



BUGLING BULL RANCH

COLORADO | MESA COUNTY | PIÑON MESA/GATEWAY

7,295 ± (3,665 DEEDED, 3,630 GRAZING PERMIT) ACRES | \$15,950,000

Bugling Bull Ranch extends from Piñon Mesa down into the majestic Unaweep Canyon of Mesa County, Colorado. Approximately 40 miles southwest of Grand Junction, 30 miles west of Whitewater, and 10 miles east of Gateway, this stunning ranch offers seasonal-use cabins, exceptional grazing, and world-class elk hunting. Elevations range from 6,240' to 9,150' as the ranch climbs from the bottom of Unaweep Canyon, up the Fish Creek / North Fork watersheds and ultimately plateaus atop Piñon Mesa. Across this topography lies a diverse landscape--from high altitude desert to lush creek bottoms, deep canyons to flat-top mesas, and irrigated meadows to dense ponderosa, aspen, and evergreen forests.

If this sounds like a breeding ground for monster elk, that is because it is! Bugling Bull is in trophy game unit 40 and 380" bulls are commonplace on both the ranch's deeded acreage and the surrounding BLM. Along with the world-class trophy elk, the ranch also boasts quality mule deer, bear, and mountain lion. Whether your preference is archery or rifle, Bugling Bull Ranch is truly a hunter's paradise.

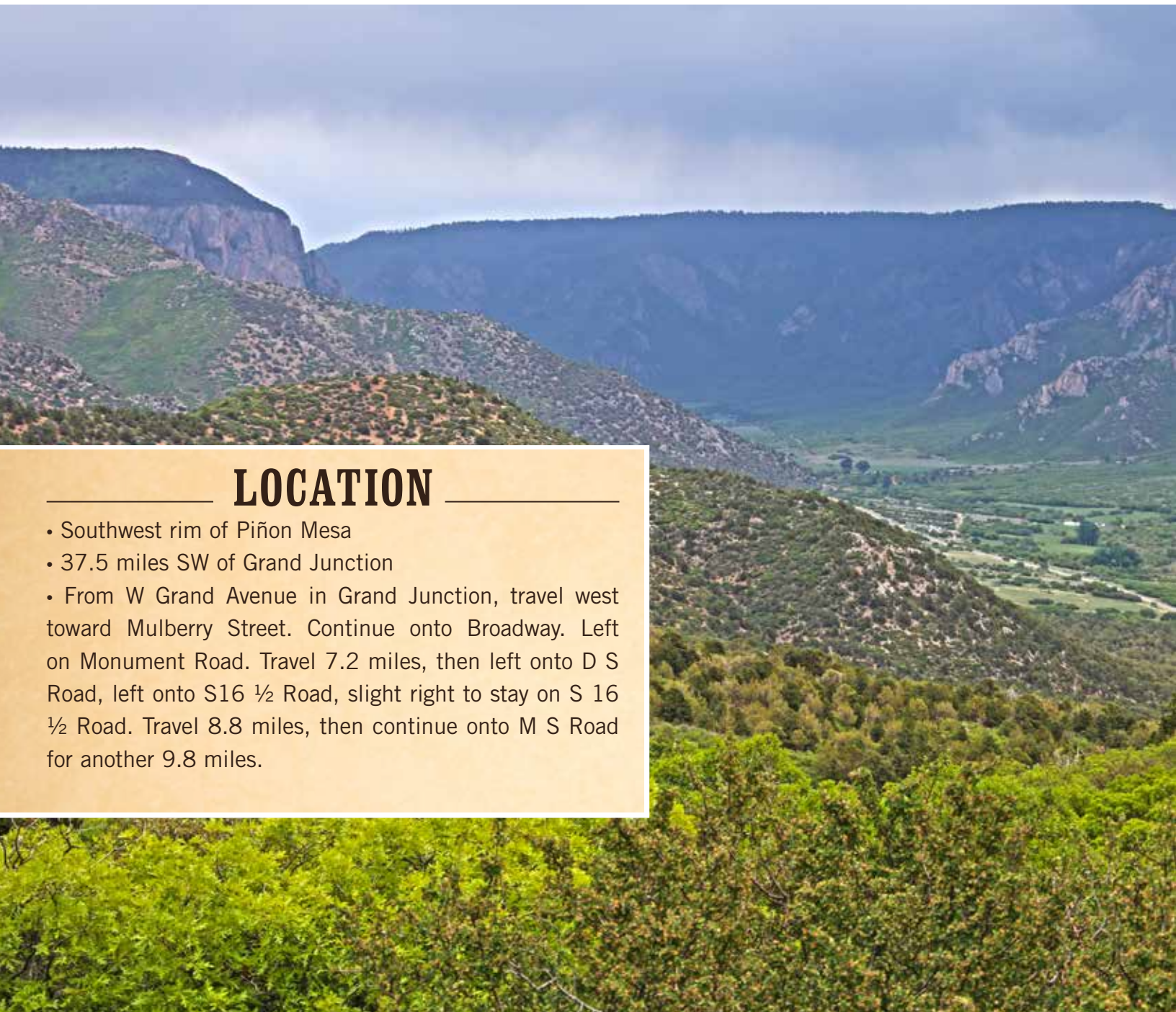
During the off-season, the ranch is well situated to raise cattle with 120± irrigated acres, historic water rights, and two BLM grazing permits for 3,630± additional acres. The south edge of the ranch runs along Highway 141, allowing easy, year-round, paved access, while the northern portion of the ranch has seasonal access through Glade Park. With big views and even bigger elk, the Bugling Bull Ranch is the standard bearer for a trophy elk ranch.



