



HARRIGAN LAND COMPANY

BAR ZX RANCH

Paonia, Colorado



RANCH INTRODUCTION

“Legendary” is an appropriate descriptor that seasoned anglers whisper about the Bar ZX Ranch, situated between Somerset and Redstone, Colorado. Its legendary status is well-deserved, as over 50 years have been invested in this property to make it not only a worthy big game destination for mule deer and elk, but most notably, perhaps the premier trophy stillwater trout property within the Rocky Mountains. The list of anglers who have caught at the Bar ZX the largest trout of their life is too long to enumerate.



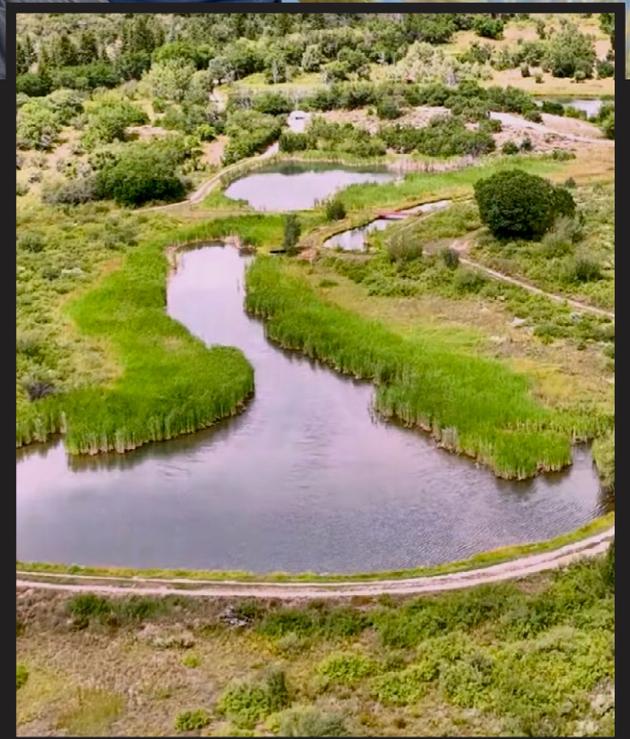


HUNTING AND SETTING

The setting of the Bar ZX alone is almost beyond belief. Its 640 acres lie at the very foot of Ragged Mountain, a well-named 12,641-foot mass of mountain glory that rises in an abrupt wall that rivals any mountain backdrop in the Rockies. The terrain of the Bar ZX itself, though, is far gentler, with rolling forests of aspen, oakbrush, and meadows at elevations from approximately 7500 to 8000 feet. With a great network of ATV trails and access to the adjacent Gunnison National Forest, the ranch offers excellent big game hunting on property as well as on the National Forest. Elk tags are available over the counter and the ranch qualifies for landowner mule deer tags. Black bear and turkey are also abundant in the area. An outfitter's permit to hunt the adjacent National Forest and Raggeds Wilderness Area is currently maintained by the ranch.

RANCH FISHING

As remarkable as the hunting is, the trophy fishing here is simply off the chart. Over the decades, 26 small lakes and ponds have been carefully developed to produce trout of weights that look like exaggerations when written, but the many photos do not lie. Three-pound trout are considered “smaller,” and the true trophies here range from an honest 7 to 20 pounds or more! To make the fishing experience even more interesting, 15 varieties of trout live here, including browns, rainbows, cuttbows, brookies, cutthroats, and tiger trout. The variety and size of the trout here is unparalleled just about anywhere.





RANCH IMPROVEMENTS

For improvements, the Bar ZX boasts a nostalgic lodge that houses up to 12 guests at a time, a well-maintained three bedroom owner's home, a couple of guest cabins, and a shop and barn. The ranch also boasts an extensive road network providing easy access and usability throughout the ranch.

