



LELA BELLE SPRINGS RANCH

RIDGWAY, OURAY COUNTY, COLORADO

109 ± ACRES | \$1,495,000



LELA BELLE SPRINGS RANCH

Named for the tranquil hot spring within its confines, the Lela Belle Springs Ranch is a beautiful, 109 +/- acre, holding just opposite of the Famous Orvis Hot Springs. Amenities are close, Orvis being a short walk, Ridgway a mere two miles, and every opportunity the San Juans have to offer, from historic Ouray (8.2 mi) to the Ski Slopes of Telluride (41 miles), being only a short drive. On the valley floor, the parcel is accessed directly off HWY-550 (year-round, paved). From there, the ranch traverses the Upper Moody Ditch, of which 0.25CFS is allocated to the property; then climbing Pinion and Juniper slopes to approximately 7,840' elevation. Over this extent are several possible homesites with great views and sufficient acreage for 3 use-by-right tracts, each allowing a primary residence and guest home. The ranch is unencumbered, recently surveyed, with Tri-county water and electric service available. The Lela Belle Springs Ranch sports a modest 450SF, off grid, hunting and recreation cabin; taken alongside abundant mule deer & elk licenses, it can serve as a base camp for hunting/hiking deeded acreage (GMU 65), exploring public land, or fishing the celebrated Uncompahgre River at Paco-Chu-Puk. From a picnic and horseback ride around the natural spring, to lounging at Orvis, dining in Ridgway or exploring picturesque Ouray, the Lela Bella is a prime candidate for all life's adventures.



FEATURES

LAND

Acres: 109.29 +/-
Topography: Dramatic, Sloping
Elevation: 7,040-7,840'

WATER & MINERALS

0.25 CFS of Upper Moody Ditch
On Property Geothermal Spring
Minerals:
To be Confirmed

VEGETATION

Cottonwoods & Willows
Pinion
Juniper
Meadow
Mountain Brush

IMPROVEMENTS

Morton Style, Off Grid Cabin (450 SF)
New CDOT Access of HWY 550

ZONING

Alpine & Valley Zones
35+ acre subdivision allowed
Single Family Residence per 35 acres
Guest house per 35 acres

WILDLIFE

Elk
Mule Deer
Bear
Turkey
Bighorn Sheep
Furbearer & small game of all kinds

UTILITIES

Tri County Available
Power (San Miguel) Available
Septic- not Installed

TAXES

2025 - \$227.78

RECREATION

On-site

Hunting
Hiking
Horseback Riding
Camping
ATV/Dirtbike

Off-site

Fishing: Uncompahgre River, Ridgway Reservoir, Silver Jack Reservoir.
Skiing: Telluride & Purgatory
Spa: Orvis and Ouray Hot springs
Dinning/Shopping: Ridgway & Ouray
Proximal Public Land