LISTING AGENT: **JOSEPH BURNS**
970.209.4400 | JOEY@EAGLELAND.COM







LOCATION

- Southwest rim of Piñon Mesa
- 37.5 miles SW of Grand Junction
- From W Grand Avenue in Grand Junction, travel west toward Mulberry Street. Continue onto Broadway. Left on Monument Road. Travel 7.2 miles, then left onto D S Road, left onto S16 ½ Road, slight right to stay on S 16 ½ Road. Travel 8.8 miles, then continue onto M S Road for another 9.8 miles.





ZONING/USE/TAXATION

- Zoned agricultural
- Recreational hunting ranch
- Seasonal livestock grazing
- 2021 property taxes: \$1,825.48

ACCESS

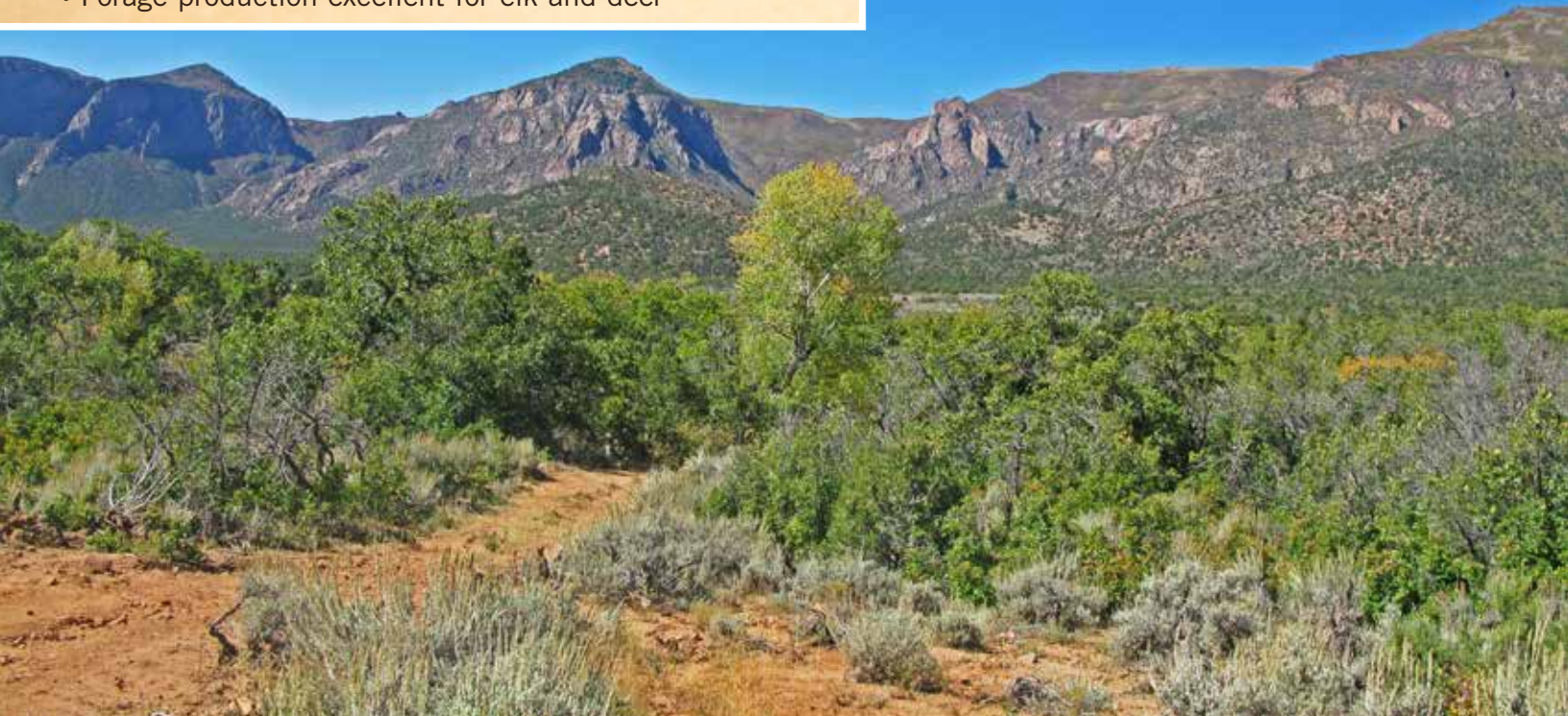
- Existing access from Mesa County Road MS via a 3-mile-long private road easement
 - Road MS is not maintained in winter from late October to early June
- Gravel and dirt county road sufficient for light use





VEGETATION

- Elevation ranges from 7,320' where the North Fork Creek leaves the property to 9,150' on the ridge on the eastern boundary
- North Fork Creek drains south toward Unaweep Canyon
- Aspen, fir, spruce, pine
- Mixed sage, oak brush
- Rocky outcrops on the hillsides
- Mixed grasses and brush in the scattered open meadows
- Forage production excellent for elk and deer





WILDLIFE

- CO GMU 40
- World-class Trophy Elk
 - Mule deer
 - Bear
- Mountain lion





LOCALE

Montrose County (pop. 41,276), in which Montrose is the county seat, is home to the Black Canyon of the Gunnison National Park and Wilderness. This canyon has mountains so steep, the shadows from the sun often make the rock appear black, hence the name.

Gunnison County (pop. 15,324), home to Paonia State Park and the Gunnison National Forest, is named in honor of United States Army officer John W. Gunnison, who surveyed land in 1853 as a captain in the Army Topographical Engineers. The county seat belongs to Gunnison, which contributes the largest populous to the county.

Mesa County (pop. 146,723), claims Grand Junction for the county seat, known for its beautiful scenery and famous for mountain-biking access. The county itself was named after the Grand Mesa, the largest flat-topped mountain in the world.

