WESCOTT RANCH

Grand County, Colorado | 1,458± Acres

40.09047, -106.04673

WESCOTT RANCH

PROPERTY SUMMARY

Wescott Ranch encompasses a rare Colorado landscape of river-bottom meadows, sage flats, pine forests, and aspen-covered slopes along the banks of the Colorado River. Bordering public lands on three sides, the ranch offers exceptional privacy, abundant wildlife, and premier recreation including fly fishing, elk and mule deer hunting, and upland bird opportunities.

Located just 20 minutes from Granby, the ranch combines a secluded mountain setting with convenient access to world-class skiing, Rocky Mountain National Park, and Denver within a two-hour drive. The five-bedroom, four-bath log lodge was fully renovated in 2025 with a Tesla solar roof, lithium-ion battery system, new water filtration, septic system, and smart home technology. With its combination of river frontage, mountain views, wildlife habitat, and modern improvements, Wescott Ranch represents a rare opportunity to own a private Colorado retreat near world class amenities.

TOTAL ACRES

1,458± deeded

PRICE

$15,000,000

COUNTY

Grand County, Colorado

PROPERTY TYPE

Estate / Fishing / Hunting / Ranch

JUST THE FACTS

- 1,458 ± deeded acres bordering BLM public land
- Hot Sulphur Springs, Grand County, Colorado
- 2 hours to Denver | 20 minutes to Granby | 40 minutes to Winter Park and Rocky Mountain National Park | 1 hour to Steamboat Springs
- Newly surveyed in 2024
- Grand County Parcels R201580 and R110700
- 2026 estimated taxes: $6,140.32
- Agricultural and residential tax designation maintained through cattle grazing
- Three residences including a fully renovated 5-bedroom, 4-bath, 5,412 ± square-foot log lodge completed in 2025, plus two Jack-and-Jill cabins nestled in the aspens
- Lodge improvements include Tesla solar roof, radiant heat, backup generator, lithium-ion battery bank, new septic system, water well, filtration system, and expanded cistern storage
- Additional improvements include an open-sided metal Quonset and agricultural structures
- Located in GMU 28 with over-the-counter elk tags available for archery, as well as, 2nd and 3rd rifle seasons; mule deer landowner tags available through the Landowner Preference Program
- Upper Colorado River frontage featuring a Gold Medal trout fishery
- Extensive road network provides exceptional access throughout the ranch

LAND OVERVIEW

INTRODUCTION

Wescott Ranch encompasses 1,458± acres with a rare combination of land types. Located along the Colorado River corridor stretching from Granby to Kremmling, the ranch's acreage is comprised of a diverse array of habitats conducive to a near-endless array of recreational pursuits.

LOCATION

Located approximately two hours from Denver in Hot Sulphur Springs, Colorado, the ranch offers a private mountain setting with convenient access to nearby amenities. Granby is just 20 minutes away, providing emergency care, grocery stores, restaurants, and essential services. World-class destinations including Winter Park, Steamboat Springs, and Rocky Mountain National Park are all within an hour's drive, while Lake Granby and Grand Lake offer exceptional boating, fishing, and recreation just 30 minutes away.

CLIMATE

The town of Hot Sulphur Springs and surrounding area averages Summer highs in the mid-70's and lows in the mid-40's. Winter highs average in the mid-30's, with an approximate annual snowfall of 100-130 inches.

