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Royal Elk Ranch | Gypsum, Colorado | \$14,000,000



Executive Summary

The 2,017± deeded acre Royal Elk Ranch possesses an unmatched suite of attributes and natural beauty within easy striking distance of Vail and Aspen. Exceptionally private, the ranch offers an aspen and pine forest setting with ski runs, abundant wildlife and unmatched viewsheds. Year-round recreational opportunities are limitless both within the ranch as well as on the adjacent White River National Forest and BLM lands. Perched above the Colorado River just off the Interstate 70 corridor, Royal Elk is the hard-to-find large acreage holding that is attractive and close to world-class skiing and amenities. Unique to the ranch are its art installations. Found in various locations throughout the property (including a particular fork in the road), these original pieces were featured at Burning Man. While not included in the offering price, the installations are negotiable.





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At Royal Elk Ranch, one will find a diverse mountain landscape with a blend of large aspen groves and stands of spruce and Douglas-fir intermixed with meadows and open ridge tops. At the core of the property are the ranch's ski runs, which begin on ridge tops and descend through aspen and oak-covered slopes. The lower eastern elevations of the property are a balance of open meadow, aspen stands and oak forest. While the ranch itself is beautiful, the views it provides are unsurpassed. From the property, one has intimate views of Deep Creek Canyon as well as panoramic views of the Eagle and Colorado River valleys, the Maroon Bells, Mount Sopris, the Gore Range, Elk Mountains, Castle Mountain and the Flat Tops Range. Royal Elk is also home to a robust elk population, has good numbers of mule deer and has long provided excellent hunting during the archery and rifle seasons. One can easily access the surrounding national forest and BLM lands on foot, by vehicle or snow machine, depending on the time of year. A foot trail from the ranch also provides a unique point of access to the bottom of Deep Creek Canyon and fishing on Deep Creek. Royal Elk is unencumbered by conservation easements.

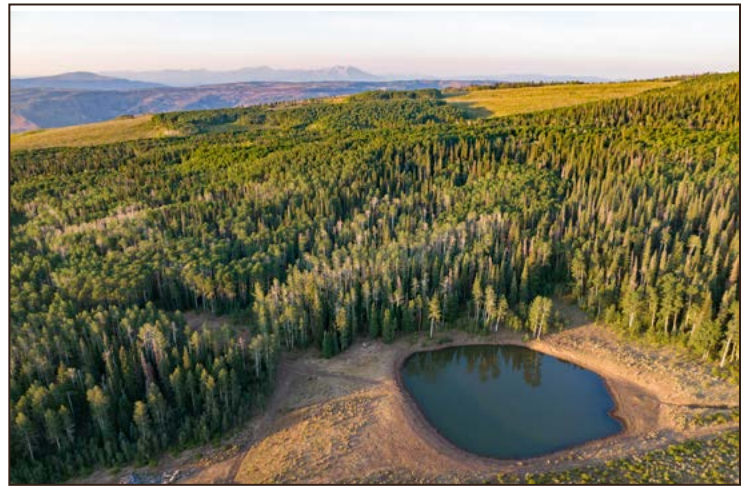




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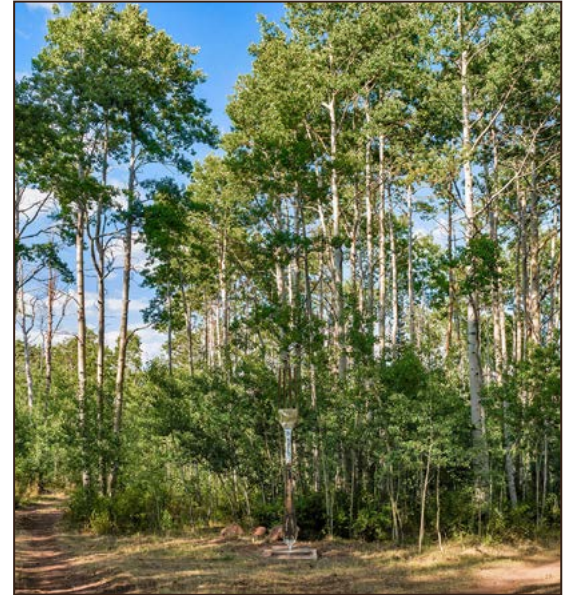


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The ranch is lightly improved with a nice cabin, well-appointed yurt, and newly constructed 3,000± square foot machine shop/toy barn. All improvements are off-grid, with the cabin and machine shop powered by contemporary solar systems. Behind the ranch's three access gates are miles of private internal roads, which provide access throughout. Access to the property is seasonal with winter access provided by snowmobile or snowcat. All equipment, including a PistenBully snowcat, is included in the offering. Royal Elk is a 35-minute drive from the Eagle County Regional Airport and FBO. The ranch is accessed via Coffee Pot Road, which sits one and three-quarters miles north of the Dotsero exit off Interstate 70. The first entrance to the ranch is located six and a half miles up Coffee Pot Road. Drive time from Vail is one hour and Aspen is a one-and-a-half-hour drive.



