

JBDoubleBarRanch.com

Basalt, Colorado

250 lake-accessible acres located on the shores of Reudi Reservoir



Aspen  
Snowmass

Sotheby's  
INTERNATIONAL REALTY



# TBD Frying Pan Road, Basalt



**JBDoubleBarRanch.com**

Offered at \$5,950,000

**Tim Estin, MBA, GRI**

Broker Associate

Aspen Snowmass Sotheby's International Realty

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## Rocky Mountain Waterfront

JB Double Bar Ranch is 250 acres of rolling hills and horse pasture country with precious water views, water rights, water access... that is singularly lake accessible. The property comes with an 1,800 sq ft horse barn and it's ready for your dreams to come true. Located just across the county line in Eagle County where development is far easier, more lenient and less time consuming than adjacent, Pitkin County (with some of the most restrictive zoning in the country) this is a once-in-a-lifetime opportunity to create a unique Rocky Mountain waterfront ranch or to develop the land per allowable "Resource" zoning/Eagle County into 35 acre parcels. For more information and a site tour, call listing broker, Tim Estin at 970.309.6163 or email at [tim@estinaspen.com](mailto:tim@estinaspen.com).









AERIAL IMAGE OF RESERVOIR

## Once in a Lifetime Opportunity

The property is an incredibly unique 250-acre site with amazing Reudi Reservoir views, surrounded by the White River National Forest.

Situated at an elevation of 7,800 feet, the property is one of the very few private land parcels available around the reservoir, as the entire shoreline and most surrounding areas are either public lands or under conservation easements.







## Getting Here

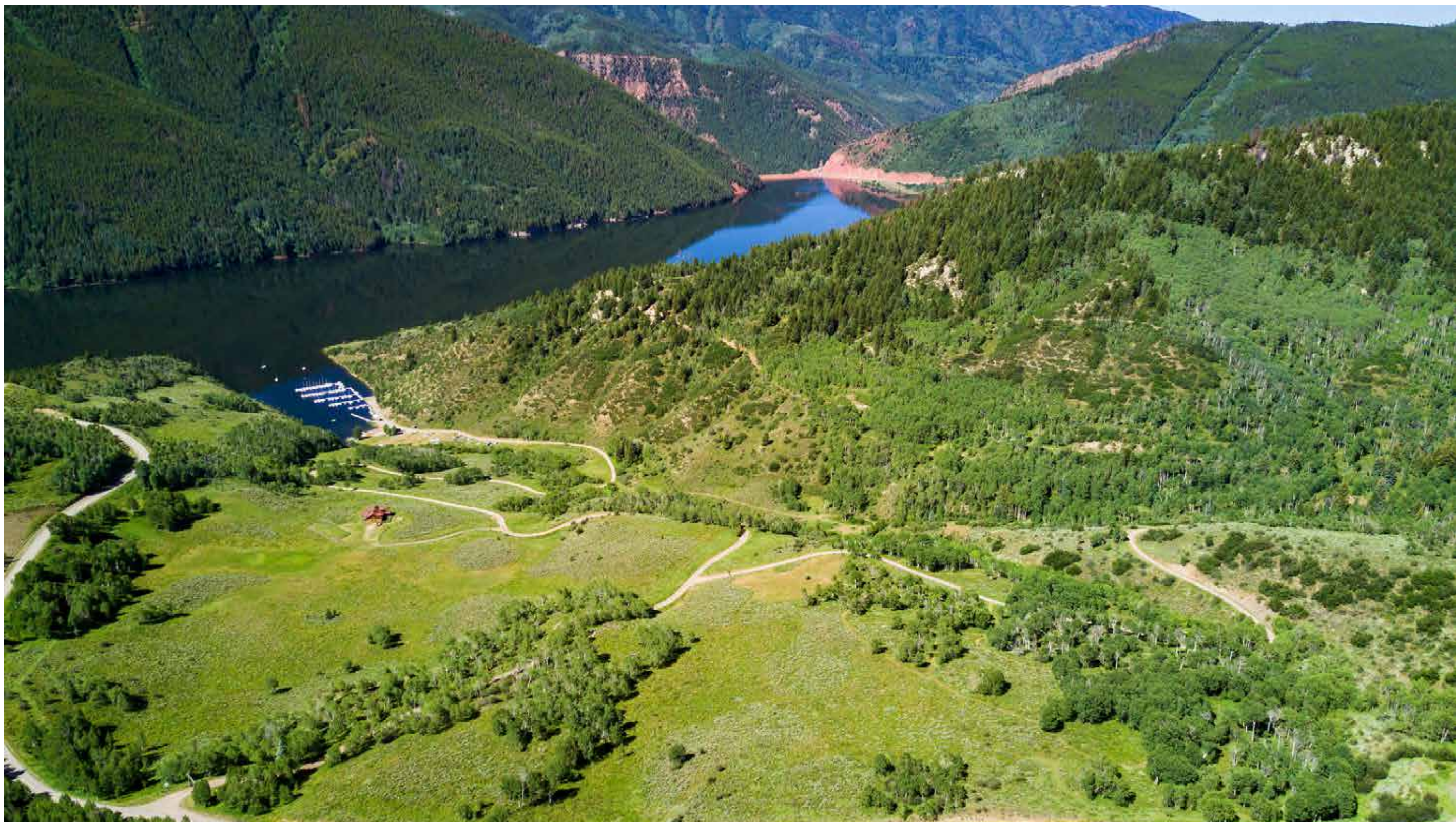
Located approximately 30 miles from Aspen Pitkin County Airport (5 minutes by helicopter) and 60 miles from Eagle Airport, the property is centrally located between Aspen and Vail, Colorado.

