



ANTERO MOUNTAIN RANCH



Offered by



JEFF POST, GRI, CDPE, BROKER/OWNER

Office: 719.539.6682 Cell: 719.539.8909

e- mail: post@firstcolorado.com

Visit our website: www.FirstColorado.com

THE PROPERTY







**Unique
Chalk Cliff
Views**



The Cabin





The 160 acres of Antero Mountain Ranch, at the base of Mount Antero, are completely surrounded by the scenic beauty of the San Isabel National Forest in the heart of the Colorado Rocky Mountains. Alpine meadows

liberally sprinkled with wildflowers intertwine with stands of stately pines, blue spruce, and delicate aspens. The bubbling waters of Eddy Creek run throughout. The distinction of the ranch lies in its easy drive through the National Forest, with great year round access, as well as underground electric and phone.

Many trails, high mountain lakes, waterfalls, and breathtaking scenes of beauty are directly accessible from the Ranch's gated entrance. Paradise for horseback riders, photographers, hunters, hikers, mountain bikers, or those who want tranquility among the splendor of pristine forests, snow-capped mountain peaks, and unrivaled Colorado blue sky.



No matter what your recreational passion, find it at Antero Mountain Ranch itself or in the National Forest directly surrounding the property right outside the gate.

Wherever you are on Antero Mountain Ranch, there are postcard perfect views. The views from the Ranch of Mount Princeton and the Chalk Cliffs are unsurpassed.

THE LOCATION



Antero Mountain Ranch is located in Chaffee County, Colorado ~ home to the most 14,000 foot peaks in the contiguous United States. Take the short drive from the Ranch to Highway 285. There you will find yourself half way between Buena Vista and Salida, Colorado. A 20 minute drive north takes you to Buena Vista and graces you with views of the rugged Collegiate Peaks and the rushing waters of the Arkansas River. Buena Vista, Spanish for “beautiful view.” No matter which direction you go, you get exactly that—beautiful views.

Buena Vista has the closest airport with commercial air service, capable of accommodating small jets. Larger commercial service is found at Colorado Springs, Colorado, approximately 2 hours from Buena Vista, or at Denver International Airport, approximately 3 hours away.

A 20 minute drive south, and you are in Salida, Colorado. Salida is the county seat for Chaffee County, and is home to Historic Downtown Salida, the state’s largest downtown historic district. Salida’s downtown houses many fine art galleries, restaurants, and shops.

Chaffee County has been dubbed the “Banana Belt” of Colorado, due to its relatively mild climate and over 300 days of sunshine. The life blood of the county, the Arkansas River is known for its world class whitewater and gold medal trout fishing. Boaters come from all over the United States and abroad to try to tame its rapids.

The renowned Colorado Trail, part of which borders Antero Mountain Ranch on two sides, has long been a destination for those who want to experience some of the finest backcountry Colorado has to offer.

THE HISTORY



John and Charles Eddy bought the property, now known as Antero Mountain Ranch, in 1887 from John Pledger, who originally homesteaded the property in 1886. The brothers would bring cattle from their ranch in New Mexico (Eddy County, New Mexico is named for them) north to Colorado to sell to the miners and move what was left of the herd to another ranch they owned in South Park, Colorado. The Eddy Brothers original cabin continues to weather time and may be found about a quarter mile off the property line.



The Narrow Gauge Railroad was, at one time, a vital part of the history and expansion of this area. The railroad ran through the area just northeast of Antero Mountain Ranch on its way to the mining towns of Hancock and St. Elmo. Remnants of track can still be seen.



Approximately 13 miles from the Ranch, pieces of history lie scattered among the evergreen forest. These bits and pieces give testament to what was once Hancock, Colorado.

St. Elmo, however, 8 miles to the west, is still being restored. Visitors may view the buildings of a bygone era. The old schoolhouse and the American House Hotel Parlour are a couple of these buildings. Take a stroll through the General Store for a souvenir, feed the chipmunks, or just pick out site after site that begs to be photographed.

If you choose to leave the trails of Antero Mountain Ranch, there are many hiking trails and roads open to ATV's to explore no matter which direction you head out.

