

SNOWMASS FALLS RANCH



HALL AND HALL®

Dedicated to Land and Landowners Since 1946



THE ULTIMATE MOUNTAIN ESCAPE







BREATHTAKING SCENERY

AN AWE-INSPIRING VALLEY nestled at the base of towering mountain peaks, highlighted by waterfalls, meadows, aspen groves and conifer forests. This is an idyllic setting where tumbling streams converge and timbered hillsides give way to verdant meadows. Local landmark Mount Daly dominates the view from the ranch headquarters. A fortuitous bend in the valley brings additional peaks into view, including Clark Peak and Snowmass Mountain. It is an incredible setting for a multitude of activities - fishing, hunting, riding, hiking, ranching, entertaining, or just relaxing.



BACKYARD WILDERNESS

FOR ITS FORTUNATE OWNERS, the ranch is a gateway to the surrounding Maroon Bells–Snowmass Wilderness. This 181,535-acre wilderness area has over 100 miles of trails and 6 of Colorado’s peaks over 14,000 feet, accessible right from the property. There are no roads or vehicles allowed in the wilderness, it is open to foot and horse travel only. This is not only an enormous playground, but serves to protect and buffer the ranch from the outside world.

UNMATCHED LOCATION



THIS UNIQUE PROPERTY is only minutes from Snowmass and Aspen, yet is worlds away. So unexpected that such a beautiful valley exists so close to the extensive development that has occurred in the area, yet remains pristine and untouched today.

ASPEN / SNOWMASS LOCALE

- The top summer and winter resort destination in the world
- The town of Aspen is nine miles due east of the property
- Snowmass ski slopes are only half a mile from the front gate
- Snowmass is the largest and most visited of the four Aspen/Snowmass ski resorts
- Commercial airport, Whole Foods, shopping, dining, and nightlife are all within 30 minutes of the property

SNOWMASS FALLS RANCH DETAILS

- County Road ends at the 650± deeded acre property
- Diverse setting of meadows, aspens, and conifer forests
- Bisected by multiple creeks with waterfalls, rapids and pools
- Surrounding the ranch is 283 square miles of undeveloped wilderness with no roads
- Secluded valley that is on the edge of the developed world, yet a gateway to extensive wilderness



SNOWMASS

**SNOWMASS FALLS
RANCH**

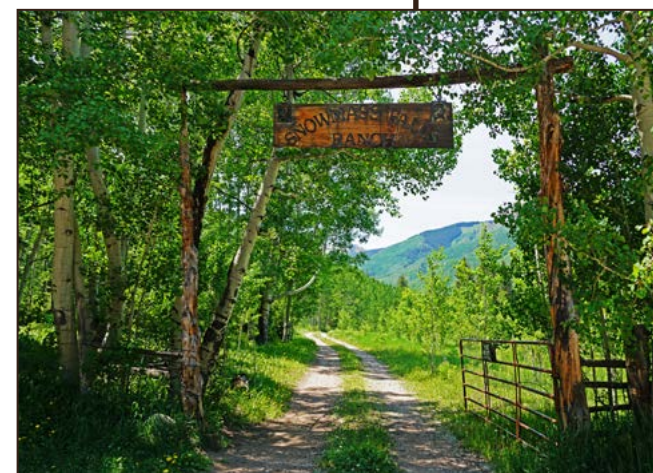
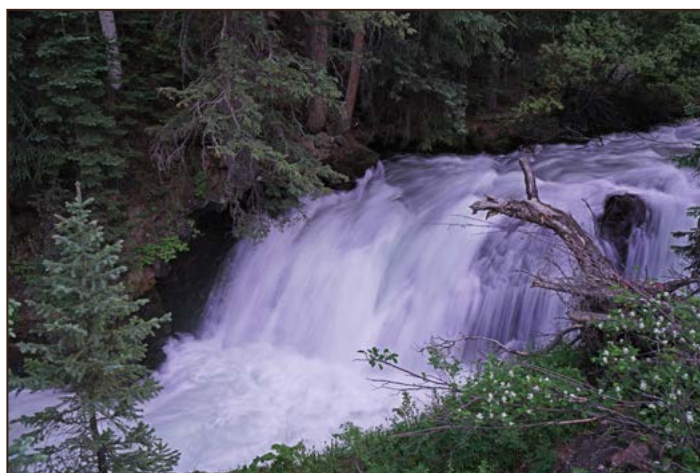
**SNOWMASS
VILLAGE**