Delta County (pop. 30,952), was named for a delta that formed around the mouth of the Uncompahgre River in 1883. This county is home to many historic trails, wilderness areas, and parts of the Dominguez-Escalante National Conservation Area, as well as the Gunnison Gorge National Conservation Area.



AREA ATTRACTIONS

Montrose, a county seat, has been a hub for agriculture and commerce since the early 20th century and the completion of the Gunnison Tunnel, which brought water for irrigation to the Uncompahgre Valley. Humans have lived here, though, for more than 3,000 years as evidenced by the petroglyphs at the Shavano Valley Rock Art Site. Today, Montrose is a regional center for health care, retail, and entertainment.



The Black Canyon of the Gunnison near Montrose is, as the National Park Service notes, “big enough to be overwhelming and still intimate enough to feel the pulse of time.” With its steep cliffs and rock spires, the canyon tests hikers while fishermen, boaters, and kayakers find challenges on the river.

Crested Butte is a prominent mountain summit and a beautiful ski area in the West Elk Mountain range of the Rocky Mountains. The 12,168-foot peak is located in Gunnison National Forest, 2 miles northeast of the Town of Crested Butte in Gunnison County. Ski lifts and runs of the Crested Butte Mountain Resort occupy the north side of the mountain. The annual snowfall average is 198.4 inches with the average temperature being only 34.7 °F.



AREA ATTRACTIONS



Palisade is a quaint little town is the heart of Colorado's wine county. Known for lush vineyards, productive orchards, and fine dining, Palisade is an oasis right off the Colorado River and I-70. With fantastic high desert views, fresh produce, and unrivaled cuisine, Palisade is an agritourism hot spot.

MOAB, UTAH

Home to two of the America's most famous national parks, Moab is less than three hours west through the Paradox Valley and over the La Sal mountains.

Arches National Park, located just five miles north of Moab, boasts the world's largest concentration of natural sandstone arches—more than 2,000 in all—along with an awe-inspiring variety of natural geological formations.

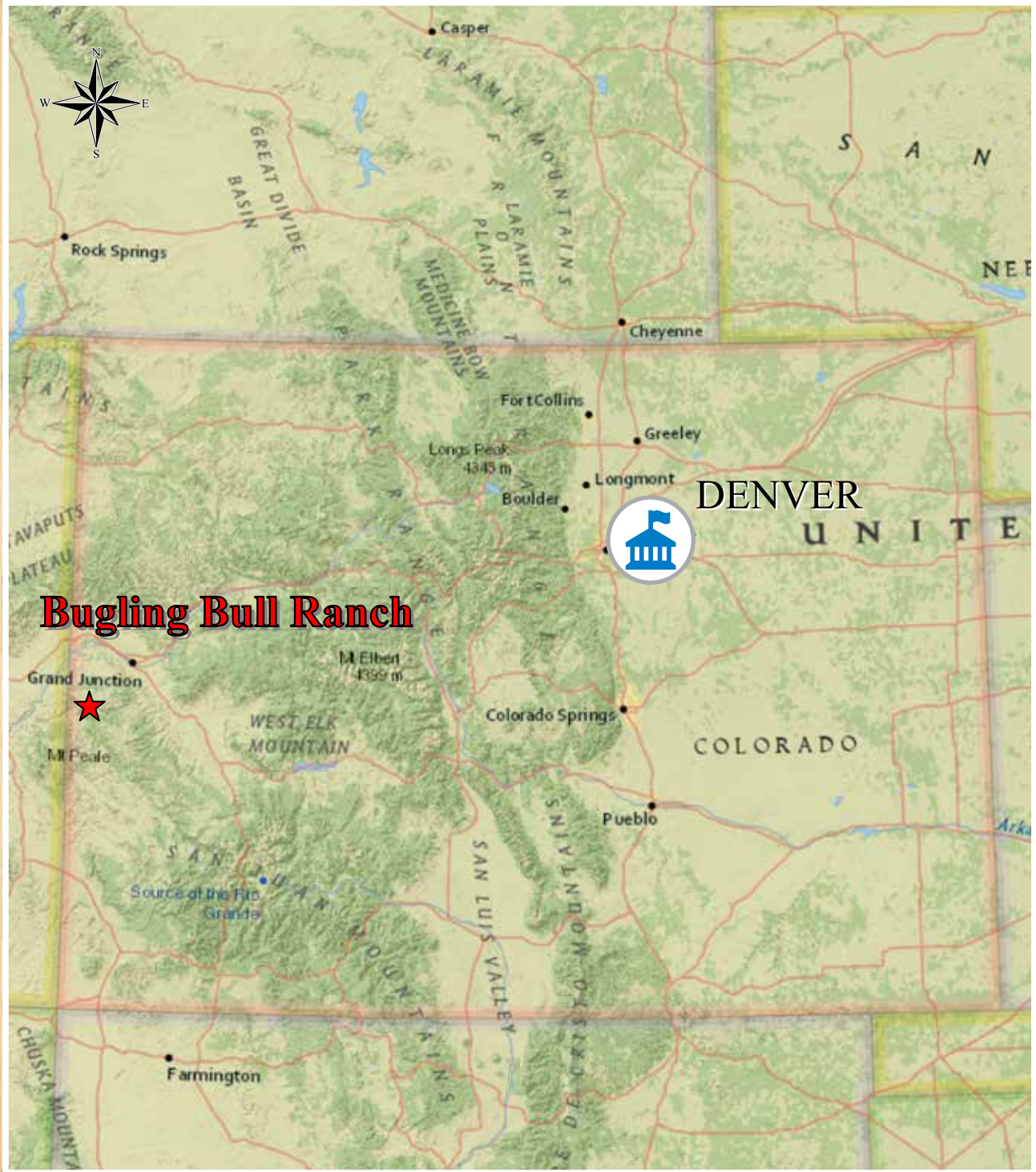


The vastness and amazing diversity of **Canyonlands National Park**, 32 miles from Moab, boggle the mind and offer endless opportunities for hiking, camping, and whitewater rafting through Cataract Canyon.



