

LIVE WATER PROPERTIES

Agriculture | Recreation | Conservation



EAGLE RIDGE RANCH

Gunnison, Colorado 35 Acres | Listing Price: \$7,925,000

Tucked into the heart of Colorado's Ohio Creek Valley, Eagle Ridge Ranch offers a rare opportunity to experience the authentic spirit of the American West. Spanning approximately 4,900 acres, this shared working ranch community is a model of conservation-minded living, where 15 families enjoy a landscape rich in natural beauty, agricultural production, and recreational pursuits.

The ranch's terrain rises from lush hay meadows and cottonwood-lined creek bottoms to rolling sagebrush hills and alpine forests of aspen and spruce. Elevations range from 8,000 to just under 10,000 feet, offering sweeping views of the West Elk Mountains, the Anthracite Range, and the Flat Tops. This diverse topography supports both productive agriculture and abundant wildlife, including elk, mule deer, moose, black bear, mountain lion and a variety of bird species.

At the heart of the ranch flows Ohio Creek, a pristine trout stream renowned for its brown and rainbow trout. Approximately three miles of private fishing waters, professionally enhanced for habitat, provide exceptional angling experiences. A stocked lake adds to the variety, offering a perfect spot for introducing younger generations to the joys of fishing.

Equestrian enthusiasts will appreciate the ranch's comprehensive facilities, including a barn, stables, and corrals. Over 2,600 acres of common area are designated for horseback riding, hiking, and hunting, fostering a deep connection with the land. Two wilderness cabins on the deeded acreage offer serene retreats within the ranch's pristine environment for use by ranch owners and their guests.

Eagle Ridge Ranch is more than a place to live; it's a commitment to a lifestyle that values open space, outdoor recreation and ranching; notably the income producing cow-calf and hay operations. The ranch operates under a conservation easement on the common areas that ensures the land remains unspoiled for future generations.

Located just minutes from Gunnison and within quick striking distance of Crested Butte, Eagle Ridge Ranch offers both seclusion and accessibility. Whether you're drawn to the thrill of the hunt, the tranquility of fly fishing, or the jaw-dropping views, this unique community provides a setting where the traditions of the West endure.

Contact

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505 EAGLE CREEK ROAD

The owners first visited Eagle Ridge Ranch in 1995. They fell in love with the concept of the ranch and chose Lot #9 because of its location along the pristine Ohio Creek. They, with their friend and well-known Chicago architect, Jim DeStefano, designed a home that embodies the ideas of "contextual" architecture. Their goal was to honor the area's historic mining heritage while incorporating the highest level of modern craftsmanship.

The result is a home defined by its "old meets new" aesthetic and "inside/outside" living concept. Encompassing nearly 9,000 square feet of designer living space which includes, a main house, bunk house for guests, large garage with a fly-tying room, plus barn and paddock, all integrated into the surrounding landscape with mature Aspen and Cottonwood trees, lawns and perennial gardens. This home is irreplaceable in today's market.