LAND OVERVIEW

WILDLIFE

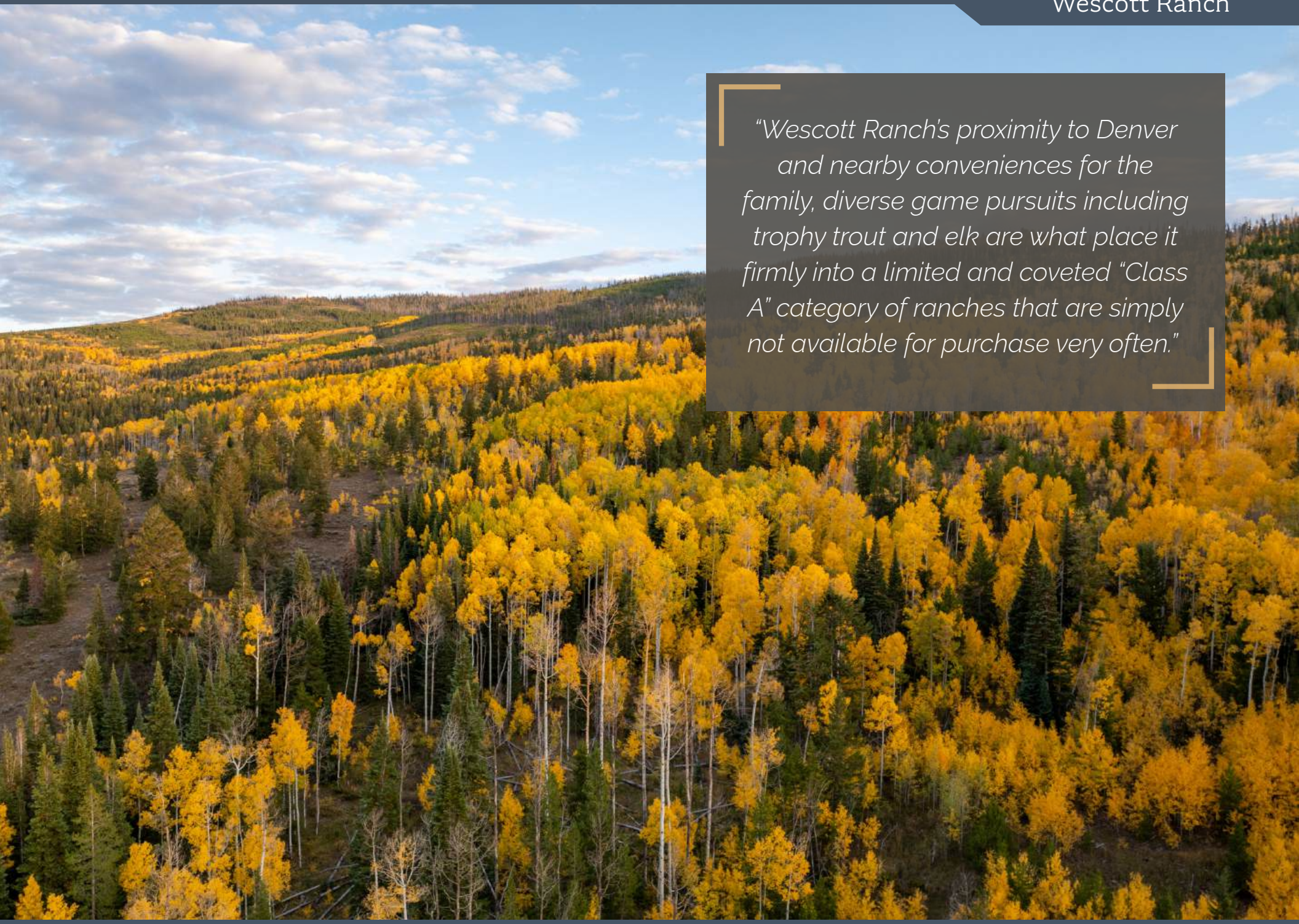
Elk, Mule Deer, Moose, Black Bear, Small Game, Upland and Waterfowl