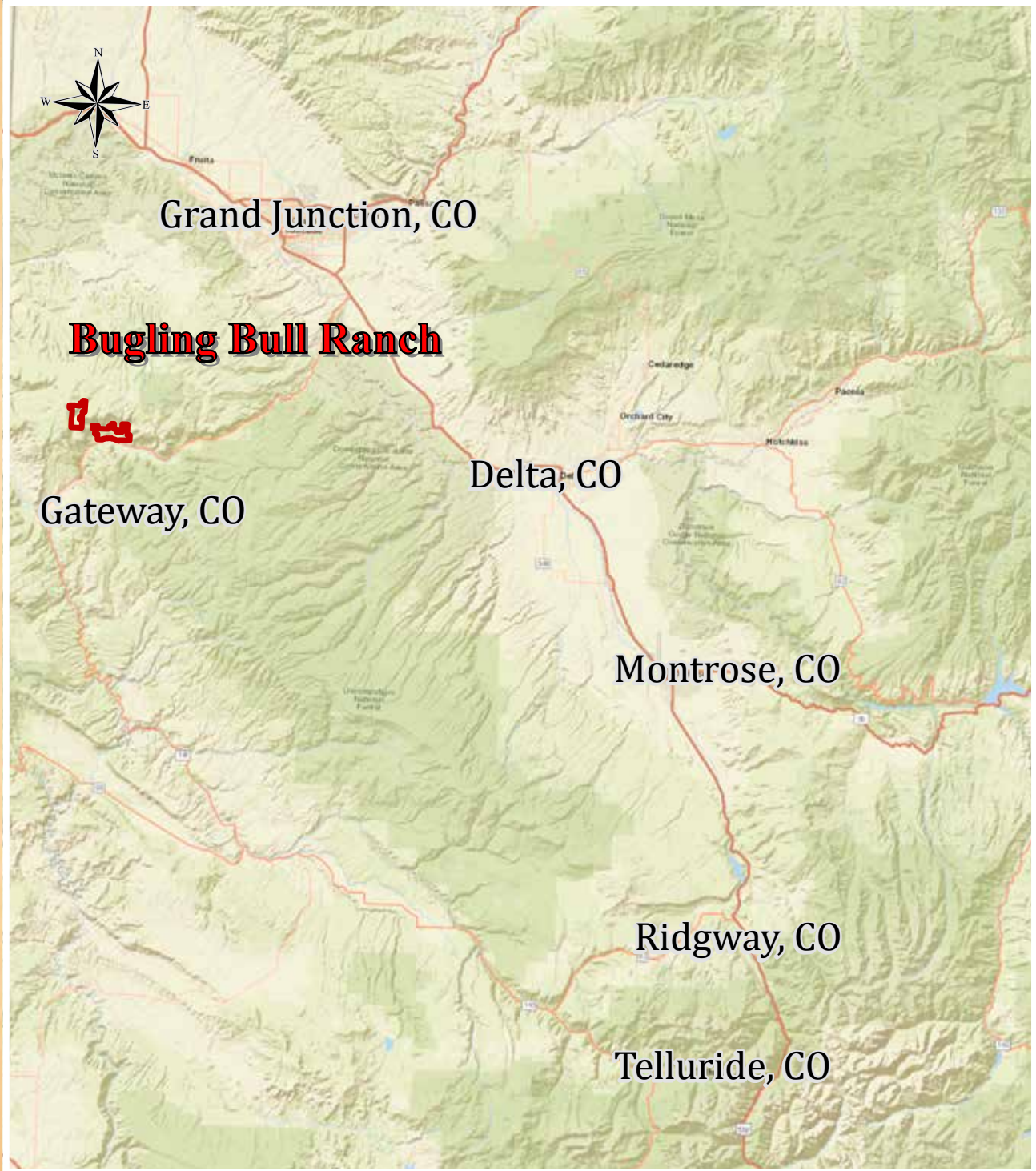
Historic and happening, **Telluride** is home to superb winter skiing, a thriving cultural arts scene, world-class restaurants, and more than a few artists, writers, and actors. A former mining town named after tellurium, a metalloid element never actually found here, Telluride is today at the center of southwestern Colorado's cultural and winter sports scene. A free gondola connects Telluride to Mountain Village at the base of the ski area.