Conceptual Renderings of Potential for Rennovated Cabin

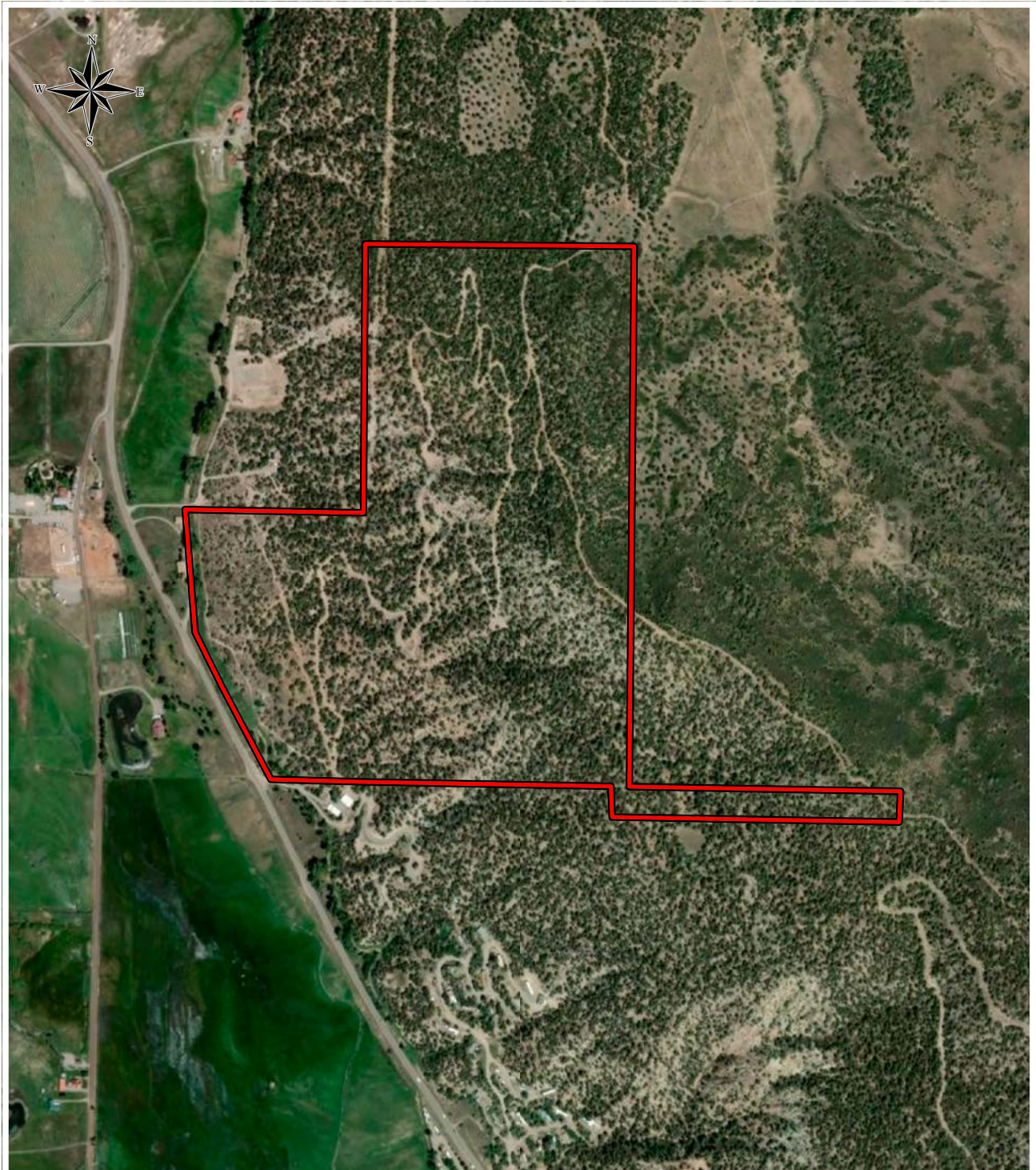
STATE MAP



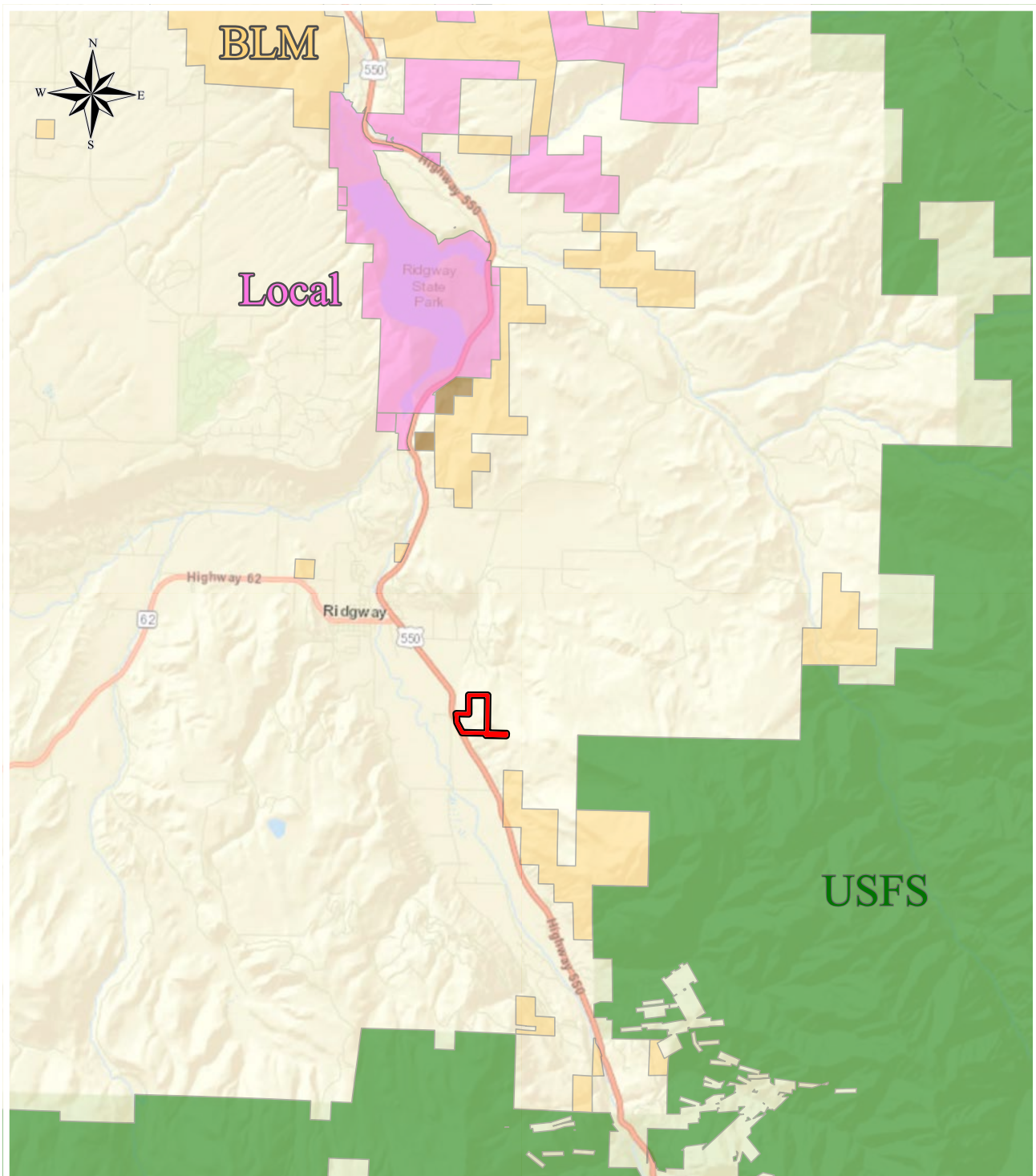
REGIONAL MAP



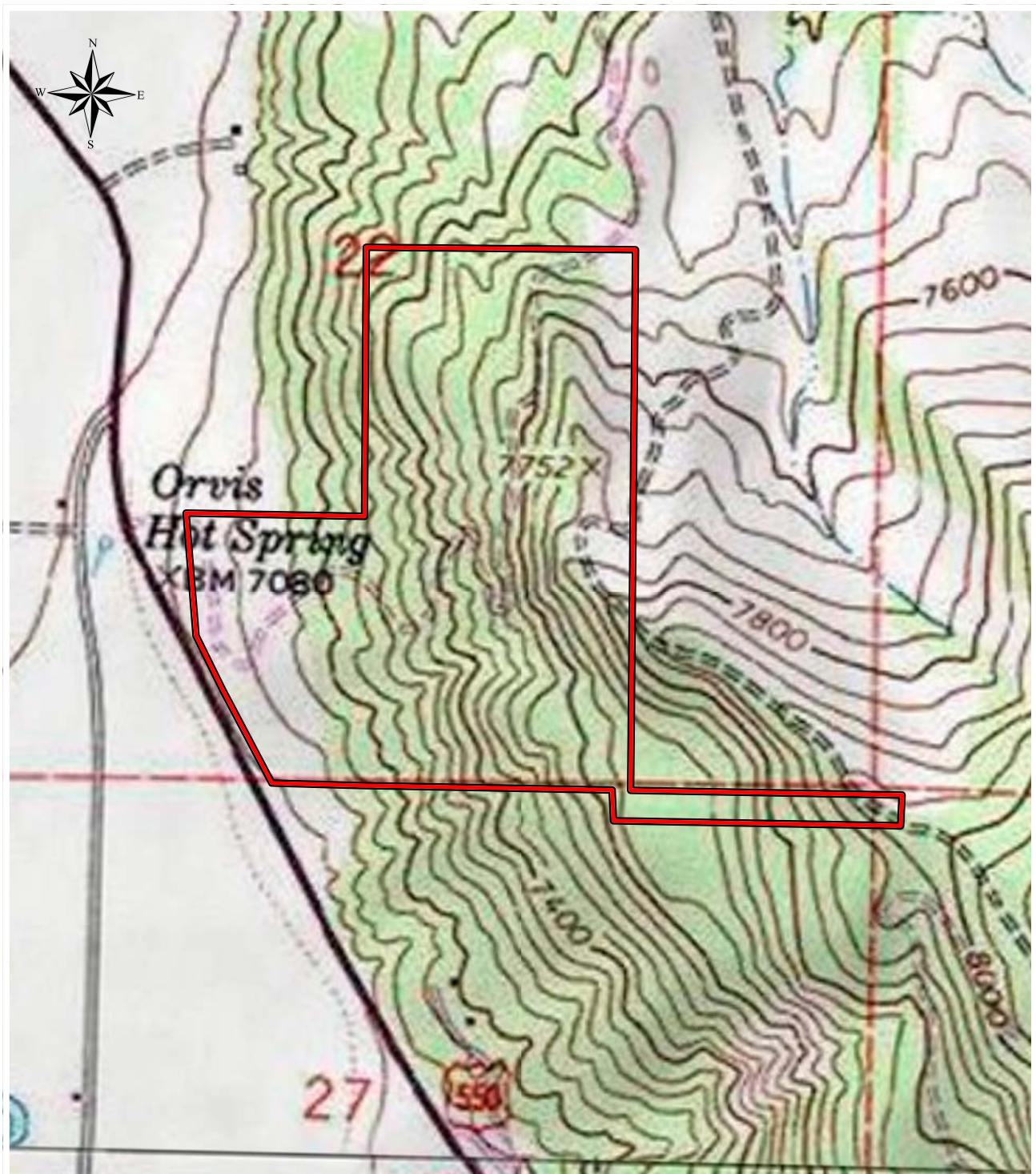
AERIAL MAP



PUBLIC LAND MAP



TOPOGRAPHIC MAP



BROKERAGE DISCLOSURE TO BUYER

In Colorado, Buyers should be aware that different real estate brokerage relationships are available which include seller agency, buyer agency or transaction-brokerage.

DEFINITIONS OF WORKING RELATIONSHIPS

SELLER'S AGENT:

A seller's agent (or listing agent) works solely on behalf of the seller to promote the interests of the seller with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the seller. The seller's agent must disclose to potential buyers all adverse material facts actually known by the seller's agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the seller.

BUYER'S AGENT:

