

ROCKY MOUNTAIN FARM & RANCH

A CATALOGUE OF FINE RURAL REAL ESTATE

FEATURING
Berman Buckskin Ranch

OF SAN MIGUEL COUNTY
TELLURIDE, COLORADO



US \$5.95 CANADA \$7.95

6 1 >



0 74470 96449 0

www.farmandranch.com • volume 22

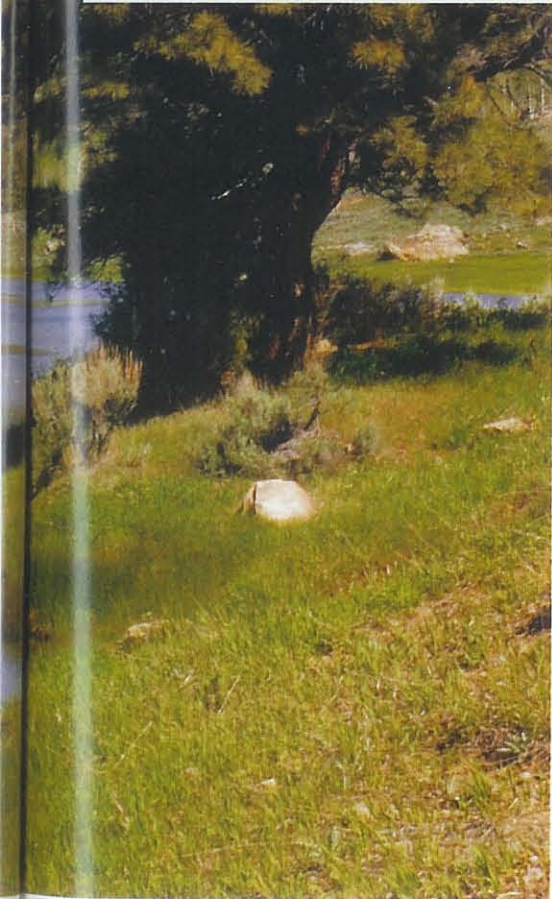
Mesa Mood Ranch

Beautiful Western Ranching



Located in western Colorado, encompassing 14,877 acres of ruggedly beautiful country, Mesa Mood Ranch is a real western ranch. Undoubtedly, it is one of the most spectacular properties in the west—a region known worldwide for its scenic spreads.

The ranch is just 25 miles from Grand Junction, but worlds away from the hectic pace of modern life. Situated high above the magnificent Grand Valley, Mesa Mood Ranch provides commanding views that span the Colorado High Country—the Book Cliff Range, Grand Mesa, White River and the Uncompahgre



is surrounded by thousands of acres of public land, features several private valleys: North East Creek, Snyder Creek and Bangs Canyon. These canyons are home to some of the best natural wildlife habitat in the west.

Actor and avid outdoorsman Rick Schroder, who has owned the ranch for 15 years, has operated the ranch to maximize wildlife habitat for elk, mule deer and other wildlife. Mesa Mood Ranch currently participates in the Colorado Division of Wildlife's Ranching for Wildlife Program and is carefully supervised by professional wildlife biologist and ranch manager, Brent Thurgood. Together, Schroder and Thurgood have expertly maintained high-quality wildlife populations and conserved wildlife habitat. In 2003, Schroder was awarded "Wildlife Landowner of the Year" for his conservation efforts.

The "Ranching for Wildlife" designation guarantees hunting licenses in a unit that is generally considered limited entry, including the benefits of early season hunting in September. Because of its exceptional habitat and tremendous game populations, Mesa Mood hunters have enjoyed a 100 percent success rate over the past seven years. In 2004, hunters harvested 23 bull elk, with Boone & Crockett scores ranging from 317 to 383, and similar harvests on this ranch are expected for years to come.

To accommodate its hunting guests, Mesa Mood Outfitters maintains three 10' by 40' cabins that sleep up to 20 people. The main cabin is a cookhouse and dining room equipped with a large deck and a massive steel custom-made barbecue. On the deck, guests enjoy



National Forests—and stretch all the way to the LaSalle Mountains of Utah.

Mesa Mood Ranch is an alpine wonder, with elevations ranging from 7,400 feet to 9,400 feet. The land is covered with tall stands of spruce, aspen and pine that are interspersed with lush, open meadows.

While water is often a concern in the west, Mesa Mood Ranch enjoys an abundance of the precious resource. The ranch boasts 40+ springs, a constantly flowing mountain stream, many stock tanks and three stocked reservoirs.

The ranch, which sits atop Pinyon Mesa and

views of North East Creek and King Reservoir. They can ward off the evening chill by sitting around a crackling blaze in the fire pit.

The main private residence is a 2,500-square-foot, hand-hewn log home. The custom-built home, which has two bedrooms, a large loft, two baths and a large family room, is tucked away in a tall stand of pines. Although the home's size is modest, its appointments are first-class, reflecting



an appreciation of life's finer things. Ample porches provide ideal spots for contemplation or for entertaining family and friends.

While the ranch has earned a reputation for its wildlife operations and its privacy, Mesa Mood really provides a gateway for all types of outdoor adventure. For those who love the challenge of fly-fishing, the reservoirs are stocked with brookies, rainbows and brown trout. North East Creek is home to native brook trout.

When people are ready to leave the ranch, adventure waits outside the gate. The 23,000-acre Colorado National Monument is nearby. Visitors can experience the glorious sandstone formations, arches and canyons by hiking, biking or driving over nearly 50 miles of trails. The Black Ridge Canyon Wilderness and the McInnis Canyon National Conservation Area are also prime destinations for hikers and mountain bikers.

Grand Mesa, known as an "island in the sky," is the largest flat-topped mountain in the world. Here, adventurers can enjoy boating or fishing on more than 200 crystalline lakes, hiking from hundreds of trailheads, camping, biking and horseback riding. In the winter, skiers and snowboarders can enjoy the fresh snow at the Powderhorn Ski Resort.

Grand Valley is also home to Colorado's burgeoning wine industry. With mild temperatures and more than 300 days of sunshine each year, the vines thrive here on more than 80 vineyards.

Grand Junction is home to thousands of miles of dirt bike and four-wheeler trails, as well as a motor speedway for go-cart and car racing enthusiasts. For those who prefer their sports on manicured greens, Grand Junction boasts five golf courses.

Grand Junction, while it's a small town at heart, offers all the conveniences and accouterments of a larger city - daily commercial flight service from four carriers, a college, three first-rate hospitals, shopping, good restaurants and a symphony. Its historic downtown keeps the pioneering spirit of this bustling regional hub alive.

When all is said and done, Mesa Mood Ranch is a one-of-a-kind place that offers a one-of-a-kind lifestyle. Seize the opportunity to be part of the real thing. ♦

To experience Mesa Mood Ranch, contact Billy Long, Ron Morris or David Mossler with Ranch Marketing Associates at 970 927-3850 or 970 535-0881. Visit the website at www.rmabrokers.com. This private paradise is offered to qualified purchasers, for \$27,000,000.