The property is an outstanding recreational ranch with long-term development potential. Water resources are excellent.

This one of a kind site offers year round access to tremendous mountain and lake activities. The property is minutes away from Gold Medal trout fishing waters of the Frying Pan River and borders an elk migration zone, elk breeding area and winter concentration range. World-class skiing, arts and cultural events, dining and lodging are prolific in the nearby Aspen/Snowmass area.







VIEW FROM THE PROPERTY  
Looking southeast towards the stunning red rock backdrop.



## Reudi Reservoir and Dam

The drive to Reudi is lined with red rocks and sets a dramatic tone for entry to the lake. To the north, the property is back-dropped by the 12,000 foot Red Table Mountain with its 18 mile table top ridge.

Boating, fishing, and camping are popular at the lake itself, while the downstream portion of the Frying Pan River, and further down the Roaring Fork River, are both regarded as some of the best Gold Medal fishing sites in the country. The Aspen Yacht Club currently operates boat slips on the lake, with access on the property under an easement from JB Double Bar Ranch.











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Aspen Yacht Club  
Benedict Bay Sailing Marina

Members Only

PRIVATE PROPERTY

PRIVATE PROPERTY





## The Barn

There is one horse barn centrally located on the property. The barn is built of wood interior and exterior walls, concrete, slab-on-grade foundation and a sheet metal roof with 4 never used horse stalls and an upstairs bunk room. There is electricity access on the site.