WATER FEATURES

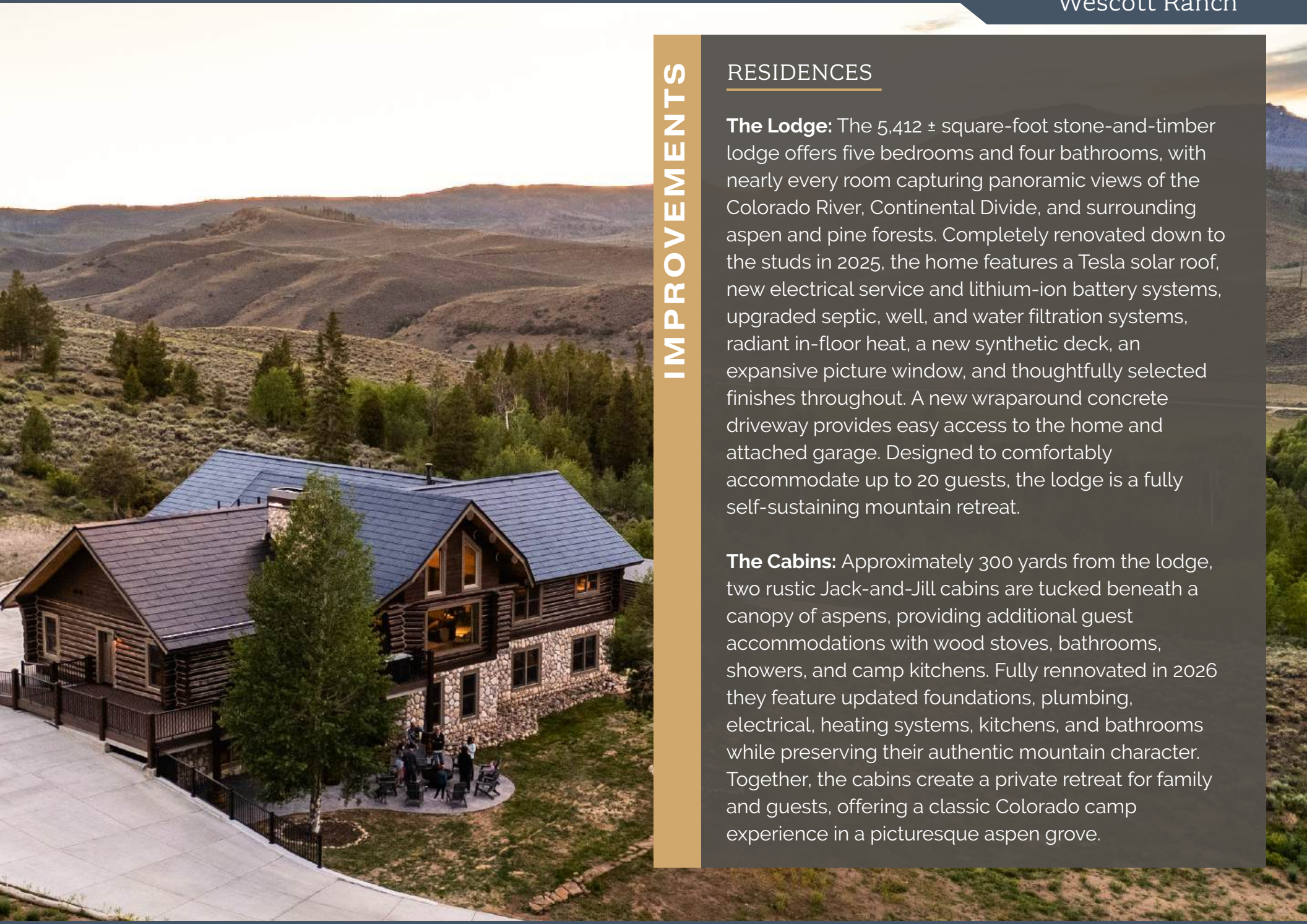
600± feet of the Colorado River bisect the northern portion of Wescott Ranch, providing a picturesque riparian corridor and private angling opportunity. In addition to the Colorado River, the ranch features a spring-fed creek bottom, a pond, and multiple stock water sources that collectively support both the ranch's wildlife and agricultural uses.

TERRAIN AND TOPOGRAPHY

Wescott Ranch spans diverse terrain from the Colorado River at 7,800 feet through sage meadows and rolling hills to timbered sub-alpine slopes exceeding 9,000 feet. A complete road network provides access throughout the property, while surrounding BLM land on three sides enhances privacy and the ranch's expansive feel. The lodge and upper elevations capture sweeping views of the Colorado River and Continental Divide.



"Wescott Ranch's proximity to Denver and nearby conveniences for the family, diverse game pursuits including trophy trout and elk are what place it firmly into a limited and coveted "Class A" category of ranches that are simply not available for purchase very often."



