



JBDoubleBarRanch.com - 250 Acres with Waterfront Access
Basalt, CO

Aspen
Snowmass

Sotheby's
INTERNATIONAL REALTY





CENTRALLY LOCATED

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.



ELK HABITAT AREAS

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. Hunting prospects are also exceptional as the property borders elk habitat areas. World-class skiing nearby.



ROCKY MOUNTAIN WATERFRONT

JB Double Bar Ranch is 250 acres of rolling hills and horse pasture country with amazing Reudi Reservoir views, singular waterfront access, and surrounded by the White River National Forest. 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 250-acre waterfront ranch or to develop the land per allowable "Resource" zoning into 35 acre parcels or larger, or by encouraging clustered development on smaller lots with open space or ranch land meeting Eagle County environmental requirements.

Home Size: 1,800 SF Barn

Garage: N/A

Bedrooms: N/A

Heat: N/A

Age: N/A

Taxes: \$2,209 / YR 2020

Lot Size: 250.46 AC

Transfer Tax: No

Bathrooms: N/A

Air Conditioning: N/A

Association Dues: None

MLS Number: 171154

TBD Frying Pan Road

Basalt, Colorado

\$5,950,000

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