THE HOME



The rustic, yet spaciously comfortable, log-sided 2800 SF lodge-style home is itself a part of the beauty of Antero Mountain Ranch. Finely crafted and strategically built to enjoy every aspect of this unique mountain retreat. The main level is comprised of 1800 square feet, lower level is 1000 square feet, of quality craftsmanship. Exterior doors, with gorgeous stained glass, allow access to decks where you can breathe in fresh mountain air and envelope yourself in the wonder of nature. Every window frames an unforgettable view.

The great room, with its wood stove, rock hearth, and log mantel, beckons you to spend time. The cathedral ceilings with their log beams, the aspen tongue and groove, and the designer, earth tone colors all blend together to create a lodge-style atmosphere. There are a total of four bedrooms and three baths. The main level master suite provides a private area inside and out with its own deck access with views and a perennial rock garden.



THE HOME



Another roomy bedroom and bath with a walk-in, tiled shower are also on the main level. This level has hot water baseboard heating as well as the wood stove.

The lower level encompasses two more bedrooms, a bath, and a Swiss-style sauna. A great place to be after a day of hiking or snowshoeing. The lower level has in-floor heat. It may also be accessed through the attached 2-car garage.



THE EXTERIOR

The 160 acres of Mount Antero Ranch is fully fenced. A newly built pole corral and a tack shed await your horses.

The marked riding/hiking trails have been cleared of deadfalls and trees have been trimmed. There has been meticulous detail given to the grounds surrounding the home. Enjoy the open landscape and views from the back patio or the front porch.

A log chicken coop and a log storage shed are also on the grounds. An unfinished log-sided building could be used to park an RV or hay storage. It has large bay doors and windows, so it could be finished as a guest cabin.



Near the new well, there has been a site cleared. From this site, there are majestic mountain views. Build your dream Colorado home, or a guest cabin. An area has been cleared for the electric line to be laid.



YEAR ROUND ENJOYMENT



Step outside any doorway of Antero Mountain Ranch and your recreational enjoyment begins. The well maintained trails throughout the property are ready to lead you to beautiful vistas, shady spots under towering ponderosa pines, and pockets of sunshine filled meadows.

Horseback riding or ATV'ing are ideal ways to see all that the Ranch has to offer. Spend some time viewing the far reaches of this pristine mountain property and you will fall in love.

For more adventure, ride or hike into San Isabel National Forest and the Colorado Trail.

View nature in all its glory on a crisp fall day when the aspens color the landscape with their deep hues of gold, orange, and red.

Plenty of photographic opportunities as you snowmobile or snowshoe through crisp white snow and look out at the bright Colorado blue sky.





The diversity of wildlife found on Antero Mountain Ranch and the surrounding National Forest creates an ultimate photography or hunting experience. The Ranch is located in Hunting Unit #56. Migrating elk and deer herds can be seen from various points throughout the ranch. The south side and behind the property is near-exclusive. It is open to horseback or foot traffic only. This allows the owner to hunt in an area rarely accessed by other hunters. Additional hunting opportunities include black bear, mountain goats, big horn sheep, and mountain lion. For those who prefer birds, there are wild turkeys, ptarmigans, and blue grouse.