IMPROVEMENTS

RESIDENCES

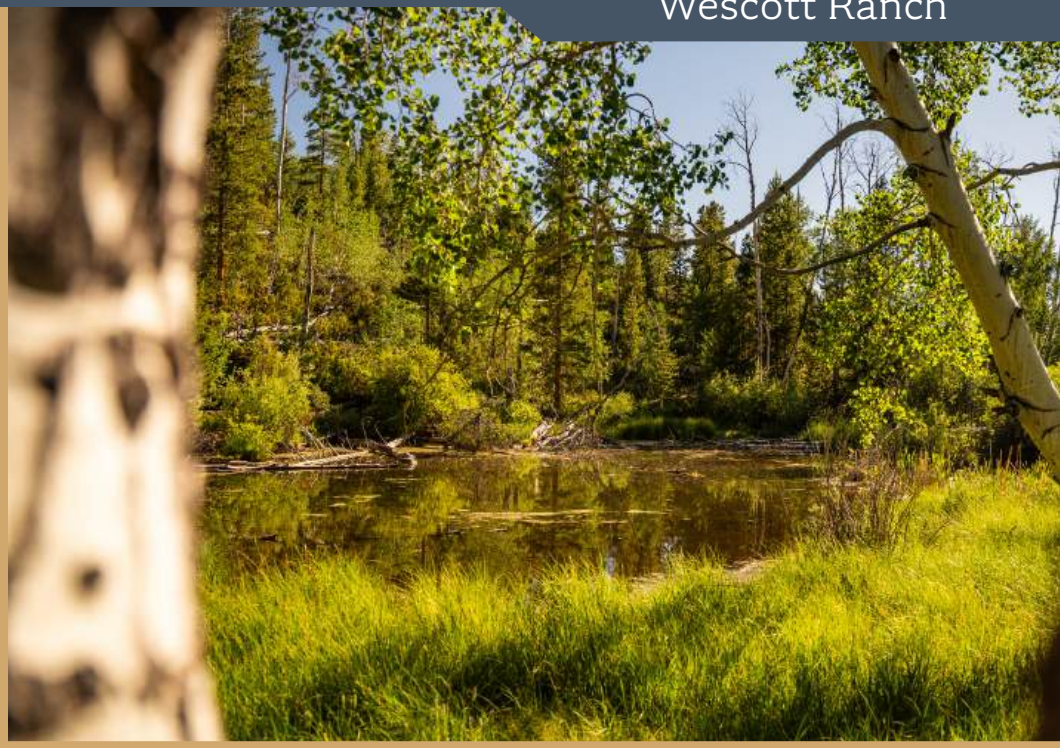
The Lodge: The 5,412 ± square-foot stone-and-timber lodge offers five bedrooms and four bathrooms, with nearly every room capturing panoramic views of the Colorado River, Continental Divide, and surrounding aspen and pine forests. Completely renovated down to the studs in 2025, the home features a Tesla solar roof, new electrical service and lithium-ion battery systems, upgraded septic, well, and water filtration systems, radiant in-floor heat, a new synthetic deck, an expansive picture window, and thoughtfully selected finishes throughout. A new wraparound concrete driveway provides easy access to the home and attached garage. Designed to comfortably accommodate up to 20 guests, the lodge is a fully self-sustaining mountain retreat.

The Cabins: Approximately 300 yards from the lodge, two rustic Jack-and-Jill cabins are tucked beneath a canopy of aspens, providing additional guest accommodations with wood stoves, bathrooms, showers, and camp kitchens. Fully rennovated in 2026 they feature updated foundations, plumbing, electrical, heating systems, kitchens, and bathrooms while preserving their authentic mountain character. Together, the cabins create a private retreat for family and guests, offering a classic Colorado camp experience in a picturesque aspen grove.

IMPROVEMENTS

OPERATIONAL IMPROVEMENTS

The ranch includes a metal Quonset building suited for equipment storage and ranch operations. A thoughtful road network throughout the property allows for complete access and movement across all areas of the ranch.