EXCEPTIONAL PRIVACY



SNOWMASS FALLS RANCH is the last privately owned property in the upper Snowmass Creek valley. The access road ends at the front gate, and beyond the ranch is the Maroon Bells - Snowmass Wilderness. This creates a desirable end-of-the-road setting where you do not see another private landowner, only stunning mountain views in every direction. And since the ranch is surrounded by untouched wilderness, it feels much larger than the deeded acreage – in fact over 100,000 acres of the surrounding wilderness is visible directly from the property.

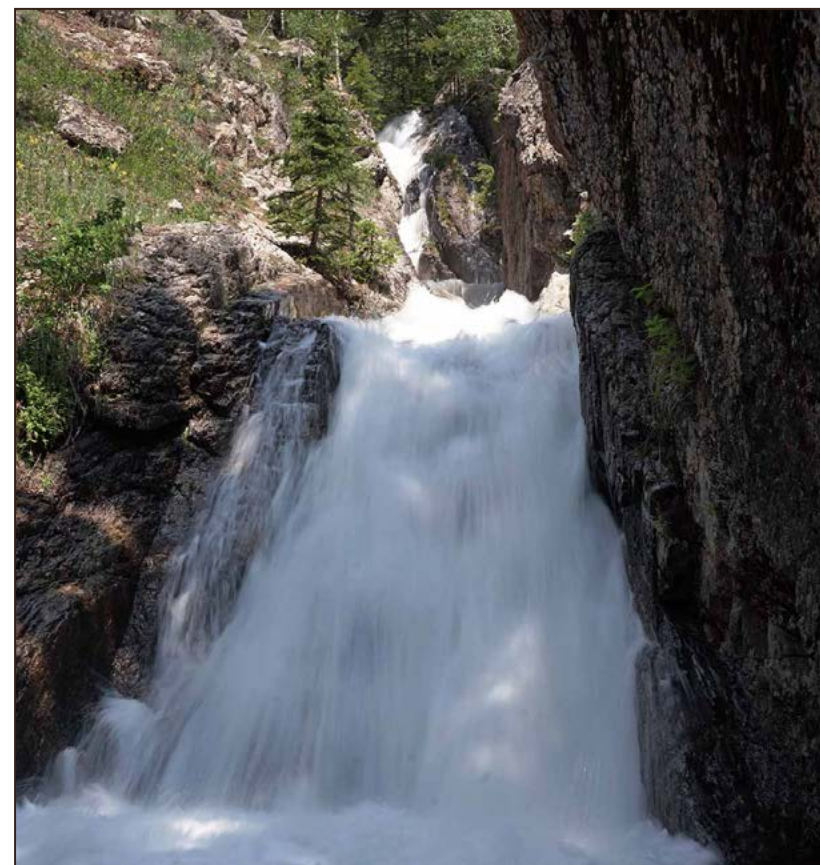


WATER IN ABUNDANCE





SNOWMELT FROM THE MASSIVE PEAKS and ridges above the ranch provide an abundant supply of water throughout the year. Snowmass Creek and West Snowmass Creek converge on the property. There are waterfalls on each stream, including the namesake Snowmass Falls. Ranch meadows are irrigated by senior water rights out of the creeks dating back to the late 1890s. Augmenting the aesthetic and agricultural uses, the extensive live water on the ranch provides recreation in the form of fishing for wild trout in the creek and beaver ponds.



LEGACY OF STEWARDSHIP





THE RECORDED HISTORY of Snowmass Falls Ranch dates back over a century to when Ms. Kate Lindvig acquired the property from the US Government in 1906 through the Homestead Act. She ranched it for decades and ultimately sold to the Perry family in 1943.