MAIN HOUSE

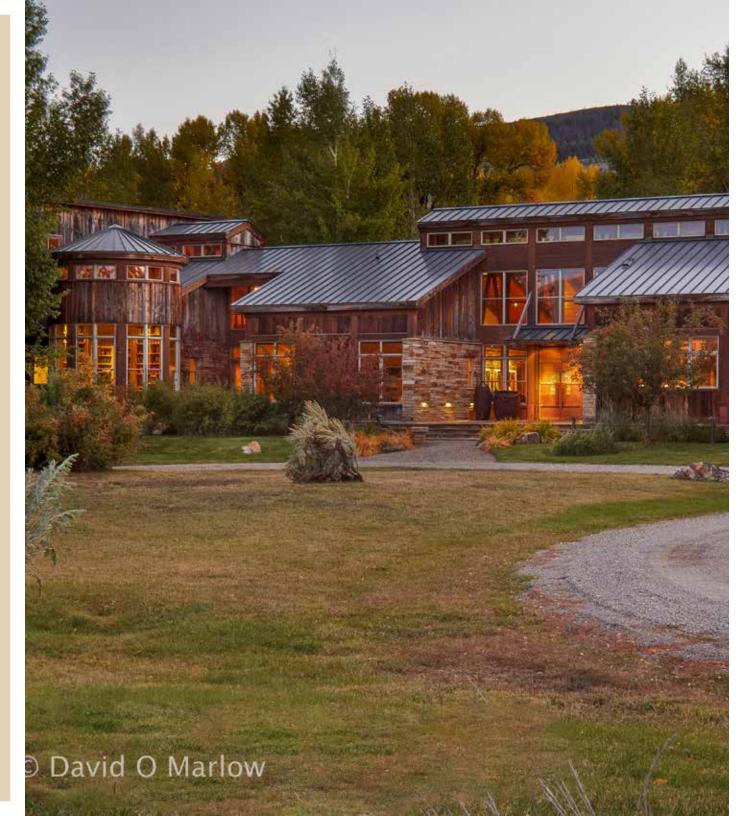
The main residence is thoughtfully designed around a central gallery hall that is 140 feet long and three stories high and links the home's living spaces while framing captivating views and creating effortless flow between indoor and outdoor spaces. Oversized glass windows and doors bring the outdoors in, while expansive porches and decks invite year-round enjoyment of the valley's dramatic beauty, with the gentle flow of Ohio Creek surrounding the entire west side of the property. The exterior of the home features reclaimed barn siding and richly colored Colorado Buff stone. The repetitive structural component of fabricated glulam beams with red metal "boots" creates a rhythm to the house which is continued with the breezeway connecting the Main House, the Bunk House, and the Garage. Gardens and a walkway lead to an expansive stone entry and 9 ft by 7 ft foot metal door featuring four etched glass designs by Lee Lyon.

Interior finishes feature Alder woodwork, American Heart Pine floors, Chinese slate tiles, and integral plaster walls. Barnsiding, Colorado Buff

stone and glulam beams with metal boots appear to move effortlessly from the exterior to the interior, all combining to create a warm and welcoming environment and the "inside/outside" living concept.

The Main House entry introduces you to the great room with its high ceiling, two stone walls, and large wood-burning fireplace. An eight-foot antique oak wood mantel and lintels above the two doors leading to outside decks enhance the texture of the room.

The layout is both expansive and intimate because of the interior finishes which create warm and inviting spaces. The kitchen sits in the front of the house facing east, taking advantage of the beautiful Colorado morning sun. Copper counter tops, Alder and patinaed metal cabinets with custommade horizontal pulls, hanging copper lights and over the stove hood are among the highlights. A stone clad Tulikeve oven and enough room for a table and six chairs create a casual and inviting eating area if not using the dining area in the great room.

















THE GAME ROOM

The entertainment center is hidden in a custom designed wood and leather bookcase and compliments the beautiful zinc and leather full wetbar with four custom made stools. The large stone wood burning fireplace completes the scene while still allowing room for a tournament-sized pool table and side chairs.







THE MUD ROOM

A side entrance from the breezeway on the north side of the Main House leads to a well-appointed "mud room," full bath, laundry room and pantry with full size refrigerator and freezer, all connected by a windowed hallway.

MASTER SUITE

The Main House features a large Master Suite at the end of the gallery. A richly-appointed office with book shelves, two desks and metal counters which opens to a large round, two-story library - a perfect place to sink into large leather reading chairs and enjoy the views up valley to the mountains. There is a unique stairway of wood and metal leading to a second story open space and large storage area. Standing at the top of the stairs there is a view of Ohio Creek to the south and the entire length of the Gallery, the Breezeway, and through the Bunk House to the north.