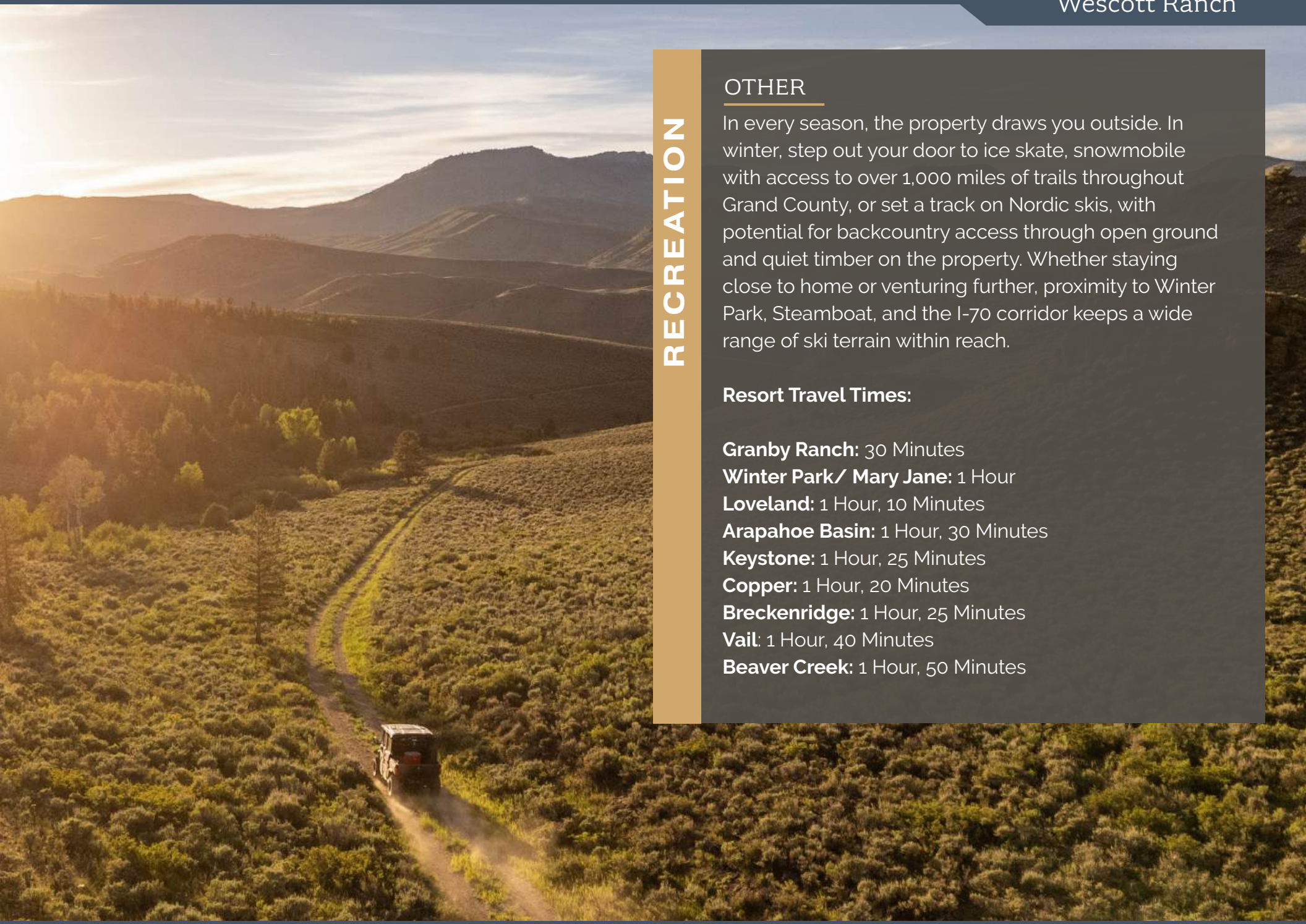
RECREATION

FISHING

Approximately 600 ± feet of Gold Medal-designated Colorado River frontage provides Wescott Ranch with an exceptional private fly-fishing experience. The ranch's riffle-run water consistently produces healthy populations of brown and rainbow trout, while nearby public access expands opportunities along the Colorado River. Within a short drive, anglers can also enjoy the Williams Fork, Blue, and Fraser Rivers, along with renowned stillwater fisheries including Lake Granby, Williams Fork Reservoir, Green Mountain Reservoir, and Wolford Mountain Reservoir, offering outstanding fishing throughout the year.

HUNTING

Located in Colorado's renowned GMU 28, Wescott Ranch offers exceptional hunting for elk, mule deer, moose, bear, mountain lion, and upland birds. The ranch qualifies for Colorado's Landowner Preference Program for mule deer, while over-the-counter elk tags are available during archery, 2nd, and 3rd rifle seasons. Bordering nearly 2,900 ± acres of lightly hunted BLM land and surrounded by hundreds of thousands of acres of National Forest, Wescott Ranch delivers an outstanding combination of private habitat and expansive public access.



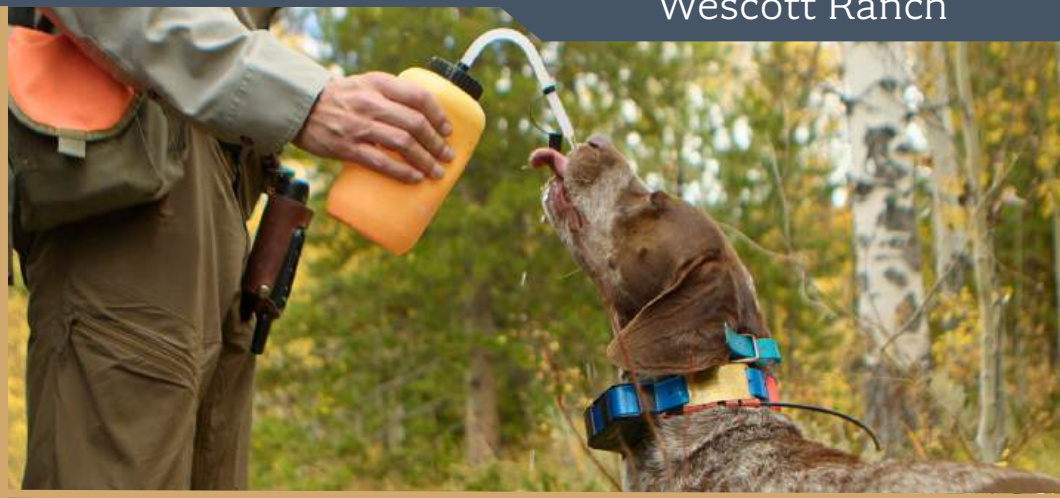
RECREATION

OTHER

In every season, the property draws you outside. In winter, step out your door to ice skate, snowmobile with access to over 1,000 miles of trails throughout Grand County, or set a track on Nordic skis, with potential for backcountry access through open ground and quiet timber on the property. Whether staying close to home or venturing further, proximity to Winter Park, Steamboat, and the I-70 corridor keeps a wide range of ski terrain within reach.

