

FOR SALE

LUXURY RANCH RETREAT ON HISTORIC OLD JOSLIN RANCH



79.6 ACRE SITE

209 COUNTY ROAD 4253, GRANBY CO 80446

\$1,250,000



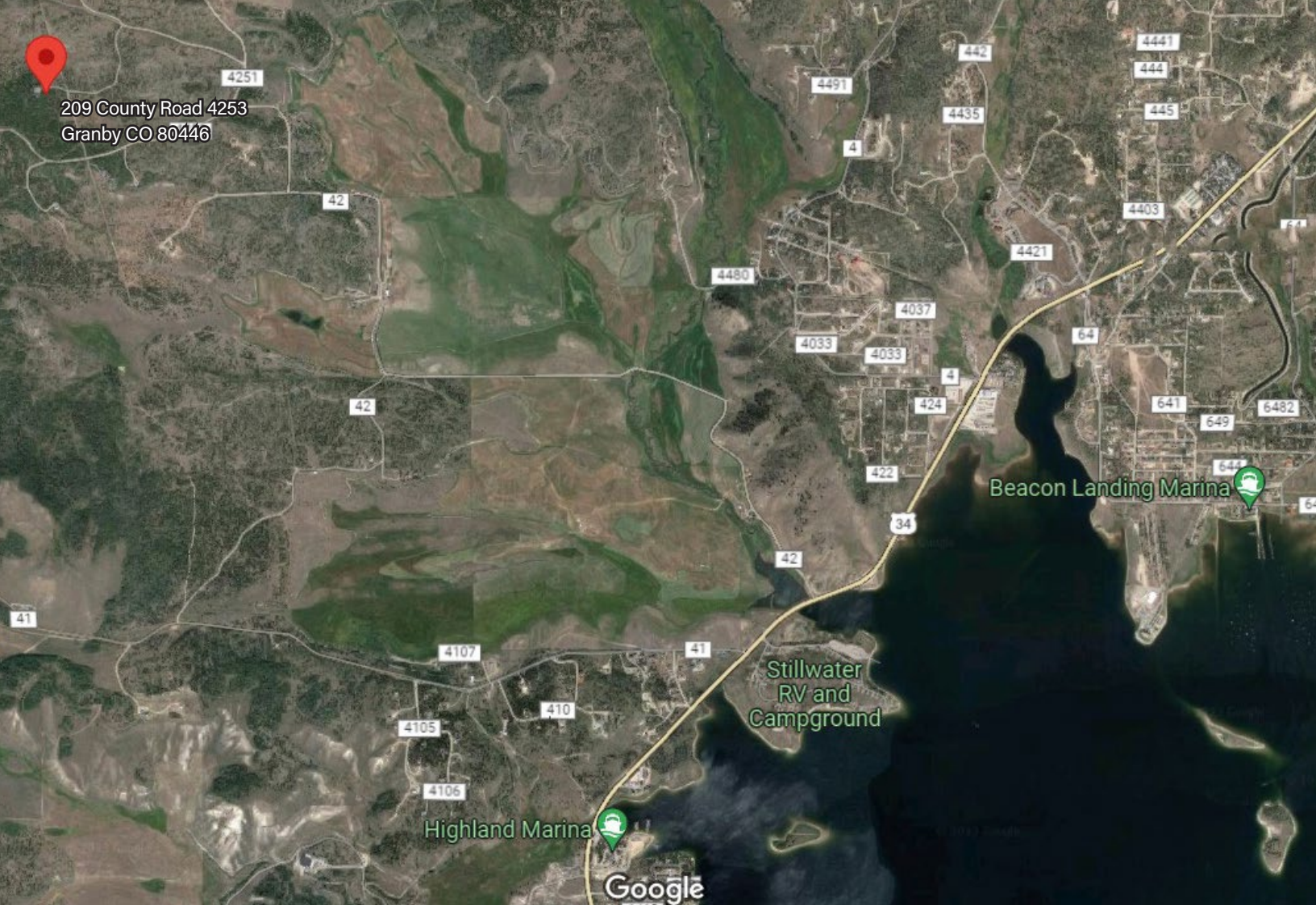
Welcome to an extraordinary opportunity to own a piece of history on the iconic Old Joslin Ranch. Situated on a 640-acre ranch, this property offers exclusivity and privacy.

There are just 15 owners on the Old Joslin Ranch, with this lot being the only one over 40 acres. This distinction ensures a spacious and secluded environment for you to build your dream home or ranch retreat

The site offers breathtaking panoramic views of the Continental Divide and Lake Granby. This 79.6-acre property is already equipped with essential utilities. Benefit from existing sewer, water well, power, and a buried 1000-gallon propane tank. Additionally, a driveway and two building foundations are ready for your architectural vision to take shape.

The Old Joslin Ranch community offers a private trail easement that grants access to the Arapaho National Forest, leading you to an expansive network of 100 miles of groomed snowmobile trails. In just 15 minutes, you can also reach the towns of Grand Lake and Granby, offering an array of amenities and recreational activities.

For those who appreciate outdoor adventures, Lake Granby, Grand Lake and Shadow Mountain Reservoir are all just minutes away. Winter Park Ski Resort, renowned for its world-class slopes and exhilarating alpine activities, is only a short 30-minute drive from your doorstep.



SITE & LOCATION INFORMATION

PARCEL NUMBER:	1191-204-00-049
SITUS ADDRESS:	000209 GCR 4253
LEGAL SUMMARY:	OLD JOSLIN RANCH, PARCEL 9, PART OF SE1/4 SECTION 20, T3N, R76W, 6TH PM
LOT SIZE ACRES:	79.554
LOT SIZE SQUARE FEET:	3,465,372
WELL PERMIT NUMBER:	179242
WELL DEPTH:	315'
CASING SIZE:	7"
ASSOCIATION FEES:	\$4000 PER YEAR
ZONING:	FORESTRY/OPEN / FC





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