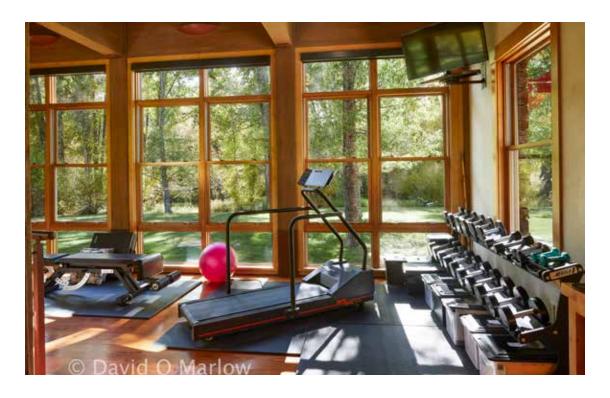
The luxurious bedroom features a two-story wood burning stone fireplace with windows on either side, again facing east to welcome the morning sun. There is an adjoining screened in porch which allows you to see and hear Ohio Creek, while keeping an eye on your horses in the paddock. The bedroom leads to a large bathroom with two sinks and counter areas, a raised claw foot bathtub, surrounded on three sides by windows overlooking the bend in Ohio Creek. There is a large deluge and steam shower and expansive closets separated from the main bathroom by two sliding doors. The Master Suite concludes with a sunny exercise room with mirrored walls and access to an outside deck, again overlooking Ohio Creek.















BUNK HOUSE

The Bunk House is ideal for hosting guests. It offers independent lodging with three spacious bedrooms, two full baths, a full kitchen with zinc counters and built in eating area. The two-story living room has a wood burning stone fireplace, entertainment center, a screened in porch and outside deck overlooking Ohio Creek.













BARN

Equestrian enthusiasts will appreciate the fully equipped barn featuring three spacious stalls with an adjacent run in which opens to a large fenced paddock and two connected pastures and a round pen. The barn has a central area available for equipment storage, as well as an enclosed feed room, tack room, private half bath, wood burning stove, and stairway to large hay mow. There is direct access to miles of ranch road and trails, making it an ideal place for boarding and riding horses. Your horses will be as equally pampered as the humans on this prestigious yet unpretentious property.













RANCH EQUESTRIAN FACILITIES & TRAIL NETWORK

Owners at Eagle Ridge Ranch have year-round access to a shared equestrian facility with stalls, tack room, grooming stall, pastures and a well-maintained arena. Those seeking additional time in the saddle for training their horses or for jumping, barrel racing and more will enjoy the use of the large, outdoor arena as well as the access to the miles of trails.

Unique to Eagle Ridge Ranch is the vast trail network that ribbons throughout the diverse, deeded acreage of the ranch. These scenic stretches of solitude offer myriad options for those looking to explore on horseback, ATV or on foot. Access to the trail system from the subject property is ideal and offers numerous options from a quick morning ride to an all-day adventure to enjoy lunch in the cabins located on the designated primitive area of the ranch.







FISHING

Owners in Eagle Ridge Ranch have exclusive access to a ± 3 mile stretch of Ohio Creek, a tributary to the famed Gunnison River. This dreamy section of private trout water ribbons and bends through the deeded acreage of the ranch under a canopy of cottonwoods and willow-lined banks. The ranch's section of Ohio Creek has had extensive professionally engineered structures and riparian design elements put into place for improved habitat and holding water for the resident fish. The fishing is top notch both for dry-fly purists who loving nothing more than casting to rising trout and those who enjoy subsurface fishing for the big ones who tend to stick closer to the river bottom in deeper holding water.

In addition to the private fishing on the ranch this region of Colorado offers some of the most diverse and rewarding fly fishing opportunities in the Rocky Mountains. Within an hour's drive, anglers can access a diverse array of rivers, creeks, and lakes, each teeming with trout, set against a backdrop of majestic mountains and verdant valleys.

The Taylor River, particularly the Catch and Release section below Taylor Park Dam, is renowned for its trophy-sized trout. This tailwater fishery produces rainbow, brown, and cutthroat trout of impressive proportions. Anglers engage in sight-fishing for trout up to 10 pounds, making it a must-fish for those seeking a challenging and rewarding experience.