CODY LUJAN | clujan@hallandhall.com

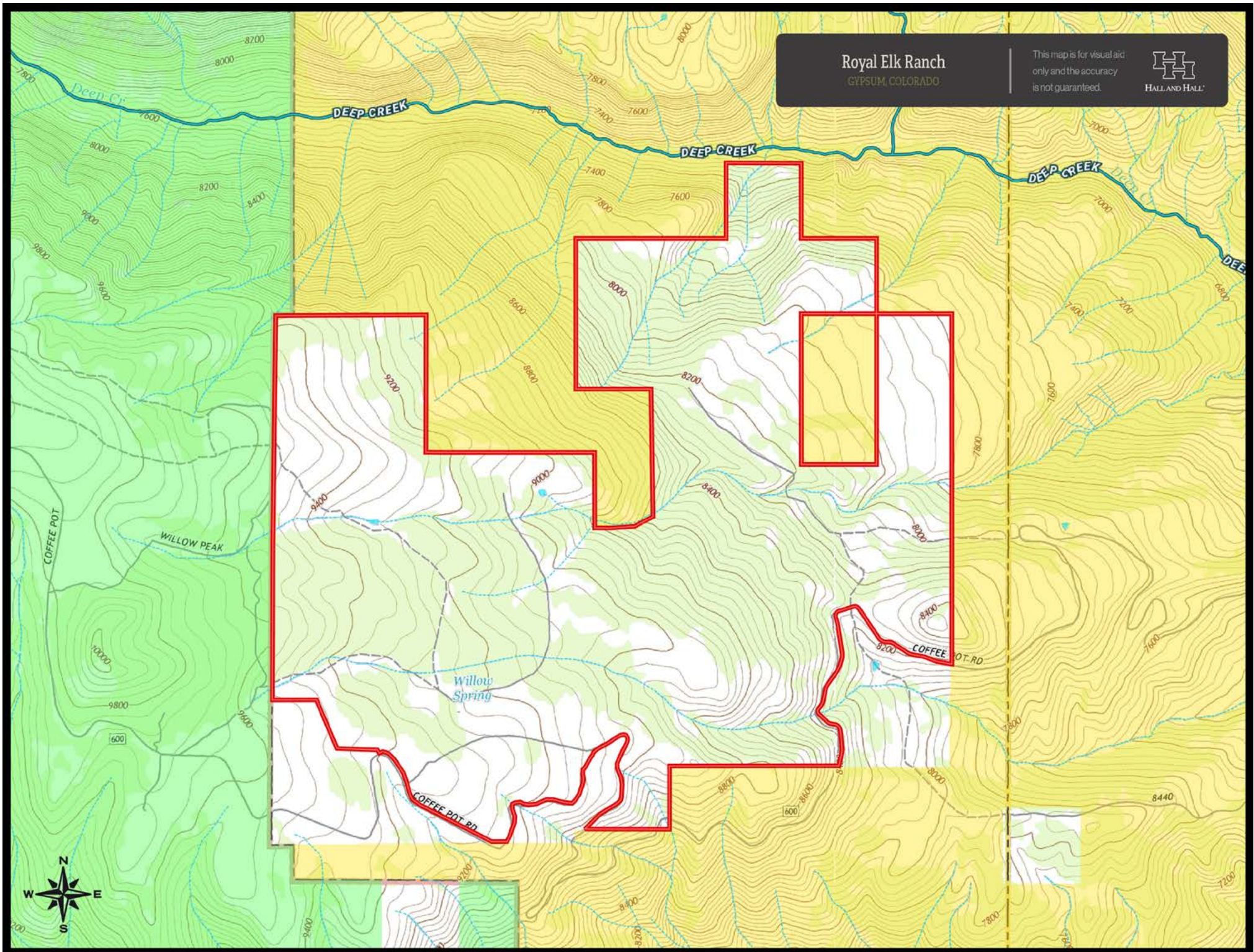
3001 SOUTH LINCOLN AVENUE, STE. E | STEAMBOAT SPRINGS, CO 80487

(O) 970-879-5544 | (M) 303-819-8064

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Royal Elk Ranch



70

Gypsum



Eagle

Avon

Beaver Creek

Vail

Glenwood
Springs



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DEEP CREEK

DEEP CREEK

DEEP CREEK

COFFEE POT RD



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