STATE MAP



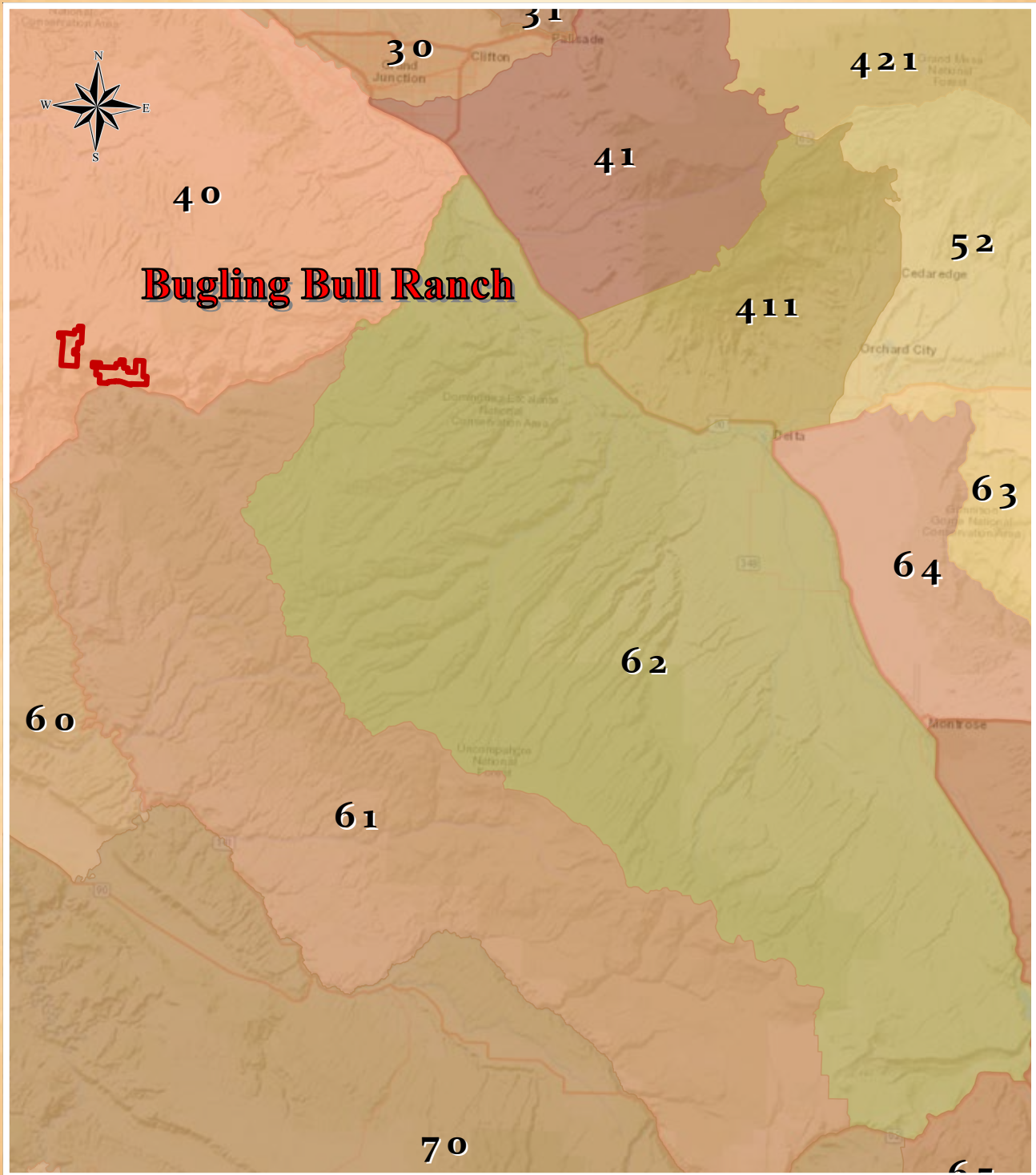
MAPS BY: LAND INFORMATION SYSTEMS LLC | 970.209.4400

REGIONAL MAP



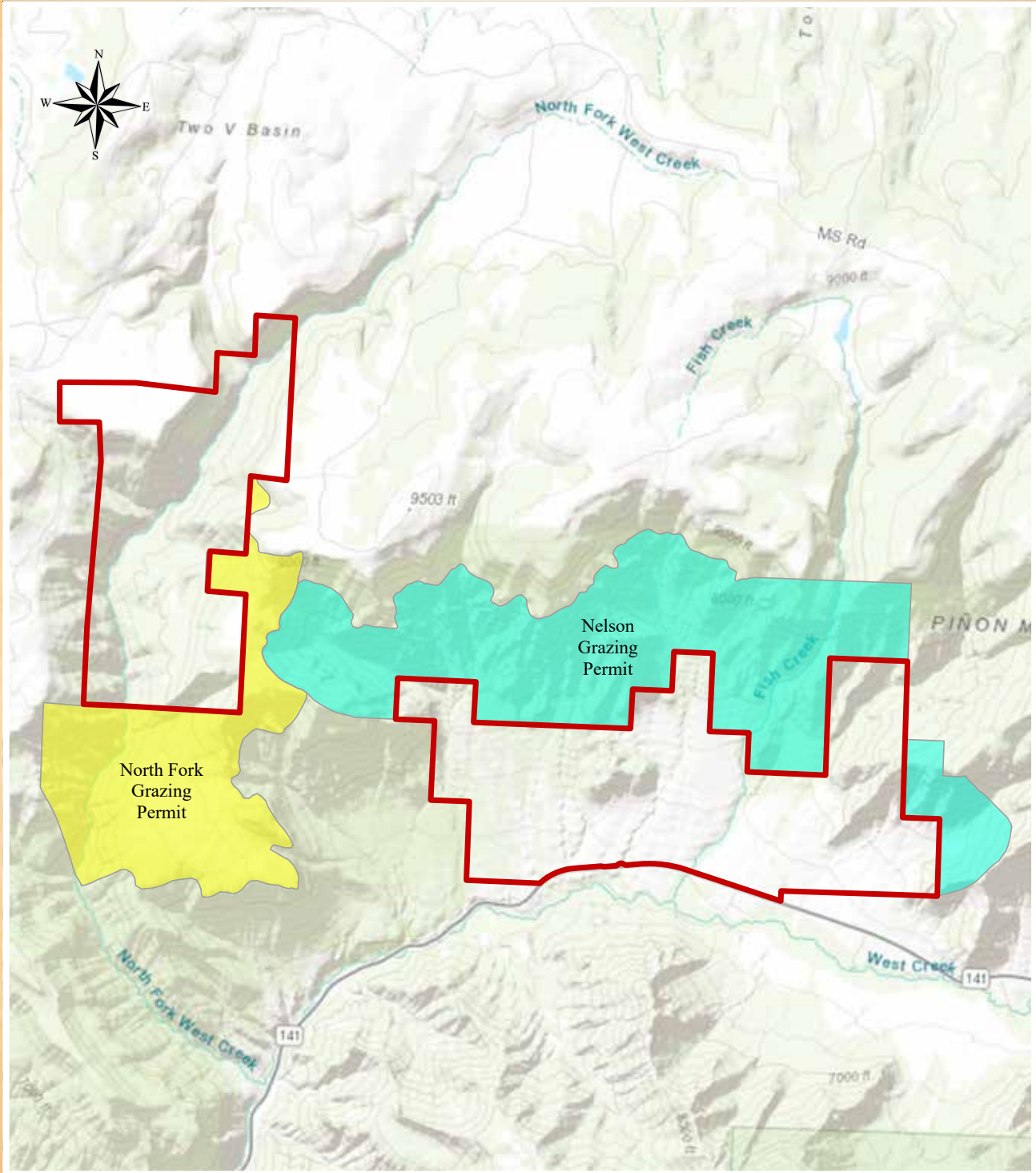
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GAME UNIT MAP



