

FLYING
DOG
RANCH
west



PRINCE CREEK ROAD, CARBONDALE, COLORADO



APPROX. 229 ACRES
CRYSTAL RIVER FRONTAGE
PANORAMIC MOUNT SOPRIS VIEWS
UNPARALLELED SENIOR WATER RIGHTS
MINUTES TO CARBONDALE
APPROVED TO BUILD UP TO 7,500 SF



ABOUT *the* PROPERTY

FLYING DOG RANCH WEST

PRINCE CREEK ROAD, CARBONDALE, COLORADO

Tucked away in the serene heart of the Roaring Fork Valley, Flying Dog Ranch West is a once-in-a-generation opportunity to own an approx. 229-acre, private retreat with extraordinary natural beauty, agricultural productivity, direct river frontage, and sweeping views of Mount Sopris and the Crystal River Valley—just approx. 3.5 miles from downtown Carbondale.

Originally established as a homestead in the 19th century, the property carries a rich history that has been honored through careful stewardship, ecological preservation, and thoughtful honoring of its most treasured historic features.

From hand-hewn beams to traditional agricultural practices, the spirit of the land has been carefully maintained—while modern infrastructure and amenities have elevated its potential for future generations.

As of summer 2025, the property has also been approved for building up to 7,500 SF—a great opportunity for new owners to create their dream residence.

This is one of the last remaining large-acreage legacy ranches in Colorado's premier mountain valley—where the combination of water, proximity, views, and luxury simply does not exist elsewhere.



KEY FEATURES

Unparalleled Views: 180-degree panoramic views of Mount Sopris and the Thompson Divide from a low-elevation, sun-drenched homesite

Riverfront Living: Private frontage along the Crystal River—ideal for fly fishing, cold plunges, and moments of peace

Thriving Ecosystem: Home to rich biodiversity, including migrating elk herds (225+ head), black bears, eagles, and native songbirds

Abundant Water Rights: Approx. 180 acres of irrigated hay meadows supported by 168 shares of senior 1886 East Mesa Ditch water rights (7 CFS)

Modern Infrastructure: Adjudicated domestic water rights, septic systems, and private wells in place. Advanced agricultural sprinkler and irrigation systems ensure ease of land stewardship

Surrounded by Open Space: Flanked by estate parcels and large ranches, ensuring enduring peace and privacy

Income-Generating Assets: Three stylish residences, plus a barn/conference center with income-generating retreats, weddings, and events, plus other revenue streams fully offset the ranch's operational cost. Several onsite staff quarters allow for turnkey operation or full-service estate management

Sustainable Lifestyle Amenities: A fully outfitted gym, greenhouse, gardens, and a blacksmith forge support wellness, sustainability, and artisan living

Access to Adventure: Just an approx. 2-minute ride to renowned mountain biking and hiking trails in Prince Creek and the Thompson Divide, as well as an approx. 40-minute drive to Aspen for world-class skiing

Ideal Access: Year-round paved access via county-maintained road, under 10 minutes to dining, shopping, and schools in Carbondale, as well as an approx. 40-minute drive to/from the Aspen Airport.

New Zoning Approval: As of summer 2025, the property has been approved for the building of a new residence, sized up to 7,500 SF. This zoning approval is valid through 2032, offering new owners generous flexibility in making their dream residence a reality.





*“Flying Dog Ranch West is a
Once-in-a-Generation Opportunity.”*







the MAIN HOUSE

4 BR, 2 BA | APPROX. 3,650 SF







the MAIN HOUSE

4 BR, 2 BA | APPROX. 3,650 SF







the MAIN HOUSE

4 BR, 2 BA | APPROX. 3,650 SF





the MAIN CABIN

3 BR, 2.75 BA | APPROX. 2,595 SF







the MAIN CABIN

3 BR, 2.75 BA | APPROX. 2,595 SF







the MAIN CABIN

3 BR, 2.75 BA | APPROX. 2,595 SF





the GUEST HOUSE

3 BR, 2 BA | APPROX. 2,597 SF







the **GUEST HOUSE**

3 BR, 2 BA | APPROX. 2,597 SF





BARN & EVENT VENUE

APPROX. 9,600 SF | UP TO 40 EVENTS ANNUALLY







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A UNIQUE PATH *to* EXPANSION

While the ranch is protected under a conservation easement considered the “Crown Jewel” in the Roaring Fork Valley, it includes an approx. 7.798-acre headquarters parcel—a rare carve-out allowing for expanded residential development, including multiple residences if desired. Also, an owner can build up to 5,000 additional square feet of agricultural structures or barns—anywhere on the property. The property has also been approved for a large, new luxury residence of up to 7,500 square feet, creating a ready-to-execute opportunity for a world-class estate compound. In a valley where development is tightly regulated, this is a rare and valuable advantage.

Imagine crafting a world-class mountain retreat or family legacy estate—surrounded by protected lands, ancient cottonwoods, flowing water, and open space, yet just minutes from the vibrancy of Carbondale and within easy reach of Aspen.





“ *Our water and location are gold.* ”

RICHARD MCINTYRE,
CURRENT FLYING DOG RANCH OWNER







GET *in* TOUCH

OFFERED QUICKLY AND DISCREETLY

For the first time in decades, this iconic ranch is available to select buyers who understand the irreplaceable nature of land, water, and view rights in the Roaring Fork Valley, and value ecological stewardship with extraordinary natural beauty.

This is more than a property—it's a multi-generational asset in a valley where opportunity is increasingly finite.

Inquiries by qualified buyers only.

Private tours available upon request.

LISTED AT \$19,800,000

(\$86,000 PER ACRE)



FLYINGDOGGRANCHCO.COM

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