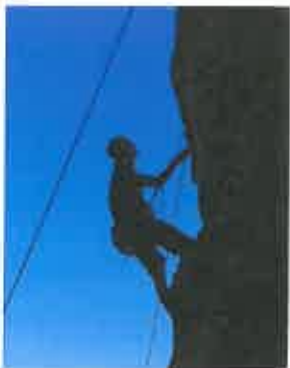
PURE ENJOYMENT RECREATION

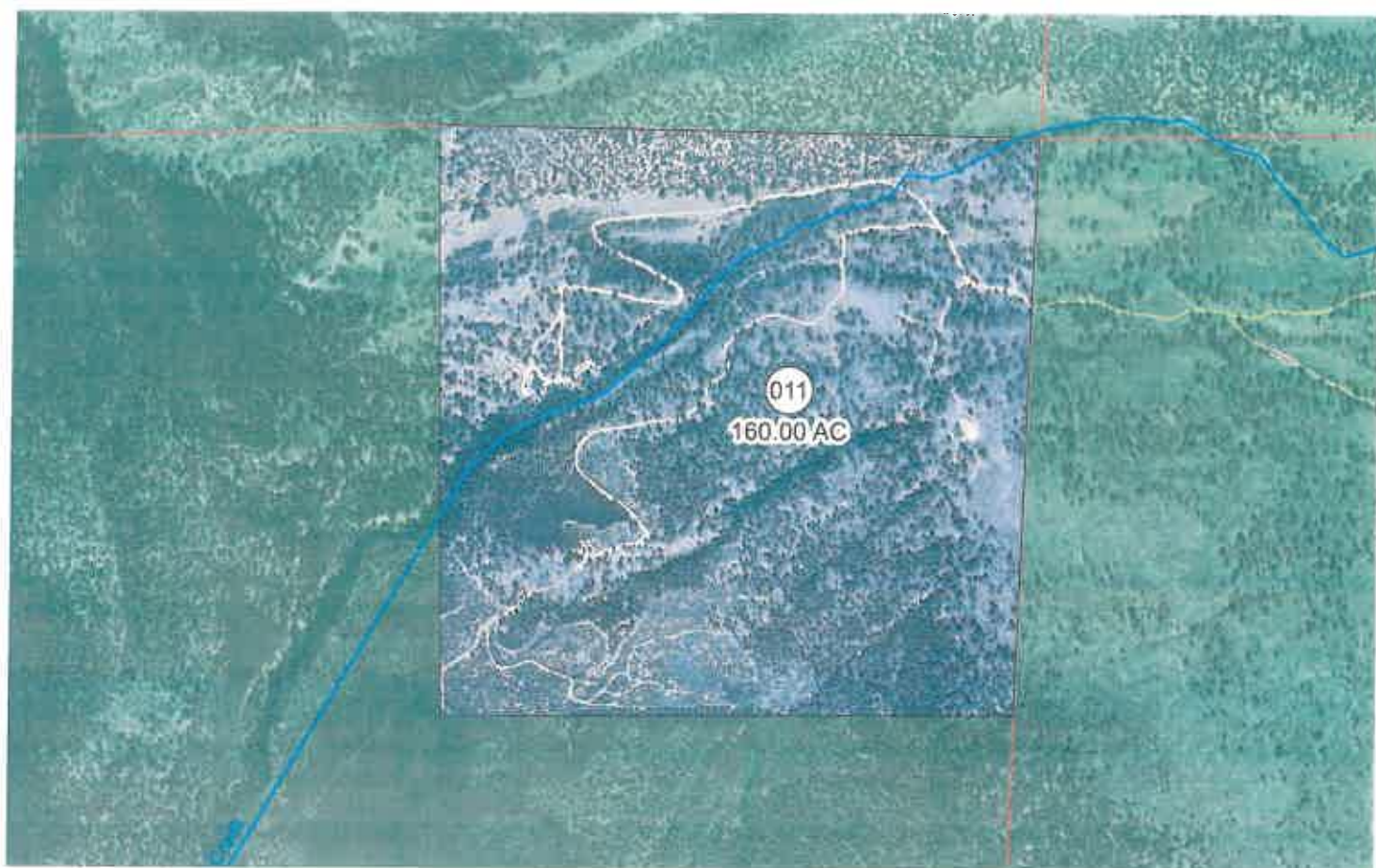


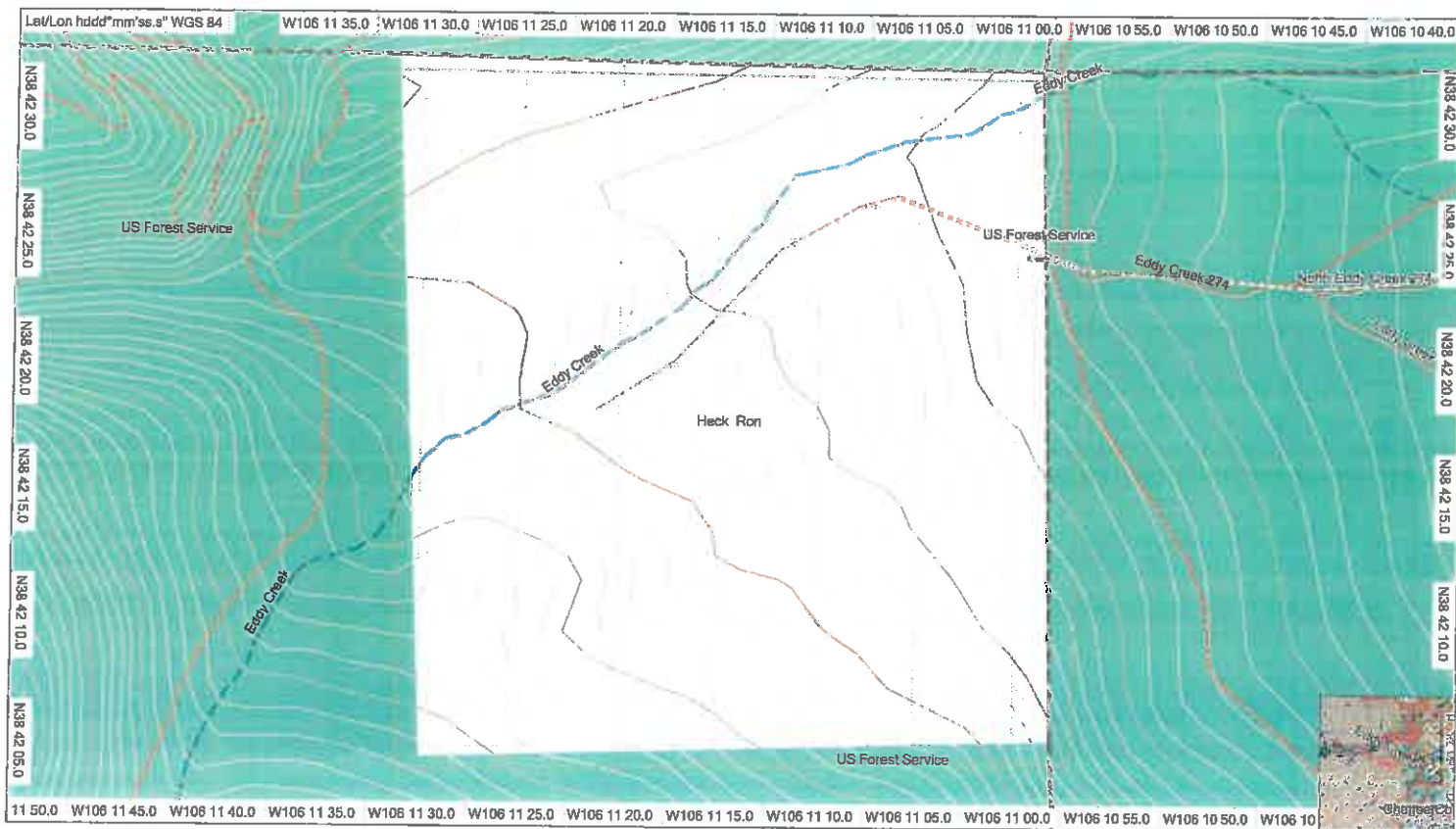
The Arkansas River is just minutes from the Ranch. Not only is it known for its world class whitewater rafting, but also for its gold medal trout fishing. The section of river near the Ranch is one of the top brown trout fishing areas in Colorado.



No matter what your recreational passion is, you can find a place to exercise that passion either at Antero Mountain Ranch itself, or a short drive from the Ranch.