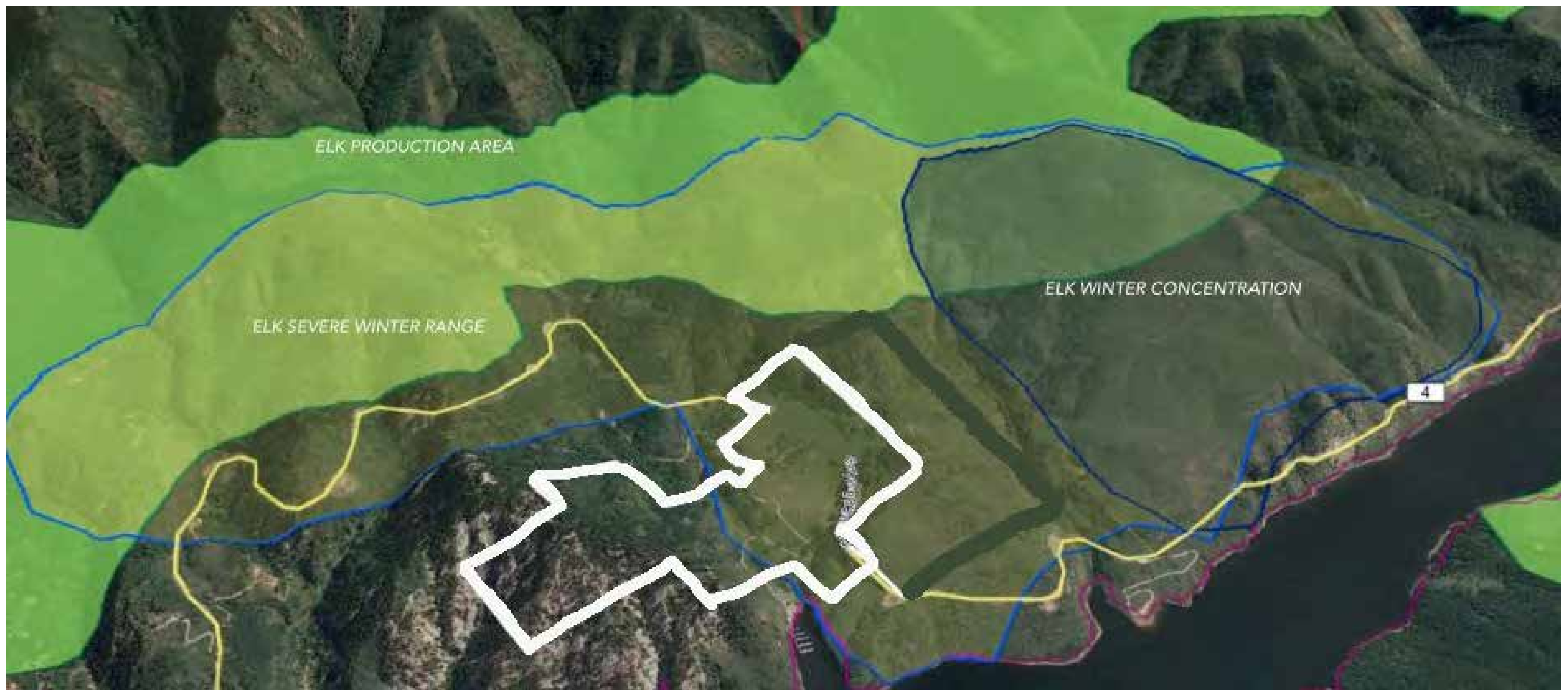




## Water Resources

The property contains a 66 gallon per minute well (capacity), two creeks and may also draw water from Reudi Reservoir.





## Fishing & Hunting Activities

Fishing: In addition to excellent fishing on the Reudi Reservoir, The Frying Pan River (a Colorado Gold Medal trout fishery) is directly below the dam of the reservoir and offers year-round access fishing for wild brown, rainbow, cutthroat and brook trout. Consistently ranked as one of the best trout fisheries in the USA, the Frying Pan flows west for 14 miles from below Reudi Reservoir dam to the Roaring Fork River (another Gold Medal fishing site) in Basalt.

Hunting prospects are exceptional. The property borders a known elk migration zone, including an elk breeding area and winter concentration range. There are also mule deer, mountain lion, black bear, grouse, coyotes, and foxes in the area.

Other Activities: World-class snow skiing at nearby Aspen, Snowmass and Vail, as well as boating activities on the Reudi Reservoir. The property has two dedicated boat slips at the Aspen Yacht Club.





