

\$2,350,000 - 1211 County Road 213, Parshall

MLS® #1679754 BY COLORADO Listing Office: Fay Ranches Inc

\$2,350,000

7 Bedroom, 4.00 Bathroom, 4,800 sqft
Farm on 40 Acres

Rimrock Canyon Ranch, Parshall, CO

Rimrock Canyon Ranch offers a private canyon at the dead end of a well-maintained county road, surrounded by over 5,000 acres of public land. You will not find another property offering this feeling of solitude with modern utilities and easy access to civilization. Theodore Roosevelt believed a man required just 40 acres and the use of public lands to support his family. In 1912, he granted this particular parcel, with its creek and pastures safeguarded by federal lands, to a trusted hunting guide.

The ranch consists of 40± deeded acres surrounded by 50± acres of unique BLM possessory interest. Corral Creek meanders for almost half a mile through the property and is teeming with hungry brook trout. The fishing pond is stocked with large rainbow trout and adds to the considerable charm. Prime fly fishing on the Colorado River is accessible by a mere three-fourths mile walk through public land. A large main house, a guest house, and a delightful bunkhouse provide comfortable living for owners and guests. Two wells and a spring provide plentiful water. This uniquely private property is only 10 minutes from Parshall, Colorado.

The only people you will see are those you invite—but the mule deer, whitetail, elk, moose, coyote, pine martens, badgers, mountain lions, and lynx will wander through without invitation. The resident mother black bear and her cubs are a common sight. The ridgetop views of the Colorado River Valley,



Williams Fork Reservoir, surrounding mountain ranges, and down to the ranch itself are truly spectacular.

Rimrock Canyon Ranch is the perfect sanctuary for those passionate about fishing, horseback riding, hunting, or simply enjoying the beauty of wildlife. Whether you envision a secluded family retreat, a charming bed and breakfast, or a premier equestrian estate, Rimrock Canyon Ranch provides the ideal setting. With year-round access, extraordinary privacy, and convenience, this ranch is a rare piece of paradise in Colorado.

RECOLORADO

Listing Courtesy of Fay Ranches Inc

Built in 1900

Essential Information

MLS® #	1679754
Price	\$2,350,000
Bedrooms	7
Bathrooms	4.00
Full Baths	2
Square Footage	4,800
Acres	40.00
Year Built	1900
Type	Farm
Sub-Type	Farm
Style	Traditional
Status	Active

Community Information

Address	1211 County Road 213
Subdivision	Rimrock Canyon Ranch
City	Parshall
County	Grand
State	CO
Zip Code	80468

Amenities

Utilities	Electricity Connected, Propane, Sewer Connected
Parking Spaces	3
# of Garages	3
Is Waterfront	Yes
Waterfront	Pond, River Front, Stream

Interior

Heating	Propane
Cooling	None
Stories	One

Exterior

Exterior Features	Dog Run, Garden, Private Yard, Water Feature
Lot Description	Borders Public Land, Ditch, Irrigated, Many Trees, Meadow, Protected Watershed, Wetlands
Roof	Metal

Additional Information

Date Listed	August 23rd, 2024
Zoning	Ag



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