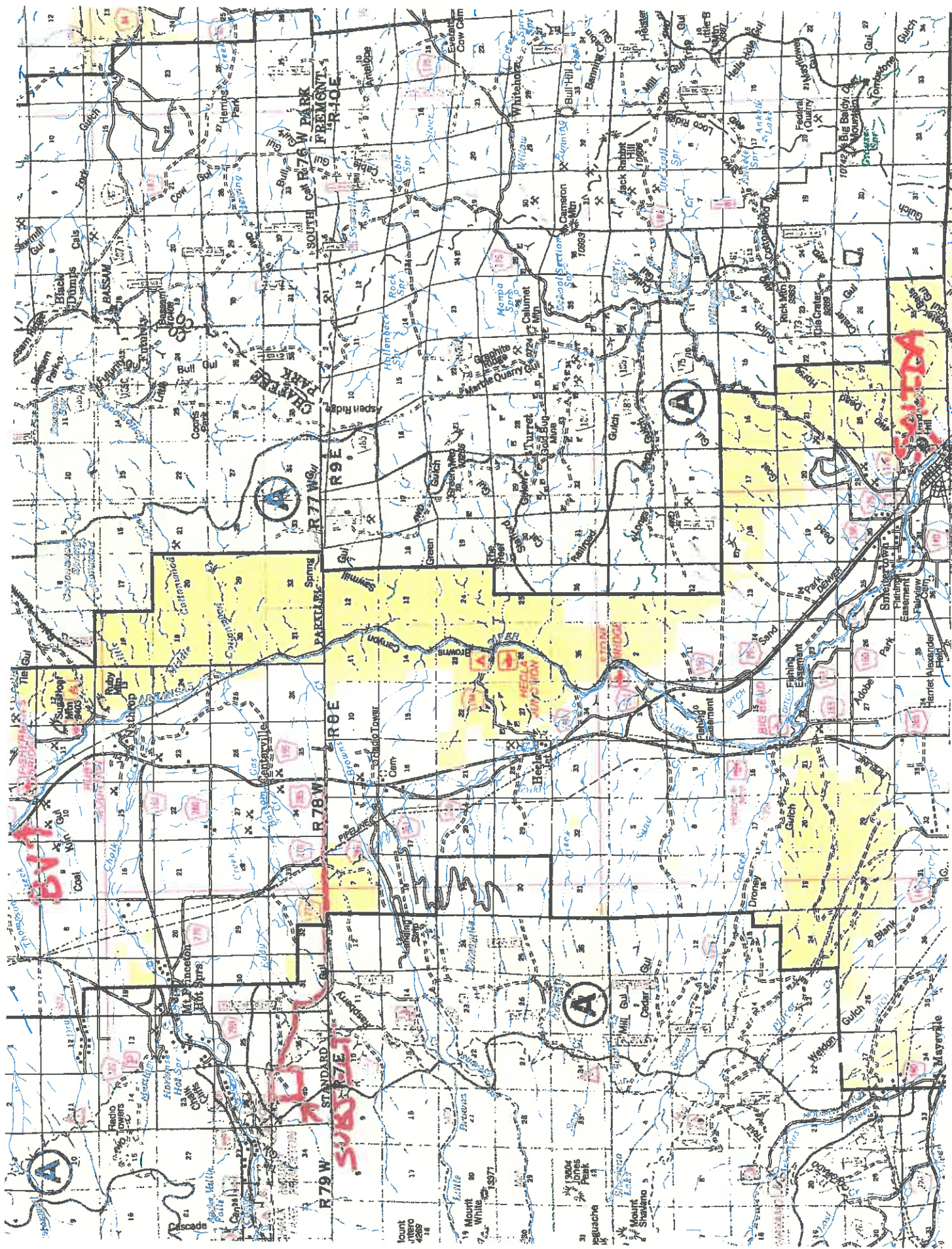


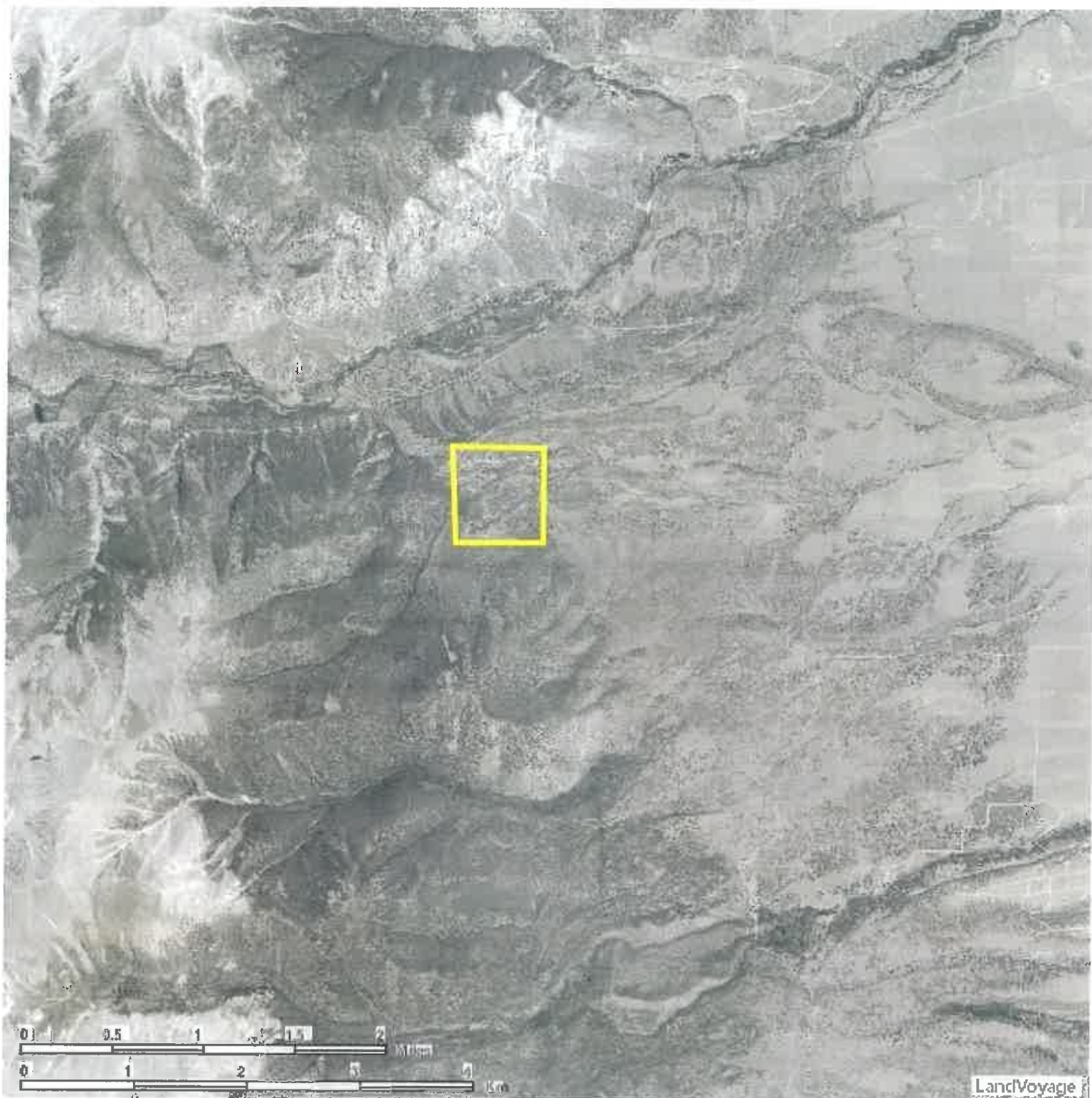
CO_PLAT4GPS
All rights reserved.
©2011 Garmin
©2011 Garmin Mapping & GPS, LLC