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GRAZING PERMIT MAP



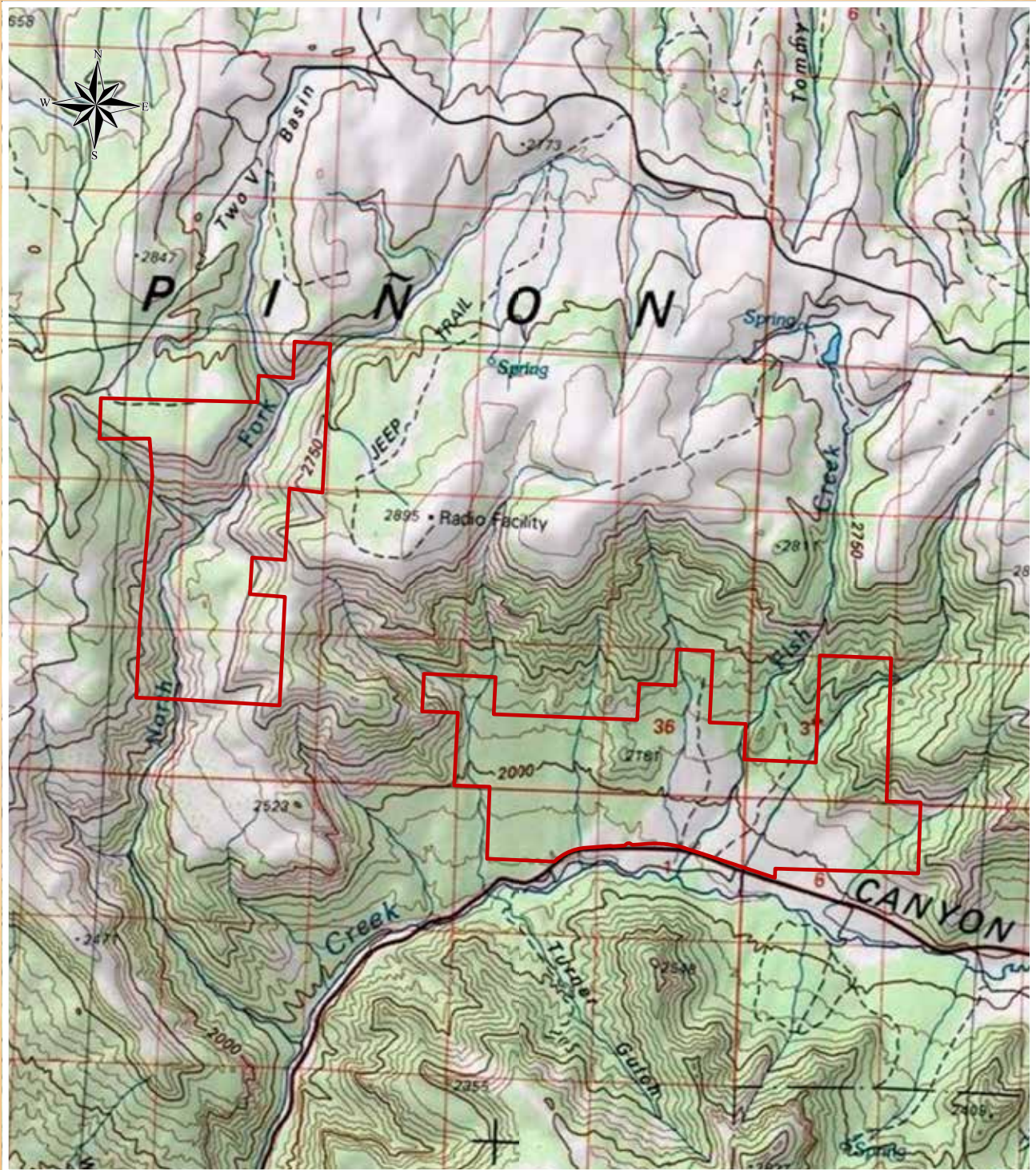
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LOCATION MAP



