



**CONFLUENCE**  
LAND COMPANY



GRAND COUNTY, CO | 37 ACRES

**SILVER CREEK GRANBY RANCH**



## S U M M A R Y

# SILVER CREEK GRANBY RANCH

A scenic mountain getaway situated minutes from main street Granby, CO, the 37± acre Silver Creek Granby Ranch will suit a wide variety of buyers looking for an easily manageable ranch located amongst four-season recreational opportunities. The property lies within one hour and thirty minutes of Denver, offering convenient access to a peaceful mountain retreat. The deeded acreage is contiguous to 160+/- acres of Colorado State lands. Though technically public, these lands are only accessible to the small numbers of private land owners which surround it. As a result, Silver Creek Granby maintains a sense of being on a much larger ranch.

Inside the 4,360± square foot residence, a log and rock vaulted-ceiling great room leads to five bedrooms, five bathrooms, and an open-plan kitchen and dining area donned with hardwood floors and granite slab countertops. This is a turn-key offering that is being sold fully furnished, though no value for the furnishings has been included in the list price. Just past the home sits a 3,600 +/- SF heated shop capable of hosting even the largest recreational toys, complete with office space and multi-level storage. The home is situated perfectly with breathtaking views of the Fraser River and the Continental Divide. Beyond the property itself, Silver Creek Granby Ranch is located in a recreational epicenter. Nearby four-season recreational highlights include over 400,000 acres of National Forest Lands, the 7,250 +/- surface acre Lake Granby, world-famous Rocky Mountain National Park, and the resort community of Winter Park which offers superb skiing and host of winter activities.

ELK RIDGE







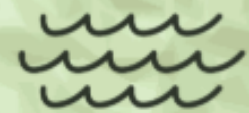
6

National Park



Granby

Lake Granby  
(15m)



Rocky Mtn. Nat'l Park  
(30m)

Fraser

no forest



Winter Park Ski Resort  
(30m)

Idaho Springs

Golden

Denver



Denver Int'l  
(1.5h)



Numerous Ski Resorts  
(1-2h)

Evergreen

Centennial

Parker



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ridge

## LOCATION

### **SILVER CREEK GRANBY RANCH**

Silver Creek Granby Ranch is located in the heart of Granby, Colorado, just outside of city limits and within minutes of the town center. Granby itself is a prominent mountain community that offers a range of restaurants and shops as well as a jet-capable private airport (GNB). The town of Granby lies less than one and a half hours from Colorado's capitol and metropolitan hub of Denver, which boasts nearly any amenity imaginable and provides convenient travel via the Denver International Airport.

Outdoor recreation in and around Granby is prolific. Within 30 minutes is the resort community of Winter Park, well known for its robust collection of winter activities as well as world-class mountain biking in the summer. Numerous additional ski resorts can be reached within two hours of the ranch. In the summer months, nearby Lake Granby offers boating, fishing, sailing, and swimming as well as host of lakeshore restaurants and activities. Beyond the lake lie hundreds of thousands of acres of public lands suitable for hiking, camping, mountain biking, hunting, and more.

## LAY OF THE LAND

### **SILVER CREEK GRANBY RANCH**

The 37 +/- acre Silver Creek Granby Ranch is subdivided into 3 deeded parcels ranging from 11 to 12 acres. Each one of these parcels is eligible for a home, making this ranch a truly investment-grade development opportunity. Own the property outright as a 37-acre ranch and enjoy peace of mind with the variety of exit strategies the ranch affords, including the disposition of its smaller parcels. Alternatively, build additional homes to make the property a retreat shared with family and friends, or divest the smaller parcels to lower your basis and benefit from the price appreciation typically seen in the sale of smaller acreage parcels.

Grid power runs to the existing home and the driveway from the county road is thoughtfully located to service all three lots. The well servicing the home is positioned to service all three lots. The ranch's home is situated on a promontory over the Fraser River, highlighting exquisite views of the surrounding mountain ranges and the towering Byers Peak. The ranch is buffered from development by its contiguous border with Colorado State lands. Though technically public, this state land is only accessible by the landowners which surround it.