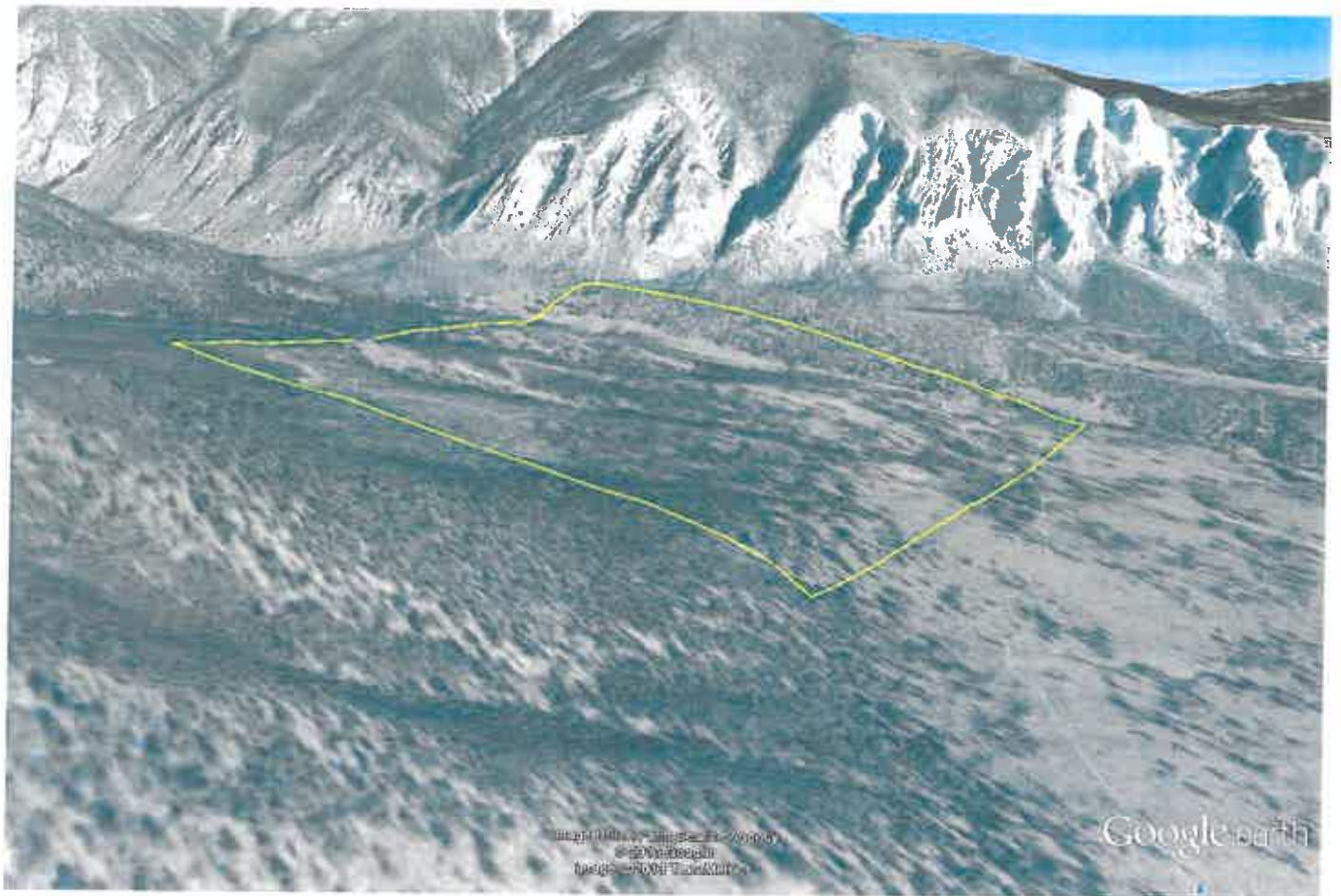
0 ft 250 ft 500 ft 750 ft 1000 ft

GARMIN

1 in = 1000 ft
1:1000







Google earth

miles 2
km 3

Colorado Department of Natural Resources

Colorado.gov | Contact Us

Colorado Division of Water Resources

Colorado's Well Permit Search

Well Constructed

Help

Last Refresh: 4/22/2013 12:00:37 AM

Receipt: 0401564
Permit #: 197395-
Well Name / #:
Designated Basin:
Case Number:
WDID:

Division: 2
Water District: 11
County: CHAFFEE
Management District:

[-] Applicant/Owners History

Date Range	Applicant/Owner Name	Address	City/State/Zip
Unknown - Present	HECK RON & ANN	BOX 634	BUENA VISTA, CO 81211-

[-] Location Information

Approved Well Location:

Q40 NW	Q160 NE	Section	Township	Range	PM	Footage from Section Lines
		35	15.0S	79.0W	Sixth	1200 N 1900 E
Northing (UTM y):		4284758.5		Easting (UTM x):		396537.5
Location Accuracy: Spotted from section lines						

Physical Address

Subdivision Name

City/State/Zip

Filing Block Lot

Parcel ID:

Acres in Tract: 40

[-] Permit Details

Date Issued: 08/14/1996
Date Expires: 08/14/1996
Use(s): DOMESTIC
Special Use: ISSUED UNDER PRESUMPTION 3b-IIA
Aquifer (s): ALL UNNAMED AQUIFERS

Area which may be irrigated:

Maximum annual volume of appropriation:

Statute:

Permit Requirements: Totalizing Flow Meter No Geophysical Log No Abandonment Report No

Cross Reference	Permit Number	Receipt	Description
Permit(s):	28278-MH-	0028278	

Comments:

[-] Construction/Usage Details

Well Construction Date: Pump Installation Date: 08/11/1999
Well Plugged: 1st Beneficial Use:

Elevation	Depth	Perforated Casing (Top)	Perforated Casing (Bottom)	Static Water Level	Pump Rate
290				222	8

	Lic #	Name	Address	Phone Number
Driller	388	SHELTON, JOE W.	BOX 475 FRISCO, CO 80443	970-668-3564
Driller	388	SHELTON, JOE WAYNE	PO BOX 475 FRISCO, CO 80443	970-668-3564
Pump Installer	1174	BOYD, KEITH E.	PO BOX 400 BUENA VISTA, CO 81211	719-395-6544

[-] Application/Permit History

Pump Installation Report Received	08/23/1999
Pump Installed	08/11/1999
Permit Issued	08/14/1996
Application Received	06/03/1996

[-] Imaged Documents

Document Name	Date Imaged	Annotated
Change in Owner Name/Address	01/07/2009	No
Original File	12/07/2007	No

4/22/2013

Colorado Department of Natural Resources

Colorado.gov | Contact Us

Colorado Division of Water Resources

Colorado's Well Permit Search

Well Constructed

[Help](#)

Last Refresh: 4/22/2013 12:00:37 AM

Receipt: 3642131 **Division:** 2
Permit #: 281613- **Water District:** 11
Well Name / #: **County:** CHAFFEE
Designated Basin: **Management District:**
Case Number:
WDID:

[-] Applicant/Owners History

Date Range	Applicant/Owner Name	Address	City/State/Zip
Unknown - Present	HECK RON & ANN	17200 CR 274	NATHROP, CO 81236-

[-] Location Information

Approved Well Location:

Q40	Q160	Section	Township	Range	PM	Footage from Section Lines
SW	NE	35	15.05	79.0W	Sixth	2000 N 2200 E

Northing (UTM y): 4284517.0 **Easting (UTM x):** 396450.2

Location Accuracy: Spotted from section lines

Physical Address

Subdivision Name

City/State/Zip

Filing Block Lot

Parcel ID:

Acres in Tract: 40

[-] Permit Details

Date Issued: 09/04/2009

Date Expires: 09/04/2011

Use(s): DOMESTIC
STOCK

Aquifer(s): ALL UNNAMED AQUIFERS

Special Use:

Area which may be irrigated: 1 ACRES

Maximum annual volume of appropriation:

Statute:

Permit Requirements:

Totalizing Flow Meter
No

Geophysical Log
No

Abandonment Report
No

Cross Reference Permit Number

Receipt

Description

Permit(s):
Comments:

[-] Construction/Usage Details

Well Construction Date: 10/02/2009

Pump Installation Date:

Well Plugged:

1st Beneficial Use:

Elevation	Depth	Perforated Casing (Top)	Perforated Casing (Bottom)	Static Water Level	Pump Rate
200	150	190	80	15	

Driller	Lic #	Name	Address	Phone Number
	1318	BENKUPSKI, JOHN D.	PO BOX 4356 BUENA VISTA, CO 81211	719-395-3421

[-] Application/Permit History

Well Construction Report Received	02/11/2010
Well Constructed	10/02/2009
Permit Issued	09/04/2009
Application Received	08/10/2009

[-] Imaged Documents

Document Name	Date Imaged	Annotated
Well Construction & Test	03/31/2010	No
Original File	09/15/2009	No



View of Entire Property



Ranch Entrance



Pole Corral



Options for Antero Mountain Ranch

Year round Home

Vacation Home

Vacation Rental

Bed & Breakfast

Hunting Lodge

Horseback Riding Club

Corporate Retreat





Antero Mountain Ranch Recap

160 Acres Completely Surrounded by the San Isabel National Forest

2333 SF Lodge Style Home

Guest Cabin

Equine Facilities

Eddy Creek runs through property

Offered at \$1,490,000



**FIRST COLORADO
LAND OFFICE**

Your Needs - First



JEFF POST

GRI, CDPE, BROKER/OWNER

Phone: 719.539.6682 Cell: 719.539.8909

e- mail: post@firstcolorado.com

Visit our website: www.FirstColorado.com

7385 W. Highway 50 ~ Salida, CO 81201