A buyer's agent works solely on behalf of the buyer to promote the interests of the buyer with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the buyer. The buyer's agent must disclose to potential sellers all adverse material facts actually known by the buyer's agent including the buyer's financial ability to perform the terms of the transaction and if a residential property, whether the buyer intends to occupy the property. A separate written buyer agency agreement is required which sets forth the duties and obligations of the broker and the buyer.

TRANSACTION-BROKER:

A transaction-broker assists the buyer or seller or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction without being an agent or advocate for any of the parties. A transaction-broker must use reasonable skill and care in the performance of any oral or written agreement, and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a buyer's financial ability to perform the terms of a transaction and if a residential property, whether the buyer intends to occupy the property. No written agreement is required.

CUSTOMER:

A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party's agent or as the party's transaction-broker.

Buyer Signature

Date

Broker Signature

Date

Joseph Burns of Eagle Land Brokerage is the exclusive agent of the Sellers.

Eagle Land Brokerage is acting as a Seller's Agent and will cooperate with other agents acting as a Transaction Broker or Buyer Agent only. **NOTICE:** Offering is subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of purchase by owner. Information regarding land classifications, acreages, carrying capacities, potential profits, etc., are intended only as general guidelines and have been provided by sources deemed reliable, but whose accuracy we cannot guarantee. Prospective buyers should verify all information to their satisfaction. Prospective buyers should also be aware that the photographs in this brochure may have been digitally enhanced and may simply represent the view from the property or local area attractions or locations.



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