

# WOLFORD RESERVOIR RANCH

Kremmling, Colorado



*Wolford Reservoir Ranch presents the rare opportunity to own lakeside land and enjoy complete privacy while being a short drive from Kremmling. The large, contemporary home is the perfect place to live year-round, or use as a second home, to get away from the hustle and bustle. The garage and barn provide plenty of storage for toys and equipment, and the fenced pastures offer land for horses to graze. And, the blue-water views and rolling mountain vistas are stunning from the spacious living room, downstairs rec room and main level master suite.*

# WOLFORD RESERVOIR RANCH

Kremmling, Colorado

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26 Acres	\$1,350,000
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Wolford Reservoir Ranch, located 10 minutes from downtown Kremmling, provides the best Colorado has to offer. This 5-bedroom, 3-bathroom updated home provides a light, bright, and comfortable retreat, with its large windows and contemporary mountain finishes. Tucked privately away - yet just off of Highway 40 — this nearly 4,000 square-foot home allows easy access to town while providing over 26 private acres of outdoor recreation.

Groundwater charged by the ditch irrigation fills the pond which then feeds into Wolford Reservoir, which borders the property. The huge detached garage stores snowmobiles, ATVs, and other equipment, while the barn and tack room stores everything you need for horses on the green acreage. As only one of two private properties that border Wolford Reservoir, this spacious ranch provides the rare opportunity to live lakeside, while still being close to downtown Kremmling, as well as world-class resorts in Summit County and Steamboat Springs. This ranch has never been offered for sale; the original owners built the home and outbuildings.



# WILDLIFE & RECREATION

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## Some of Colorado's Best Elk Hunting & Fishing

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Wolford Reservoir Ranch consists of 26 acres+- made up of High-Country meadows, fenced-in horse pastures, sagebrush, and a small pond. Walk down to a quiet cove of Wolford Reservoir from the backyard to fish for Trout, Salmon, and Northern pike in a private setting, or enjoy boating on the picturesque reservoir, surrounded by green rolling hills.

The 1,550-acre reservoir offers pontoon and paddleboat rentals, a large playground, a swim beach, picnic sites, and hiking and biking trails.

The Kremmling region provides some of the best elk hunting and fishing in the Gold Medal waters of the Colorado River and Blue River, as well as numerous outdoor recreation opportunities within its pristine wilderness and three reservoirs. Skiing at Steamboat Springs is about 45 miles away, while snowmobiling and backcountry adventures on Rabbit Ears Pass are only 20 miles away. Summit County, with its world-class resorts and year-round events, is just over 50 miles from the ranch.



# PROPERTY DETAILS

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## Operations

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The Wolford Reservoir Ranch has approximately 10 acres+- of irrigated meadows, allowing for its green, fenced pastures. The current owner has harvested around 10 tons of hay annually and also used the irrigated meadows for grazing of their horses.



## Mineral Rights

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All Mineral rights owned by sellers will be included in the sale of the ranch.

## Water Rights & Resources

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The ranch has 1/2 interest in Herde Ditch for .871 cfs appropriated 26 October 1885 and Adjudicated 11 August 1906 Priority 20, 1/2 Interest in Red Dirt Valley Ditch for .365 cfs Appropriated 6 June 1883 and Adjudicated 11 August 1906 Priority 11 & 1/3 interest in 2.867 cfs of leased water in the Red Dirt Valley Ditch.

## Improvements

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The ranch includes a custom-built, 5-bedroom, 3-bath, nearly 4,000-square-foot home, built in 1998. The light, spacious main level master suite opens to a large deck, which wraps around the back and side of the house and overlooks the pond, Wolford Reservoir, and Wolford Mountain. It also has a walk-in closet. The master bathroom has two entryways, a double vanity, and a shower with a pebble rock floor and a log entryway.

The kitchen features contemporary hickory cabinets, granite countertops, and stainless-steel appliances. The mudroom, with two separate entryways, and the oversized kitchen pantry, complete with an extra freezer, provide plenty of storage space. Downstairs, the walk-out basement has a large entertainment space, two bedrooms, and a bathroom.



# LOCATION

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## 7 Miles from the “Sportsman’s Paradise”

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Wolford Reservoir Ranch is located about 7 miles from downtown Kremmling, which is known as the “Sportsman’s Paradise” of Colorado. Wildlife vastly outnumbers Kremmling’s population of approximately 1,500, making it the perfect mountain retreat. Whether you’re looking for a friendly, small-town atmosphere or thousands of acres of wilderness, you’ll find it in Kremmling. The Colorado River and Blue River offer Gold Medal water for fishing, as well as rafting or kayaking. Plenty of ATV and OHV trails make Kremmling the “Motorsport Capital of Grand County.” With two rivers and one creek, three reservoirs, rolling green mountains, jagged mountain peaks in the distance, and Fossil Ridge, which contains fossils of ammonites, the Kremmling area is visually stunning. It sits at a comfortable elevation of 7,364 feet and is home to a private airport, hospital, grocery store, and numerous shops and restaurants.

Kremmling lies about mid-way (50 miles or less) between the world-class resorts in Steamboat Springs and Summit County, both of which offer year-round festivals and unparalleled outdoor recreation. Kremmling is about 2 hours from Denver city life.



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Taxes for 2020 \$2,254.84	\$1,350,000
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[ColoradoRanchCompany.com](http://ColoradoRanchCompany.com)

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