

## Double M Ranch – Colorado Ranch for Sale



- \$2,950,000
- Fly Fishing Property
- Walden, CO, USA
- 1150 acres
- Professionally Developed Trout Fishery and Recreational Ranch
- Over 2 miles of trophy fishing on the Michigan River
- One hour from Steamboat Springs Resort

**Ranch Property** – The Double M Ranch is a unique opportunity to own a professionally restored trout fishery and recreational ranch. The ranch is located on the valley floor of Jackson County Colorado, also known as North Park. North Park is the headwaters of the North Platte River. The Michigan River is one of the major tributaries, as it meanders for over 2 miles through the Double M Ranch before merging with the North Platte River downstream.

The current owners of this ranch understood the value of the Michigan River ecosystem, and invested over \$500,000 in habitat restoration and preservation. As a result, this stretch of the Michigan River is some of the best trout habitat in all of North Park, capable of producing trophy sized Brown Trout. In addition, the preserved riparian ecosystem has created an ideal habitat for numerous water fowl species, hawks, eagles, osprey, badger, beaver, deer, elk and even a resident moose population on the ranch.

The Double M Ranch consists of 1150 deeded acres, including both irrigated and dry land pasture. The ranch is fenced and crossed fenced, and has a contiguous perimeter fence around the BLM leased acreage.

Ranch Improvements – The Double M Ranch has a modest set of improvements capable of maintaining either hay or cattle operations. The main house consists of 2 bed/1 bath with some remodeling and a nicely landscaped yard. There are several ideal homesites to build additional cabins, lodges or homes, providing outstanding views of the river, meadows, wildlife and surrounding wilderness peaks.

Taxes – \$2,480 (2006)

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