



WHITE HILL RANCH

CARBONDALE, COLORADO | 166 ACRES | \$20,500,000

White Hill Ranch offers a rare opportunity to acquire 166.9± contiguous acres of multi-generational ranchland, available for the first time in over 90 years. The ranch commands sweeping, unobstructed views of Mount Sopris and the iconic Elk Mountain Range, including the Maroon Bells–Snowmass Wilderness Area. The predominately irrigated acreage is protected by an Aspen Valley Land Trust conservation easement, preserving the viewshed while allowing a 9-acre designated building envelope with flexibility for future development. With senior water rights of 185 shares of East Mesa Water Company stock providing historically reliable water, privacy, year-round county-maintained access, and proximity to the resort communities of Aspen and Vail, White Hill Ranch represents a premier combination of land, water, location, and legacy, an exceptional ranch property to be enjoyed today and preserved for generations to come.

Situated a short distance southeast of Carbondale, White Hill Ranch enjoys year-round, county-maintained access while maintaining a remarkable sense of seclusion and true end-of-the-road privacy. The property is ideally positioned within the Roaring Fork Valley, offering convenient access to the cultural amenities, dining, skiing, and global air service of Aspen, while also benefiting from the services, medical facilities, shopping, and transportation hub of Glenwood Springs. This central valley location provides the rare balance of private ranch living with proximity to two of Colorado's most desirable communities, enhancing both lifestyle enjoyment and long-term value in one of the state's most sought-after mountain regions.



LEGACY

White Hill Ranch stands out among the few properties over 100 acres in the entire Roaring Fork Valley. Stretching approximately 50 miles from Glenwood Springs to Aspen, the Roaring Fork Valley serves as a gateway to world-class recreation and is easily accessed from Interstate 70- the valley offers unparalleled access to outdoor pursuits and resort community amenities.

Protected by a conservation easement held by Aspen Valley Land Trust, the ranch features a 9-acre building envelope that provides flexibility for a custom home or ranch compound while preserving the property's sweeping views and natural character for generations to come.

IMPROVEMENTS

Existing ranch structures offer a canvas to honor the property's heritage while allowing future owners to shape their own vision. Three residences situated on 166 acres, originally constructed in the 1930s. The homes have been unoccupied for many years and have not been updated, and are being offered in as-is condition.



WATER RIGHTS & HERITAGE

The property consists primarily of irrigated hay meadow served by 185 shares of East Mesa Water Company stock. These historically reliable water rights ensure consistent delivery for productive agricultural use and attractive land aesthetics, enhancing both immediate usability and long-term value. The ranch has historically supported hay production, livestock grazing, and secluded residential enjoyment.

WILDLIFE

The ranch welcomes a variety of migratory wildlife species frequently observed throughout the property, adding to the authentic Western experience.

RECREATION

Minutes from renowned recreation and resort communities:

- Winter Sports: Aspen/Snowmass and Vail ski resorts
- Water Recreation: Roaring Fork, Crystal River, Colorado River, and Fryingpan River, world-class fly fishing, rafting, and kayaking
- Outdoor Adventure: Endless hiking, mountain biking, and wilderness access
- Hot Springs: Glenwood Springs, Carbondale
- Communities: Aspen, Snowmass Village, Basalt, Carbondale, and Glenwood Springs

TRANSPORTATION ACCESS

- Aspen Airport
- Rifle Regional Airport
- Eagle County Regional Airport
- Interstate 70, Highway 82, Highway 133



PROPERTY HIGHLIGHTS

- ±166.9 contiguous acres, primarily irrigated
- One of fewer than 100 properties in the entire Roaring Fork Valley exceeding 150 contiguous acres
- Protected viewshed under Aspen Valley Land Trust conservation easement
- 9-acre designated building envelope with development flexibility
- 185 shares East Mesa Water Company stock, historically reliable water rights
- End-of-the-road privacy with year-round county-maintained access
- Proximity to Aspen and Vail resort communities
- First time offered in over 90 years

SUMMARY

White Hill Ranch presents a compelling convergence of panoramic views, reliable water, protected acreage, and premier Roaring Fork Valley location. This is more than an exceptional real estate investment, it's a legacy property capable of being enjoyed today while preserving its character and value for future generations. Where land, water, and proximity to world-class resort communities meet, White Hill Ranch stands as a distinctive offering in one of Colorado's most sought-after valleys.





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