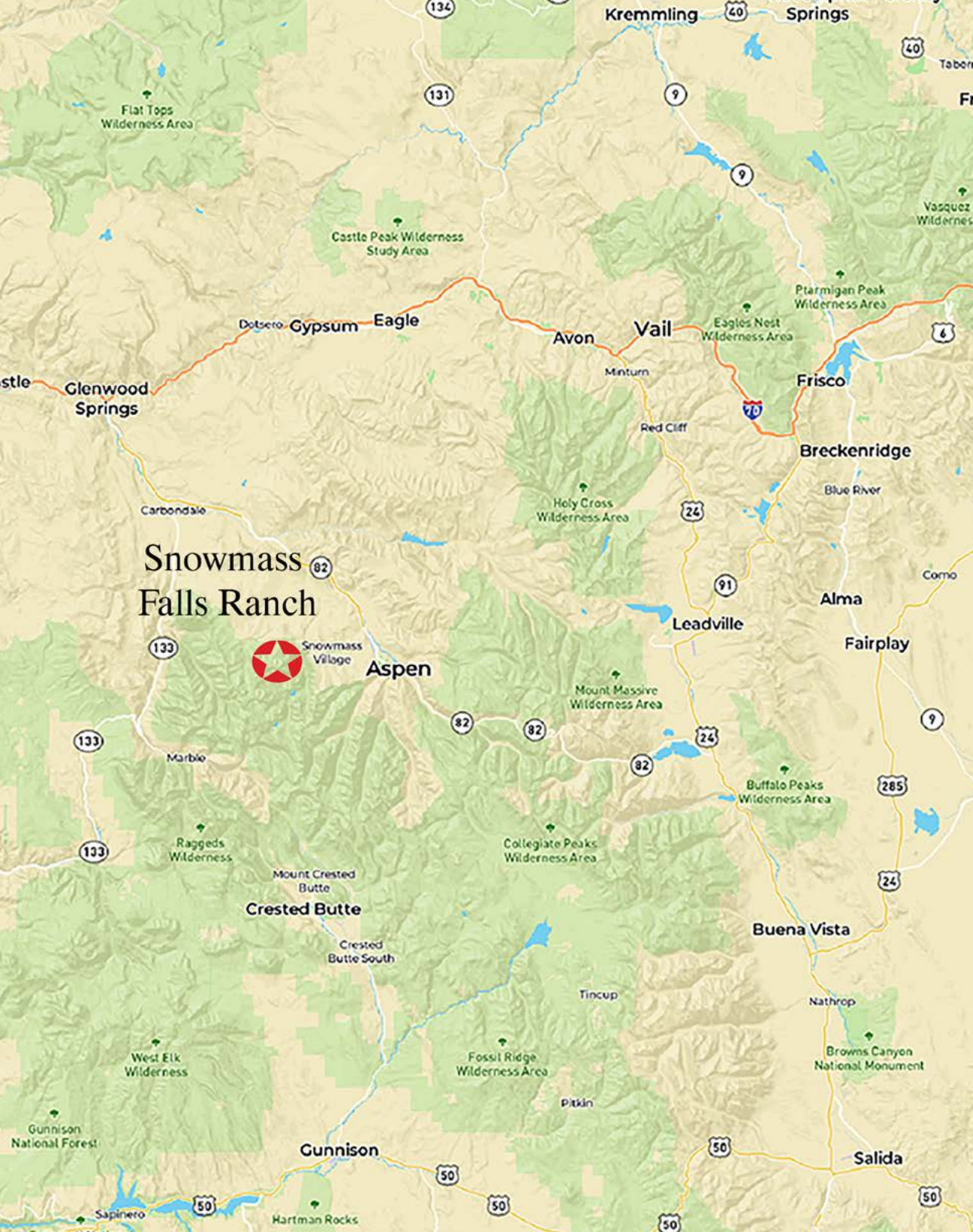
OVER THE 78 YEARS that the Perry family has owned the ranch, the Aspen/Snowmass area has seen intensive development. The Perrys have been good stewards of the land and kept the property relatively unchanged. Several historic off-grid cabins remain in use today. Although the Perry family has considered conservation easements to preserve the pristine setting and protect its extraordinary wildlife habitat, no such encumbrances have been placed on the ranch. The sum of their efforts is this extraordinary property that has served as a gathering place for multiple generations of the family – a true legacy in every sense.