RANCH HOME



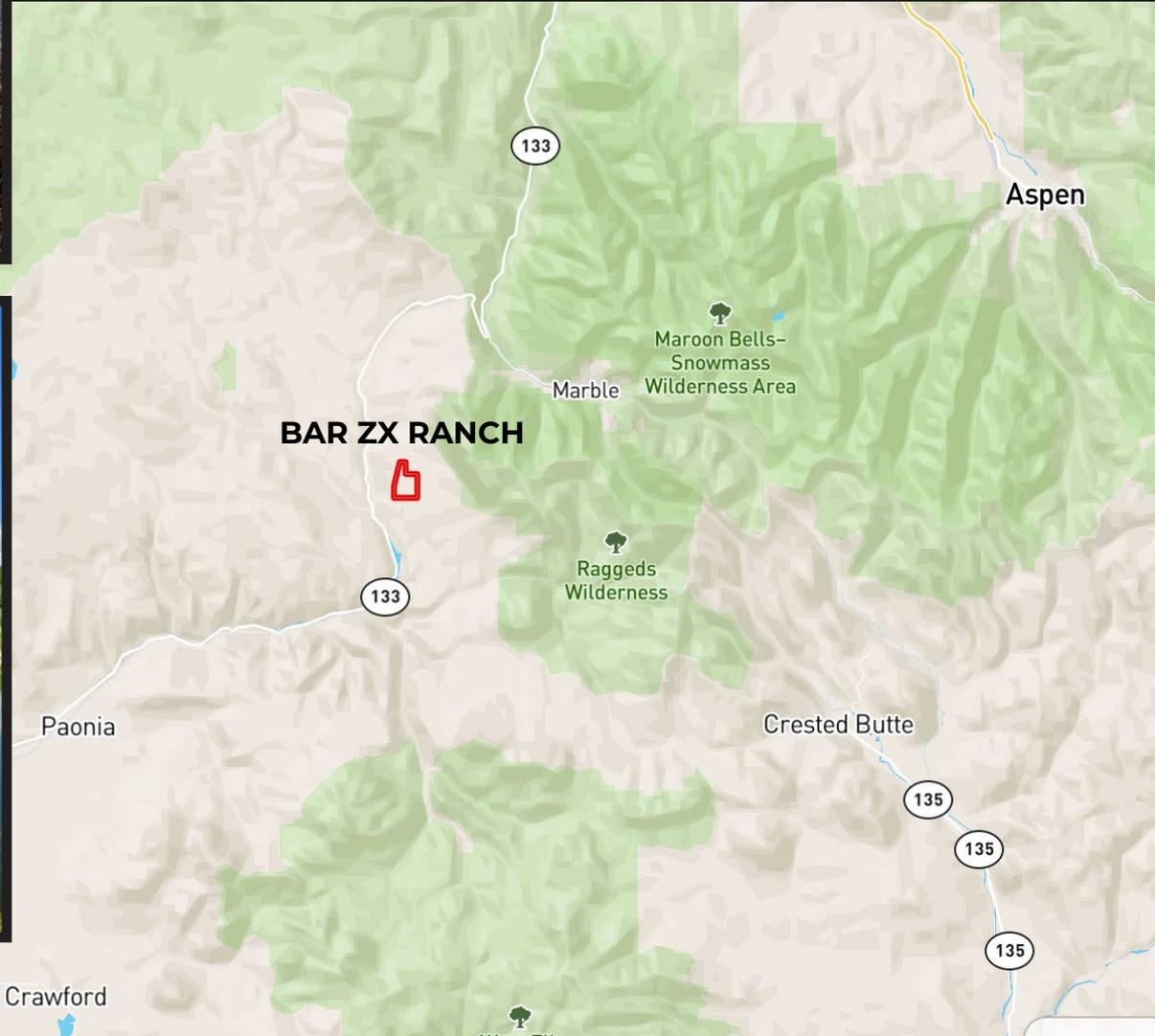
RANCH LODGE



RANCH LOCATION



While the trophy fishing is the star at the Bar ZX, other great recreational activities play a solid supporting role. Hiking, mountain biking, backpacking, and photography are outstanding in the vicinity, and in the winter, ski touring, snowshoeing, and snowmobiling opportunities abound. With highway access over nearby McClure Pass, the world famous downhill resorts of Snowmass and Aspen are only about 90 minutes away.