The Gunnison River, designated as Gold Medal Water, offers exceptional float and wade fishing opportunities. With prolific hatches the river provides excellent dry fly fishing throughout the season. For those who enjoy targeting big fish from a drift boat or raft, the nearest put-in for on the Gunnison River is approximately 15 minutes' drive time from the ranch.



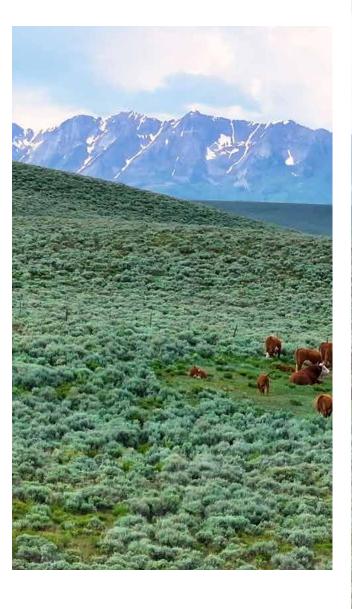
HUNTING

Tucked into the heart of Colorado's majestic Rocky Mountains, Game Management Unit 54 offers one of the most scenic and rewarding big game hunting experiences in the West. With sweeping mountain views, rugged wilderness terrain, and abundant wildlife, GMU 54 is a premier destination for hunters seeking adventure and challenge.

Owners within Eagle Ridge Ranch have incomparable access to hunt a private primitive area that totals approximately 2,600 acres – ideally positioned with a combination of public lands surrounding it. Located on the protected, primitive area are 2 cabins for use by ranch owners and their guests. These appropriately rustic, yet comfortable, cabins offer incomparable access to the ranch's hunting grounds. From sunrise over snow-dusted peaks to crisp fall air echoing with the bugle of a bull elk, this area delivers both unforgettable scenery and exceptional big game opportunities.

GMU 54 is home to healthy populations of elk and mule deer, with mature bulls and bucks regularly harvested each season. Trophy potential is high, with mule deer exceeding 180" and elk topping 300"+. Whether you're chasing bugling bulls in September or glassing for rutting mule deer in November, hunters will find both challenge and reward in this sought after private hunting oasis.









Location

Gunnison and Crested Butte offer a captivating blend of natural splendor, outdoor adventure, and rich Western heritage. The region's storied past, from its roots as Ute territory to its evolution through mining booms and ranching traditions, is evident in its preserved architecture and cultural landmarks.

Outdoor enthusiasts will find a paradise here, with over 1,200 miles of trails winding through alpine meadows and rugged terrain. Whether it's hiking, mountain biking, or skiing at Crested Butte Mountain Resort, there's no shortage of activities to immerse oneself in the breathtaking landscape. The surrounding wilderness areas also offer opportunities for fishing, horseback riding, and wildlife viewing, ensuring year-round engagement with nature.

The local culinary scene complements the area's natural and historical allure. From cozy cafes to fine dining establishments, many eateries emphasize locally sourced ingredients, reflecting the region's agricultural roots.