BROKER'S COMMENT

Snowmass Falls Ranch is for the family seeking spectacular mountain scenery and seclusion in close proximity to the highest level of resort amenities. This is the ultimate mountain retreat – It's a 10 in beauty, a 10 in seclusion and a 10 in location. It is exceedingly rare to find this combination in one property. Truly there is nothing else like it.



PRICE

\$50,000,000

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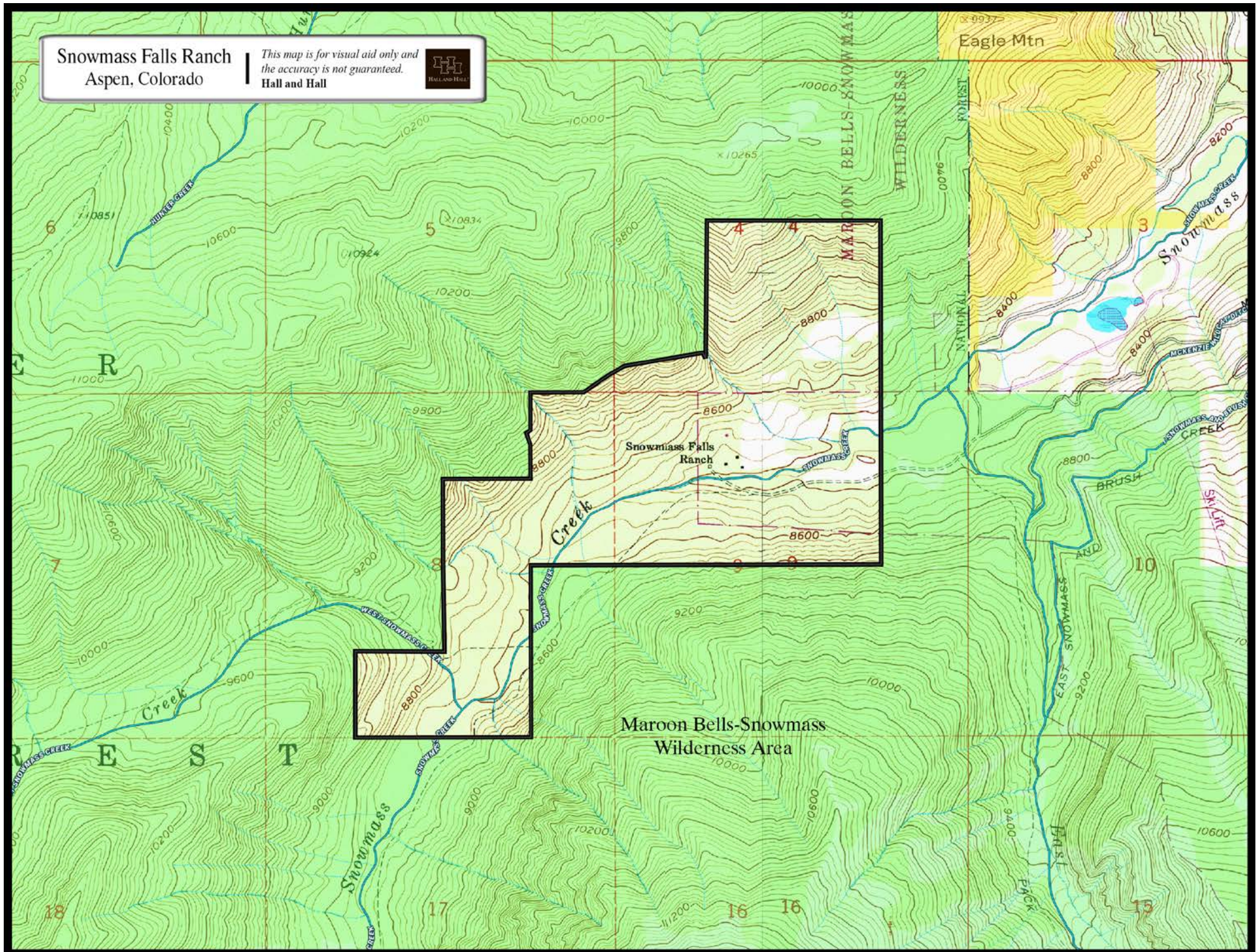