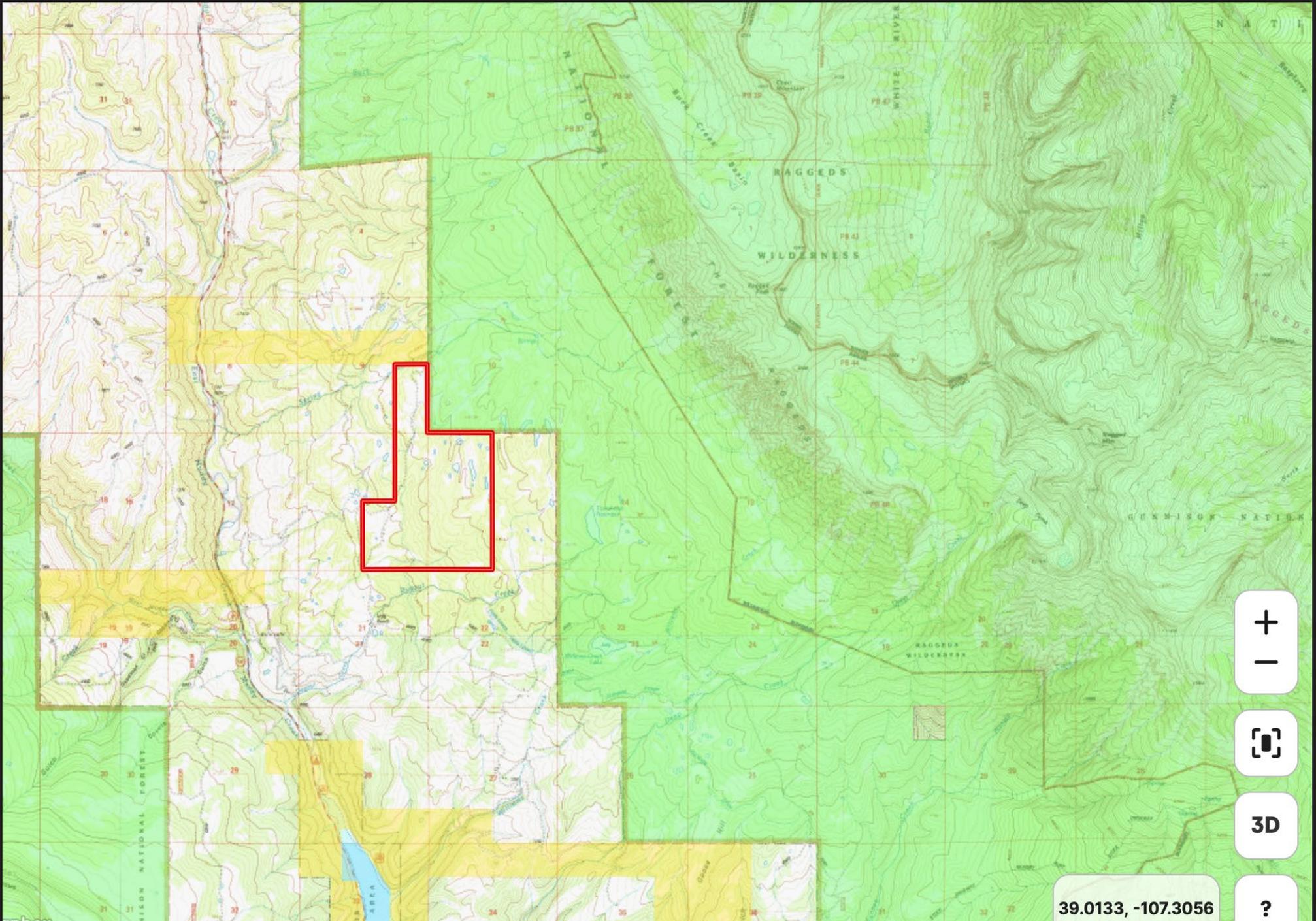


RANCH PRICE

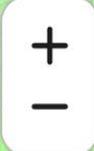
Bar ZX Ranch fully deserves its reputation as a premier Rocky Mountain property. From the unreal beauty of Ragged Mountain towering above, to the bugle of a six-point bull at 100 yards, or the memory of a 15-pound brown trout that lunged at your streamer, Bar ZX Ranch will fulfill your dreams for decades to come.

\$7,300,000

RANCH TOPO MAP



39.0133, -107.3056



3D



RANCH AERIAL MAP





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