Rocky Mountain  
National Park

Grand Lake

Harvey Island

Sunset Point  
Campground



Granby-Grand  
County Airport



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10

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MAP

# SILVER CREEK GRANBY RANCH



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Red Mountain State Wildlife Area

PARCEL CONFIGURATIONS  
**SILVER CREEK GRANBY RANCH**

**11.74± ACRES**

**12.68± ACRES**

**12.85± ACRES**

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**Red Mountain State Wildlife Area**

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11





THE HOME  
**SILVER CREEK GRANBY RANCH**



The five bedroom, five bathroom residence which anchors Silver Creek Granby Ranch perfectly balances high-class luxury and mountain feel. This is a turn-key offering that is being sold fully furnished, though no value for the furnishings has been included in the list price. The home is centered on a vaulted-ceiling great room that opens to a large kitchen and dining room, featuring impressive single-slab marble countertops and hammered-copper washbasins. A private bedroom with ensuite bathroom, a powder room, and a laundry room are also found on the main floor. On the east portion of the main level lies the private master wing with independent back patio access and a spacious ensuite bathroom. The upper level hosts three additional bedrooms, as well as a recreation room situated to take in views of the Fraser River below. On the west side, a two car attached garage with a gear closet and mechanical room round out the residence.

The home's finishes were thoughtfully chosen from floor to ceiling, and remain in immaculate condition. The previous owner who designed the home was in the construction industry and overlooked no details when building the home. It includes an impeccably-designed radiant heat, well, and plumbing system. Adjacent to the home is a steel pole barn featuring two large overhead doors, capable of storing RV's, boats, off-road toys, or even hosting a small business with a finished office area and restroom.





GERALIS

## RECREATION: HUNTING AND ANGLING

### **SILVER CREEK GRANBY RANCH**

Within fifteen minutes of Silver Creek Granby Ranch, anglers can enjoy phenomenal fishing along the headwaters of the upper Colorado River. The 20-mile section of the Colorado nearest the ranch has been recognized with a Gold Medal designation by the State, signifying the impressive trout biomass present in the river. Closer yet is the Fraser River, which lies a mere 450 +/- yards from the ranch boundary at its nearest point and offers a manageable mid-sized stream filled with eager brown and rainbow trout. Stillwater anglers can explore Lake Granby, Grand Lake, Monarch Lake, Shadow Mountain Reservoir, and a multitude of high-alpine lakes nearby.

In addition to fantastic angling, Grand County boasts over 450,000 +/- acres of publicly-accessible National Forest Lands teeming with wildlife. In the Fall, area hunters have the opportunity to pursue trophy quality elk and mule deer as well as black bear and a variety of small game and waterfowl. Located in GMU 28, big game hunting licenses are readily available, with elk tags offered over-the-counter for certain seasons. Silver Creek Granby Ranch also boasts the unique feature of being one of only nine properties bordering the Red Mountain State Wildlife Area, a 160 +/- acre seasonal hunting area that requires surrounding landowner permission to access.









## RECREATION: SPRING, SUMMER, AND FALL

### **SILVER CREEK GRANBY RANCH**

Silver Creek Granby Ranch is a superb home-base for summer recreation. The 7,250 +/- surface acre Lake Granby lies less than 15 minutes from the ranch doorstep, offering boating, sailing, fishing, swimming, and camping. Multiple marinas along the lakeshore provide boat rentals, equipment, and lakeside dining. Grand Lake, situated just North of Lake Granby, provides added shoreline and amenities as well as direct entry into Rocky Mountain National Park. Established in 1915, the National Park is amongst the most visited in the United States and offers both guided and self-led tours. In addition to the National Park, surrounding National Forest lands offer recreation including hiking, horseback riding, ATV/UTV riding, and backpacking.







## RECREATION: SKIING AND WINTER SPORTS

### **SILVER CREEK GRANBY RANCH**

Silver Creek Granby Ranch is centrally located amongst numerous famed ski-resort communities. Each of the resorts noted below offers world-class downhill and Nordic skiing in addition to fine dining, five-star lodging accommodations, and luxury amenities. Other winter recreation includes snowmobiling, snowshoeing, snowcat tours, tubing, sledding, and ice skating.

#### Resort Travel Times:

Granby Ranch: 10 Minutes

Winter Park/ Mary Jane: 30 Minutes

Loveland: 1 Hour, 15 Minutes

Keystone: 1 Hour, 30 Minutes

Arapahoe Basin: 1 Hour, 30 Minutes

Copper: 1 Hour, 30 Minutes

Breckenridge: 1 Hour, 30 Minutes

Vail: 1 Hour, 45 Minutes

Beaver Creek: 1 Hour, 55 Minutes





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Confluence is a brokerage company specializing in buying and selling investment grade ranches in the Rocky Mountain West on behalf of our clients. There is not a brokerage company that exists today with our combined knowledge of both investment real estate and live water resource development and management. The ranches we specialize in often feature water for fishing, hunting, agricultural operations, investment and more. When you partner with Confluence Land Company you can expect us to leverage our team of brokers, aquatics specialists, attorneys and engineers to successfully navigate you through the acquisition and disposition process of ranch land.

Please visit [confluenceland.com](http://confluenceland.com) for more details regarding Silver Creek Granby ranch including a video and 3d tour of the home.

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