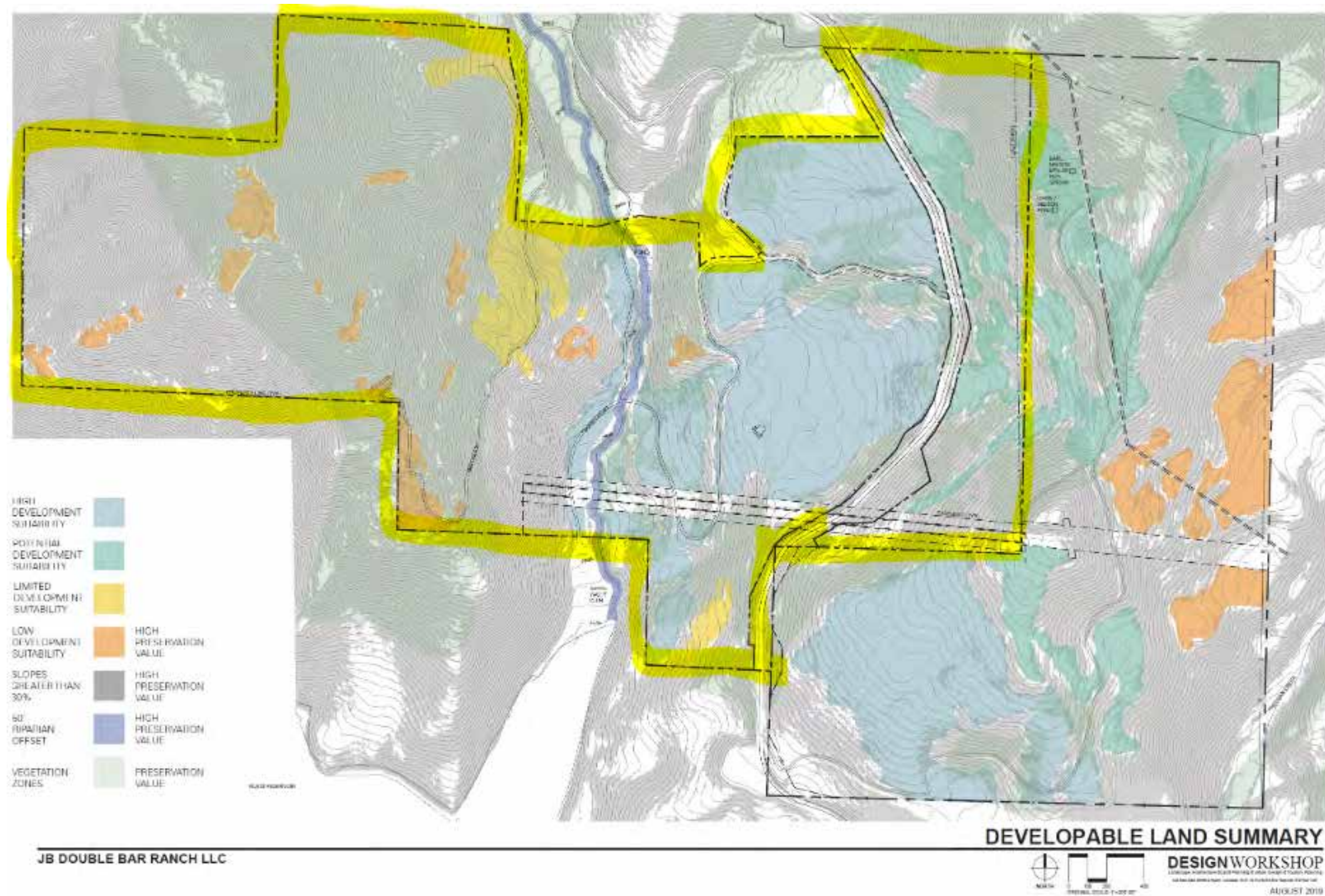
## Eagle County Zoning

The Eagle County Zoning is "Resource."

Resource: The purpose of the Resource zone district is to maintain the open rural character of Eagle County and to protect and enhance the appropriate use of natural resources and agricultural uses in the County including water, minerals, fiber and open land. This is accomplished by limiting residential development to very low density single family uses on lots of thirty-five (35) acres or larger, or by encouraging clustered development on smaller lots within those portions of a property that do not contain environmental resources or natural hazard areas and by maintaining the remainder of the property as common open space or ranch land, and by limiting new commercial development to uses that have a resource orientation and to small recreation areas that comply with Master Plan policies for such uses.







## Topography Analysis

The 250 acre parcel is within the yellow highlighted area. The topographical analysis by Design Workshop estimates 35-45% is developable, or 87-112 acres. Eagle County zoning is "Resource" allowing for 35-acre parcels. The property offers either one 250-acre parcel or a combination of separate parcels to be determined by a buyer depending on their intentions.





## Due Diligence Items

The JB Double Bar Ranch seller has established a relationship with Eagle County and obtained favorable responses with respect to the property. The first diligence stages have been successfully completed, none of which raised material issues:

- ▶ Phase I Environmental
- ▶ Wildlife Impact Study -Migration Patterns
- ▶ Water Adequacy Report
- ▶ Topographical Study

### NEXT STEPS:

- Architectural Studies
- Engineering Reports
- Traffic Impact Study
- Economic Impact







## History and Background of Ruedi Reservoir

Reudi Reservoir (commonly referred to as Reudi Lake) is a reservoir on the Western Slope of the Continental Divide on the Fryer Pan River

The reservoir was built in 1964 and stores approximately 100,000 acre feet of water

The lake provides a source of clean water energy generation for the City of Aspen

The Reudi property was used as ranch land prior to the present seller's purchase. It is currently the site of the Aspen Yacht Club.





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