Resort Travel Times:

Granby Ranch: 30 Minutes
Winter Park/ Mary Jane: 1 Hour
Loveland: 1 Hour, 10 Minutes
Arapahoe Basin: 1 Hour, 30 Minutes
Keystone: 1 Hour, 25 Minutes
Copper: 1 Hour, 20 Minutes
Breckenridge: 1 Hour, 25 Minutes
Vail: 1 Hour, 40 Minutes
Beaver Creek: 1 Hour, 50 Minutes



ADDITIONAL NOTES

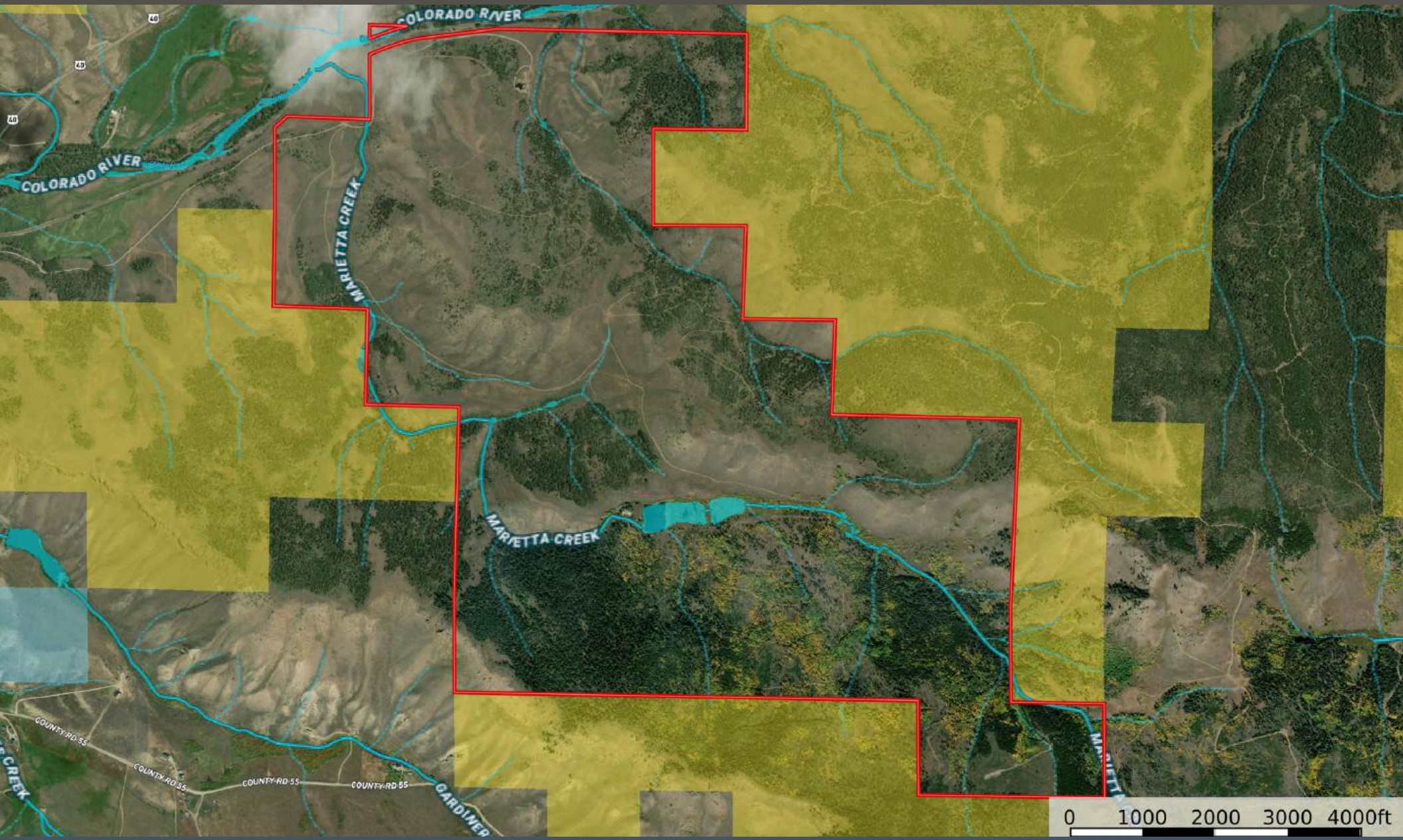
CONSERVATION VALUE

While Wescott Ranch is free of conservation easements and development restrictions, its Colorado River frontage, adjoining public lands, and exceptional wildlife habitat make it a strong candidate for a future conservation easement.