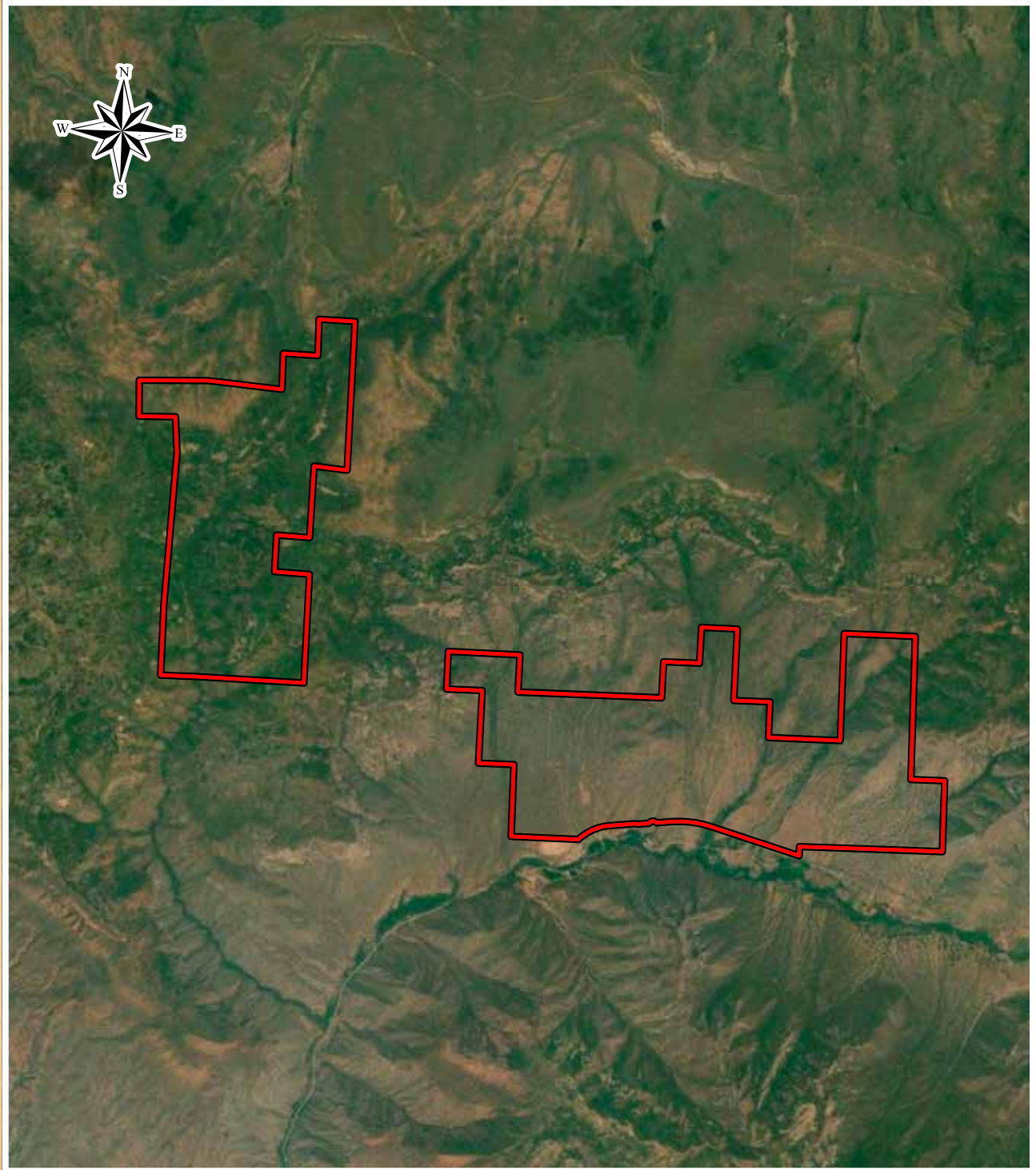
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TOPOGRAPHICAL MAP



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AERIAL MAP



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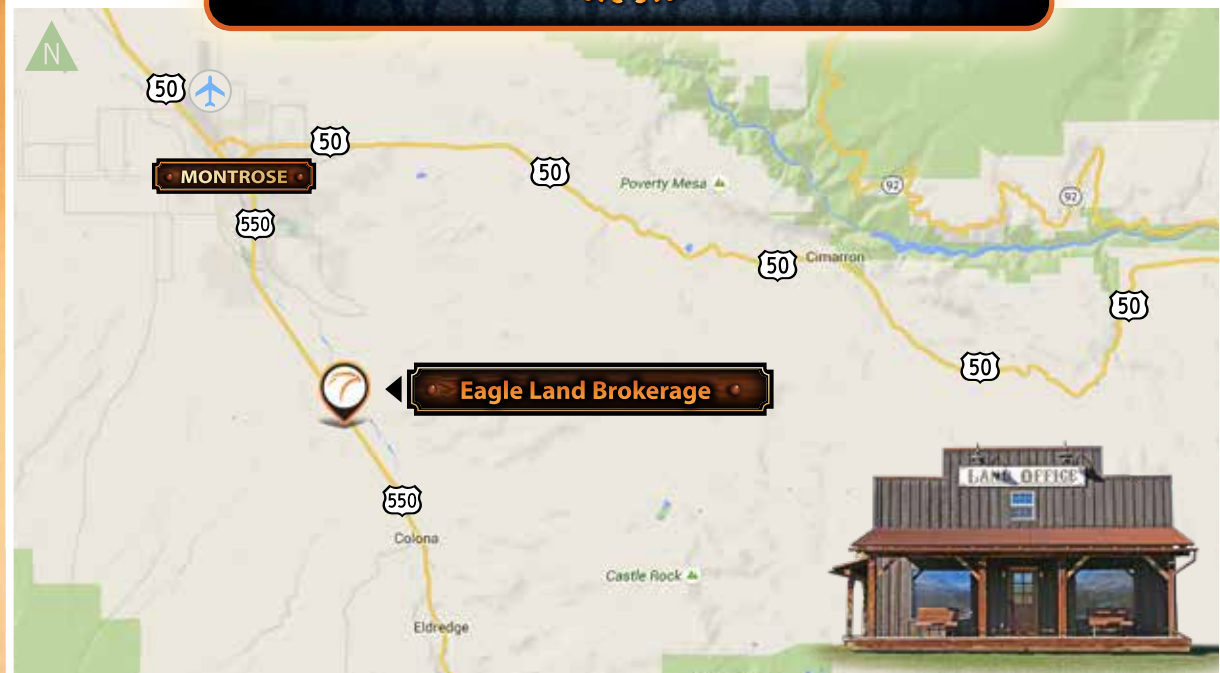
EAGLE LAND BROKERAGE

Often times it is hard to describe in words the beauty of Western Colorado and all that it offers. From the rugged snow-capped peaks of the Rocky Mountains, to the lush green farms that cover the valley floor, it's easy to say there is nowhere else like it on earth. It's truly a place of un-surpassing beauty and life.