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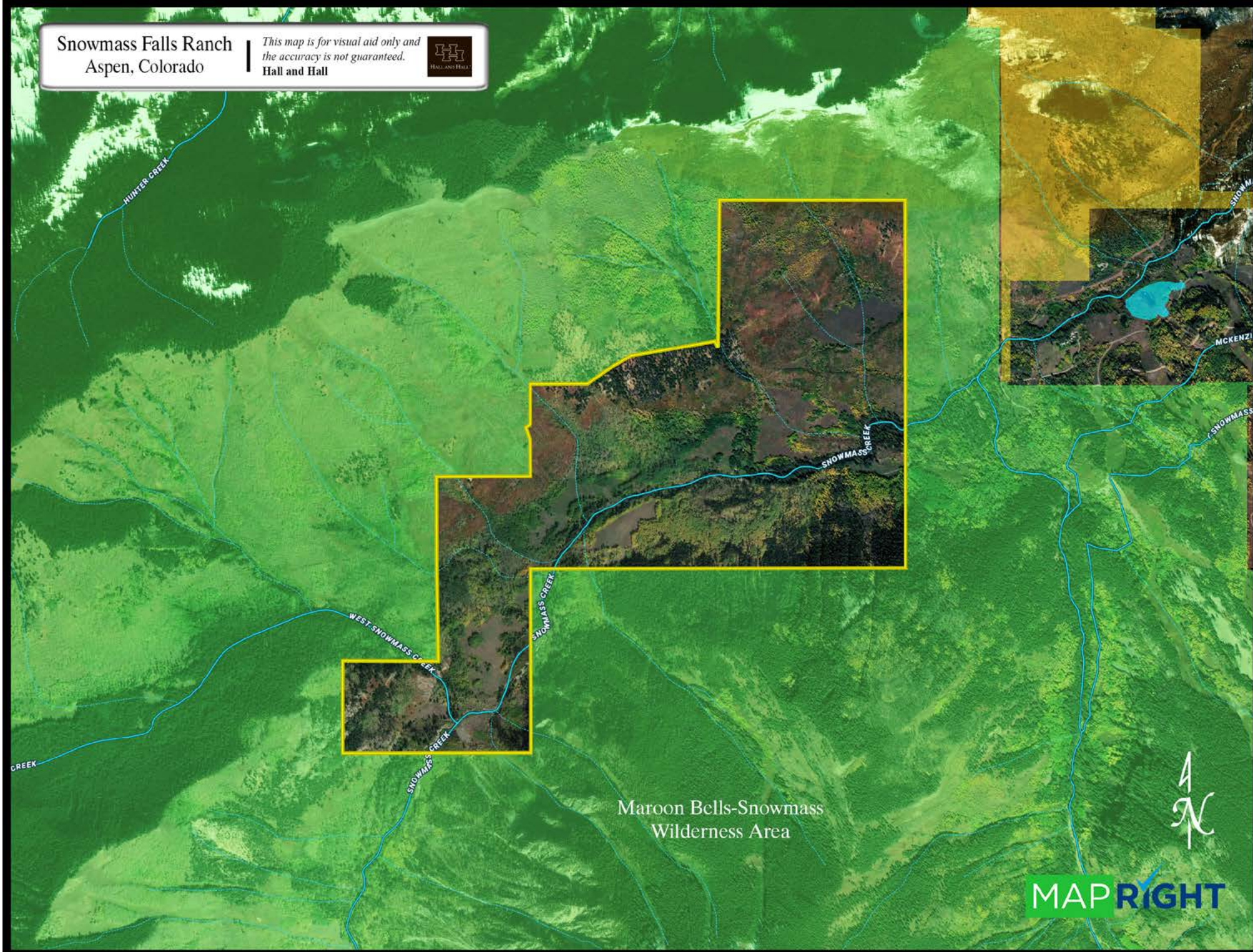
Snowmass Falls Ranch
Aspen, Colorado

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Maroon Bells-Snowmass
Wilderness Area



MAPRIGHT

Snowmass Falls Ranch
Aspen, Colorado

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