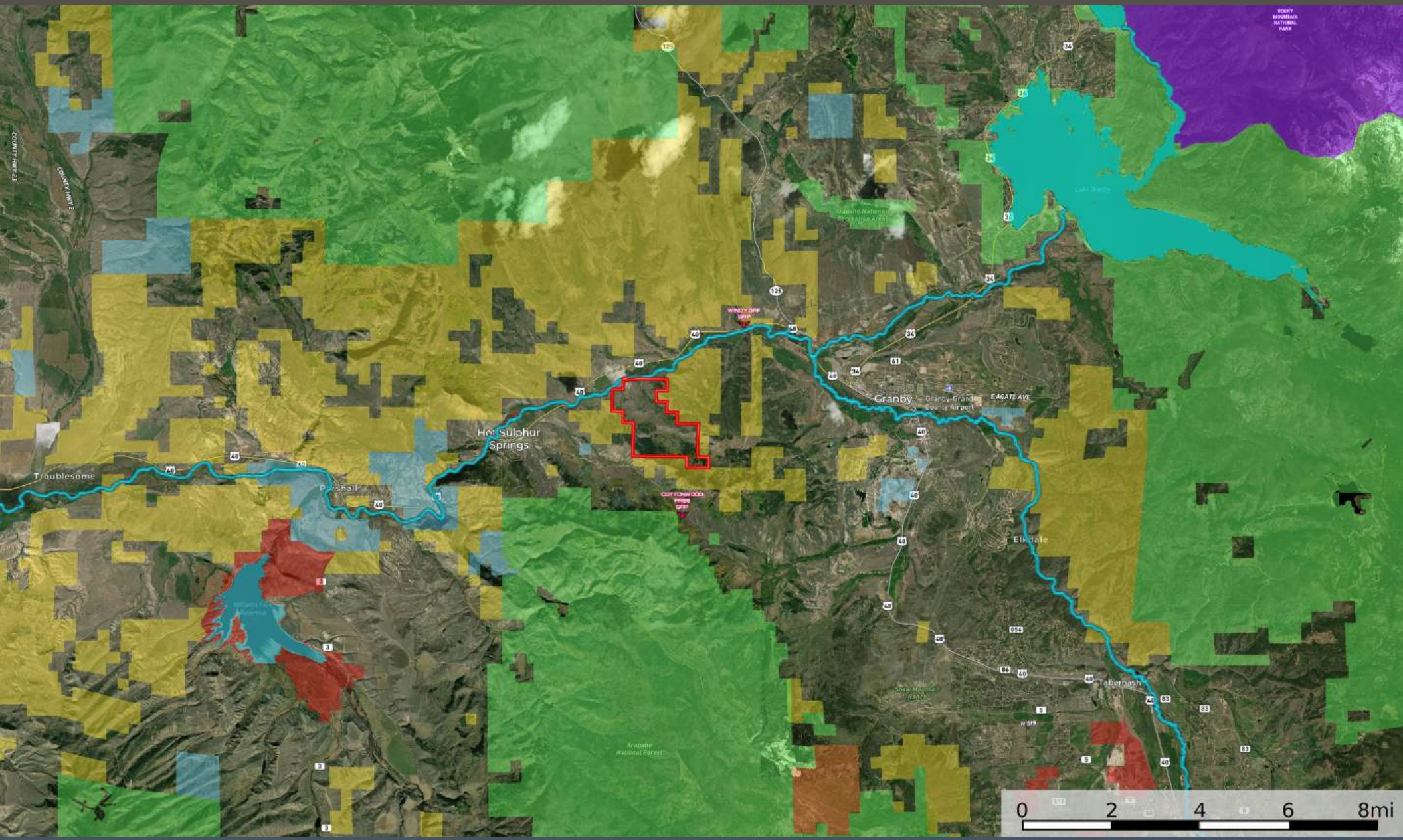
INVESTMENT VALUE

Wescott Ranch's combination of exceptional hunting and angling, private access to surrounding public lands, high-end improvements, and proximity to Colorado's Front Range places it among a rare class of legacy ranches. With both lifestyle appeal and long-term investment potential, Wescott Ranch represents a cornerstone holding for any discerning ranch portfolio.