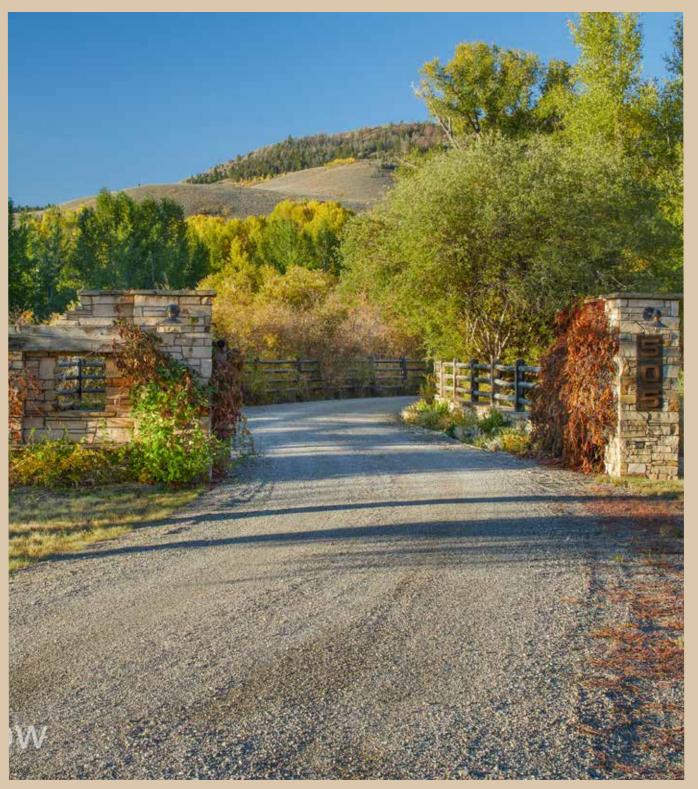
Not to be overlooked is the ranch's ideal location to access the incomparable West Elk Loop Scenic Byway; this stunning ±200-mile journey traverses through some of Colorado's most dramatic and diverse landscapes. Highlights include passing through one of the largest aspen groves in the world, as well as the grand splendor of the Black Canyon of the Gunnison National Park, Kebler and McClure passes, which ultimately leads to the Roaring Fork Valley and all of the many social and cultural activities in the Aspen area.

Accessibility enhances the appeal of Gunnison and Crested Butte. The Gunnison-Crested Butte Regional Airport offers convenient air travel options, while scenic drives from major cities like Denver provide a picturesque journey into the heart of Colorado's high country. This ease of access, combined with the region's diverse offerings, makes it an ideal destination for those seeking both adventure and a connection to the storied past of the American West.

The property includes the opportunity to purchase a Club at Crested Butte membership, providing priority access to the Robert Trent Jones Jr. golf course, dining, fitness, pools, tennis, pickleball, and a private slopeside ski club at Mt. Crested Butte with ski lockers and parking.

SUMMARY

Eagle Ridge Ranch offers a truly unmatched opportunity to own a legacy-quality home in one of Colorado's most scenic and conservation-focused ranch communities. With nearly 9,000 square feet of thoughtfully designed living space along the banks of Ohio Creek, 505 Eagle Creek Road blends architectural elegance with natural splendor. Residents enjoy private access to world-class fly fishing, extensive equestrian amenities, over 2,600 acres of shared recreational land, and exclusive big game hunting—all within easy reach of Gunnison, Crested Butte, and the West Elk wilderness. This is more than a residence—it's a gateway to the enduring spirit of the American West.





CREEKSIDE AT EAGLE RIDGE RANCH

±35 ACRES IN SHARED AMENITY RANCH OF +4,900 ACRES

LOCATED IN GUNNISON, COLORADO

\$7,925,000

ARCHITECT-DESIGNED CREEKSIDE RETREAT ON 35 ACRES WITHIN COLORADO'S PREMIER SHARED RANCH COMMUNITY.

