 72 CFS of irrigation water comes from the Acme Ditch, with 4 diversion takeouts to flood irrigate the meadows. For the past 24-years, the grass meadows have been lease to a local cattle rancher for cattle grazing. A solid practice in western Colorado to support local agriculture and retain agricultural status.

WILDLIFE AND RECREATION

Big game hunting near Gunnison, Colorado ranks among the finest in the West. The region's expansive public lands, including the West Elk Wilderness, Gunnison National Forest, and surrounding BLM lands provide exceptional habitat, strong wildlife populations, and varied terrain for hunting elk, mule deer, black bear, and more. The Rockin' 3 Ranch is situated in Game Management Unit (GMU) 54, a highly regarded area for hunters.

A standout feature of the ranch is a rare commercial easement through three neighboring properties, granting access to 176,000 acres in the West Elk Wilderness, including the iconic "Castles." This private easement allows for hiking, biking, horseback riding, UTV and ATV access, and snowmobiling along a scenic two-track dirt road that winds through aspen groves and pine forests, leading to the national forest boundary—opening the door to limitless recreational adventures.



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IMPROVEMENTS

Built in 1982, the main log home at Rockin' 3 Ranch blends beautifully with the natural landscape. This thoughtfully crafted 2-bedroom, 2-bath residence features an open floor plan that seamlessly connects the kitchen, dining area, and living room—creating a warm, functional space perfect for everyday living or hosting guests. A propane fireplace adds cozy ambiance to the living room, making it ideal for year-round mountain living. Step outside onto the expansive south-facing deck, where sweeping views of rolling meadows and forested ridge lines provide a stunning backdrop for relaxing, entertaining, or simply soaking in the Colorado sunshine.

The second home is situated above a one-car garage and shop area, which includes extra storage and a walk-in freezer, an ideal setup for hunters and outdoor enthusiasts.

Perched a short distance from the main residence is a crafted custom log cabin that offers privacy, comfort, and panoramic views of the surrounding landscape. This inviting 1-bedroom, 1-bath retreat features an open-concept layout that seamlessly integrates the living area, kitchen, and dining space. Designed to embrace its hillside setting, the cabin is bathed in natural light, with large windows that frame picturesque views of aspen groves, open meadows, and distant ridge lines. Perfect for hosting guests, extended family, or a caretaker, this thoughtfully designed home delivers both functionality and warmth, an ideal complement to the mountain lifestyle.



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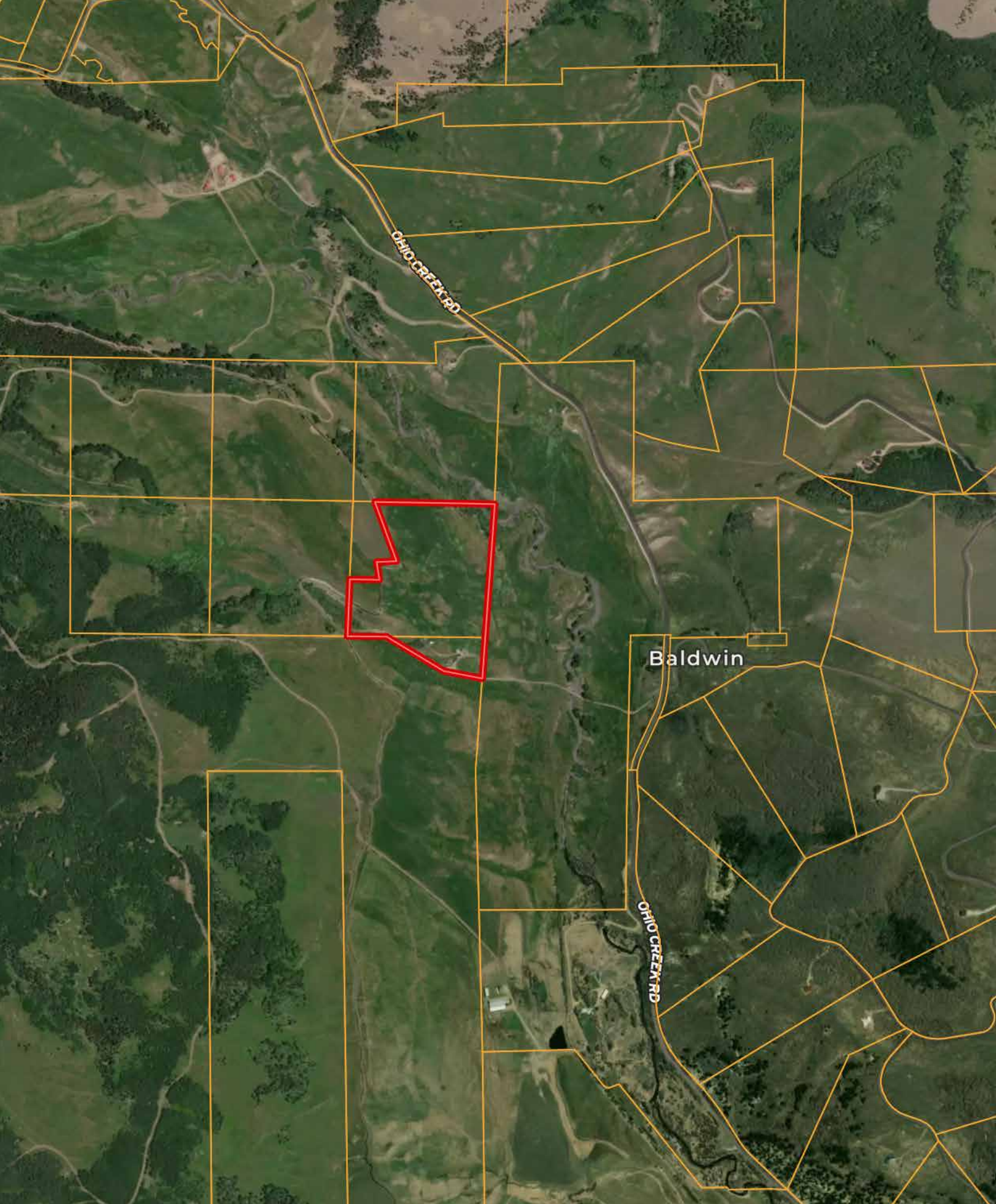




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SUMMARY

Rockin' 3 Ranch is a scenic 40-acre retreat nestled in the Ohio Creek Valley just north of Gunnison, Colorado. Surrounded by panoramic views of the West Elk Mountains, the ranch features irrigated hay meadows, two charming log homes, a historic 100+ year-old barn, additional outbuildings, and equestrian facilities. The ranch sits in GMU 54, known for exceptional big game hunting, and includes a rare commercial easement through neighboring ranches to access 176,000 acres of public land in the West Elk Wilderness, perfect for horseback riding, hiking, and snowmobiling. With riparian water rights, rich habitat, and proximity to Gunnison and Crested Butte, The Rockin' 3 Ranch is a perfect blend of seclusion, recreation, and Western charm, ideal for those seeking a true Colorado mountain lifestyle.



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