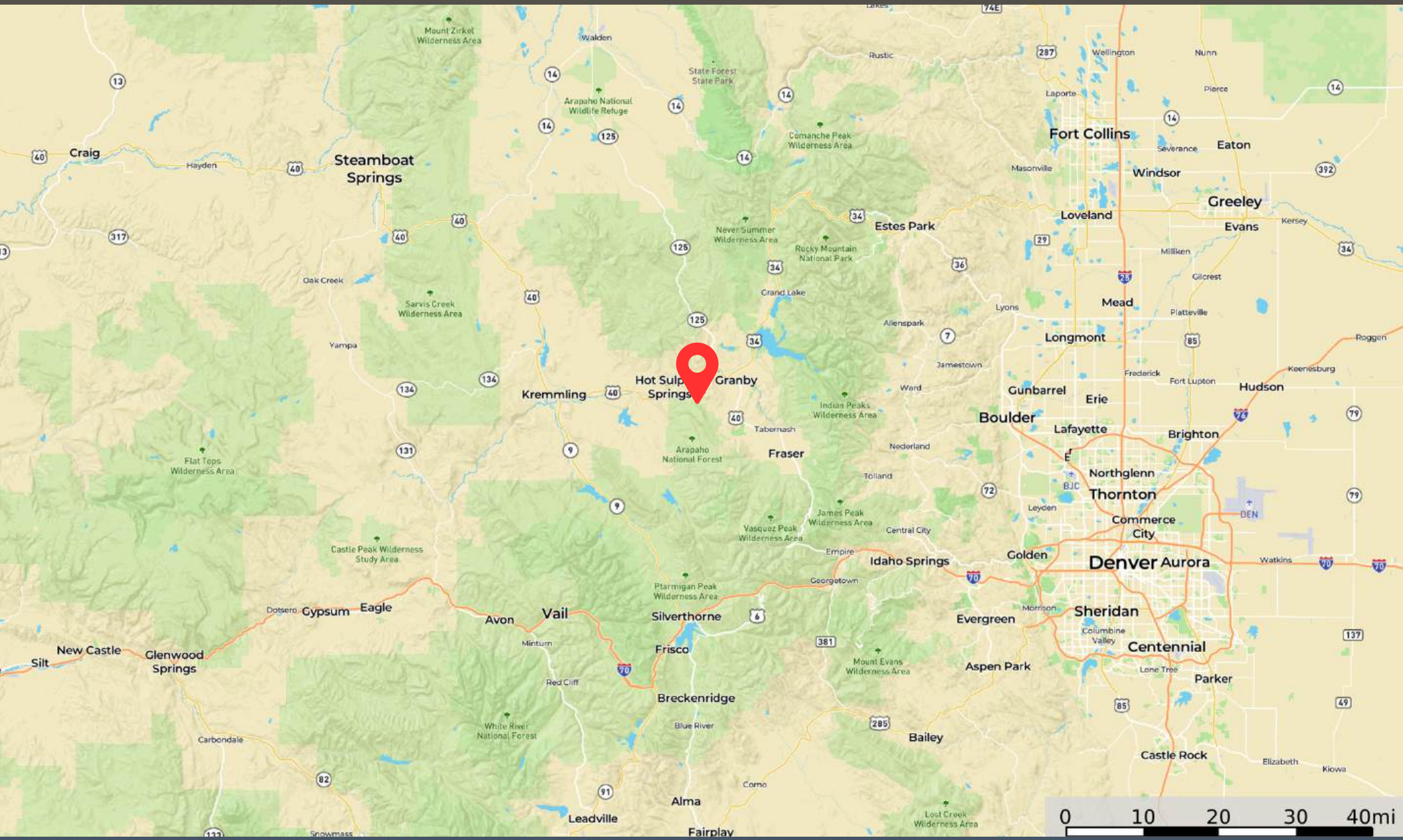
PROPERTY MAP



AREA MAP


Granby
Granby-Grand County Airport
Hot Sulphur Springs
Troublesome
Parshall
Elk Dale
Tabernash
0
2
4
6
8mi

REGIONAL MAP



BROKER COMMENT

"Wescott Ranch boasts the ideal combination of world-class big game hunting, gold-medal quality angling, high-end custom improvements, and proximity to major amenities that today's Class A ranch buyers are seeking."

WESCOTT RANCH

Grand County, Colorado

1,458± acres
$15,000,000

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