For the past 25 plus years we have had the honor of helping our clients become a part of this incredible place we call home. Eagle Land Brokerage was established with a very simple philosophy: we would be a Real Estate Company that focuses on our clients' buying and selling needs of ranch and recreational properties in Western Colorado and that we would provide them with the best possible information, service and experience the ranch market has ever seen. Our clients will testify ... we have reached our goal! We look forward to earning your business.

While it took some time to get established, this unique Colorado ranch real estate office has been responsible for some of the largest land transactions in the region. Our closed sales now rival a half billion dollars. **A lot of brokers claim to be ranch specialists - our numbers prove we are the ranch specialists.**

OFFICE LOCATION: 21263 HWY 550, MONTROSE, COLORADO



JOSEPH BURNS	C: 970.209.4400	JOEY@EAGLELAND.COM
BRYAN WALCHLE	C: 970.209.7500	BRYAN@EAGLELAND.COM
REESE LOVELL	C: 479.209.0060	REESE@EAGLELAND.COM



WHAT IT MEANS TO BE AN



MEMBER BROKER

American Farm & Ranch is a team of highly successful marketing and land specialists whose sales rank in the Top 10 nationally. They enjoy exceptional growth due to the quality of service and the value they create for buyers and sellers of rural real estate. **Eagle Land Brokerage** is proud to be part of the team.

The American Farm & Ranch website design offers an uncluttered, refined approach that allows visitors to search for rural real estate with high-resolution photography, mapping and video presentations without the bombardment of advertisements.

The Member Brokers consistently achieve strong and measured results by working with qualified buyers and bringing the best rural properties to market.

Their broker network, leadership within industry organizations and marketing finesse complement their integrity, honesty and thoroughness in representing buyers and sellers of rural real estate. Their ever-growing national presence places the American Farm & Ranch (AFR) Member Brokers at the forefront of the market. Globally and domestically, AFR is setting the new standard for serving the rural real estate community.

From agricultural farms and livestock ranches, to equestrian estates, sporting properties, timber land and recreational ranches, the AFR Member Brokers are changing the way rural real estate is sold.

AN ALLIANCE OF THE COUNTRY'S BEST BROKERAGES

FARM & RANCH CATEGORIES

American Farm & Ranch and their Member Brokers have created a system for categorizing rural real estate. This system is designed to help buyers find exactly what they are looking for using six simple categories. The categories are **EQUESTRIAN, RECREATION, TIMBER, SPORT, RANCH** and **FARM**. Some properties may only fit into one category whereas others may fit into a few or even all the categories.

The colored blocks below represent the six different categories.



BUGLING BULL RANCH

The Bugling Bull Ranch fall mainly into the following categories:

Recreation, Sport, Ranch and Farm.



In Colorado, Buyers should be aware that different real estate brokerage relationships are available which include seller agency, buyer agency or transaction-brokerage.

BROKERAGE DISCLOSURE TO BUYER

DEFINITIONS OF WORKING RELATIONSHIPS

SELLER'S AGENT:

A seller's agent (or listing agent) works solely on behalf of the seller to promote the interests of the seller with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the seller. The seller's agent must disclose to potential buyers all adverse material facts actually known by the seller's agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the seller.

BUYER'S AGENT:

A buyer's agent works solely on behalf of the buyer to promote the interests of the buyer with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the buyer. The buyer's agent must disclose to potential sellers all adverse material facts actually known by the buyer's agent including the buyer's financial ability to perform the terms of the transaction and if a residential property, whether the buyer intends to occupy the property. A separate written buyer agency agreement is required which sets forth the duties and obligations of the broker and the buyer.

TRANSACTION-BROKER:

A transaction-broker assists the buyer or seller or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction without being an agent or advocate for any of the parties. A transaction-broker must use reasonable skill and care in the performance of any oral or written agreement, and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a buyer's financial ability to perform the terms of a transaction and if a residential property, whether the buyer intends to occupy the property. No written agreement is required.

CUSTOMER:

A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party's agent or as the party's transaction-broker.

Please contact Eagle Land Brokerage for a complete discussion of potential working relationships for this property. A written relationship disclosure will be provided to a prospective buyer prior to engaging in brokerage activities as defined by the Colorado Real Estate Commission.



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Joseph Burns of Eagle Land Brokerage is the exclusive agent of the Sellers. | 970.209.4400 | JOEY@EAGLELAND.COM

Eagle Land Brokerage is acting as a Seller's Agent and will cooperate with other agents acting as a Transaction Broker or Buyer Agent only.

NOTICE: Offering is subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of purchase by owner. Information regarding land classifications, acreages, carrying capacities, potential profits, etc., are intended only as general guidelines and have been provided by sources deemed reliable, but whose accuracy we cannot guarantee. Prospective buyers should verify all information to their satisfaction. Prospective buyers should also be aware that the photographs in this brochure may have been digitally enhanced and may simply represent the view from the property or local area attractions or locations.



JOSEPH BURNS		C: 970.209.4400		JOEY@EAGLELAND.COM
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