

Circle R Ranch – Woody Creek, Colorado

Overview

Circle R Ranch is a 244-acre ranch situated in the Woody Creek valley in central Colorado. Though extremely private and pristine, Circle R is within close proximity to the world-class, year-round resort of Aspen, Colorado.

The design and development of Circle R makes it the perfect candidate for a family compound or corporate retreat. Boasting a total of 10 homesites, three of which remain undeveloped awaiting potential additions by the next fortunate owner, the existing buildings include rustic historic cabins, eclectic and charming single family homes, agricultural structures and barns, and accommodating storage facilities. There are 6 separate single family homes with a total of 22 bedrooms, 18 baths and 5 half baths.

With the benefit of abundant open space, quintessential mountain activities abound right outside your door. Whether the attraction is snowmobiling, four-wheeling, horseback riding, cross country skiing or snowshoeing, the fact that one need not leave this one of a kind compound adds to its convenience and livability. If 244 private acres are not enough, immediately adjacent to the ranch is an endless National Forest offering more area than one could possibly explore.

Though rustic and unpretentious, the ranch features state-of-the-art qualities and creature comforts to make the perfect retreat now and well into the future. An exceptional infrastructure is in place with all utilities – fiber optics, electricity, telephones, television, propane, etc. – planned with foresight and adaptability to accommodate changes with future technological improvements, and all underground to preserve the beauty and integrity of the natural landscape. To keep the inviting outdoor spaces looking their best, along with the nearly 500 evergreens in the private tree farm, senior water rights accompany the ranch. An on-site fire suppression system complete with strategically located fire hydrants offer security and peace of mind. In keeping with the ranch lifestyle, Circle R maintains its agricultural status with irrigated hay fields in the lower portion of the ranch resulting in beneficial tax advantages.

Years of planning and improving the ranch has always been undertaken with an eye toward respect for, and the result of, being good stewards of this unique and beautiful area. With its old west charm, unspoiled land, plentiful activities, modern conveniences, and easy access, the individual qualities and amenities of Circle R Ranch collectively represent one of the last great opportunities to own a piece of Colorado not easily duplicated.

Following are brief descriptions for the individual home sites and the amenities associated with each:

Homesite 1

Single family home consisting of 5,850 square feet

5 bedrooms/4.5 baths

Green building features include Rastra concrete and styrofoam block construction, geothermal heating and cooling (approximately 50 wells), use of only standing dead timber

Spanish slate roof

Forced air and radiant heat

Pool and hot tub

Pond and water features incorporated into the outdoor living spaces

Well and septic

Creekside location on Woody Creek

Homesite 2

Currently the site of the existing barn consisting of maintenance shop, seasonal vehicle storage, caretaker's office, 16 kilowatt roof top solar array, and more

Homesite 3 – The Village

Designated historic structures

Single family home of 2,350 square feet

3 bedrooms/2.5 baths

Perfect turn of the century guest house updated with modern conveniences and steeped in Western charm

Kids playground area and flower gardens

Well and septic

Additional small historic cabin (Natal) of 450 square feet with loft bunk sleeping area with efficiency kitchen and three quarter bath

Additional barn/storage garage

Granary building houses the electronics distribution center, network and A/V hub, high speed internet and four T1 lines

Homesite 4

Single family home of 4,000 square feet

4 Bedrooms/4.5 baths

2 car garage

Office

Radiant heat

Well and septic

Welcoming outdoor spaces with barbeque area, large yard, covered patios, fenced in areas for dogs, and creekside location

Homesite 5

Undeveloped

Homesite 6

Eclectic and unique single family home of 3,650 square feet

2 bedrooms/2.5 baths

Geothermal heating and cooling

Art studio

Forced air and radiant heat

Well and septic

Creekside location

Homesites 7 and 8

Undeveloped

Homesite 9

Small single family home of 1,615 square feet

2 bedrooms plus sleeping loft/2 baths

Carport

Well and septic

Homesite 10

Mission style single family home of 4,250 square feet

4 bedrooms/3.5 baths

Geothermal heating and cooling

Well and septic