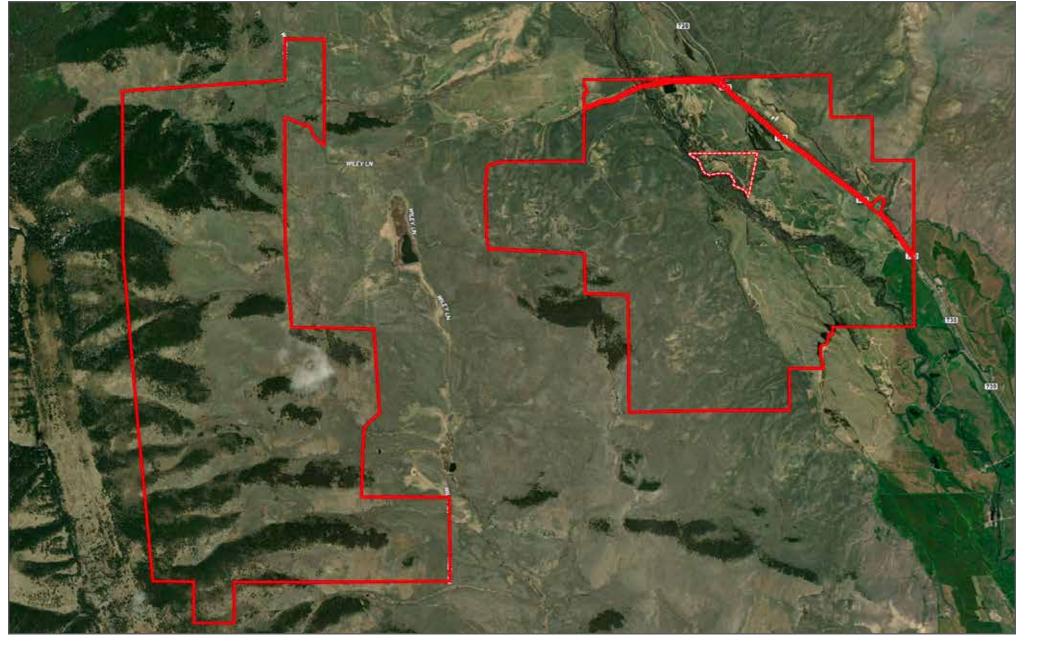
IMPROVEMENTS

- Custom 9,000 sqft home with gallery hall and designer finishes
- Guest bunk house, barn with paddock, flytying room, and gardens
- Professionally improved private trout water on Ohio Creek
- Shared equestrian facilities, arena, trails, and hunting cabins

LOCATION

- Minutes from Gunnison and Crested Butte
- Access to West Elk Loop Scenic Byway
- Near Gold Medal waters and trophy fisheries
- Surrounded by public lands and mountain views

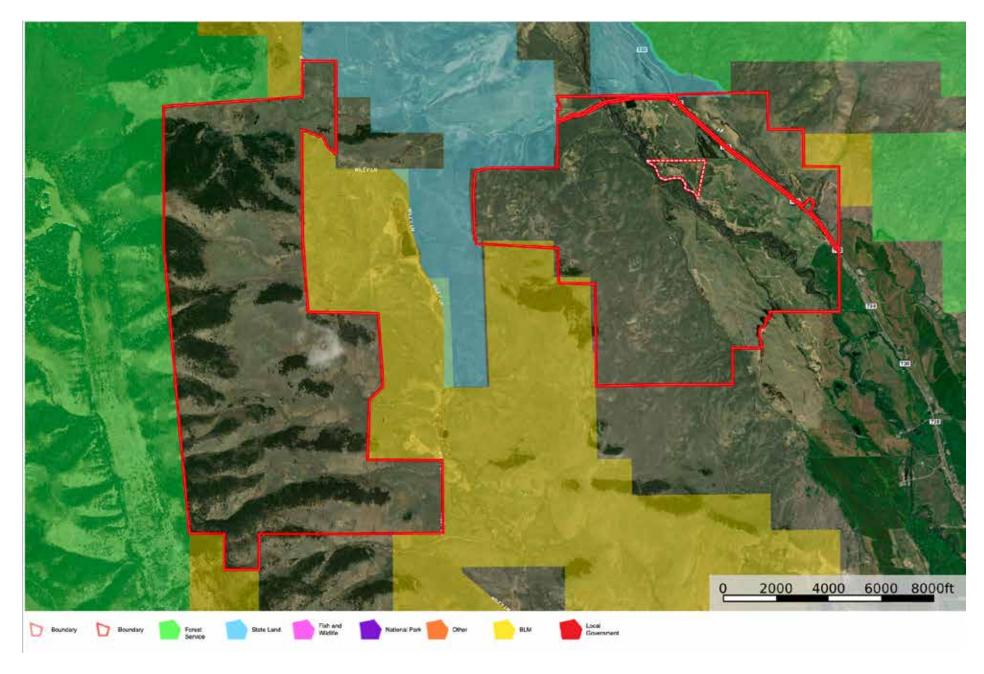




Creekside at Eagle Ridge Ranch - Aerial Map

••Maps are for visual aid only, accuracy is not guarante





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Creekside at Eagle Ridge Ranch - Location Map

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