



Aerial Photography by Ryan Davidson

ASPEN COLORADO AREA

Golf & Resort Property - 190± Acres
Price: Submit Offer

Agent

Name: Z. Gordon Davidson & Associates, Inc. – Golf & Resort Properties

License: Colorado Broker No. II.100102530

Email: z davidson@dc.rr.com Cell: 760-238-7120

Exclusive Sales Agent presenting this premier property for sale via an expression of interest process, the details for can be obtained at www.zdavidsongolf.com Featured Property Tab.

Property Description

Z. Gordon Davidson & Associates, Inc. is pleased to offer for sale the golf & resort property located near Aspen Colorado. Property includes an award winning 7,328-yard championship 18-hole golf course, Golf at River Valley Ranch, designed by Jay Morrish, Colorado native and golf hall of famer. Located in Carbondale, Colorado at River Valley Ranch. A beautiful Golf & Tennis Residential Resort Property. This beautiful property, near the base of the majestic 12,965 ft Mount Sopris and on the banks of the Gold Metal Crystal River spans over 190± acres of Colorado's finest lands. Amenities include a clubhouse, restaurant, Homestead Bar & Grill, featuring an award winning mountain view patio. Golf Course includes generous parking, suitable for events and tournaments, a 13.25± acre driving range, practice putting green, and large maintenance building.

The Roaring Fork Valley, one of the most scenic Colorado Mountain Areas, features Aspen Mountain at the headwaters of the Roaring Fork River. Aspen, a world-famous resort features world class skiing and snowboarding at four (4) Ski Mountains, Aspen Mountain, Aspen Highlands, Snowmass Village, and Buttermilk Mountain, Home of the X-Games. Summer Activities abound including Gold Metal Fly Fishing, Golf, Tennis, Road & Mountain Biking, Jeep Tours, White Water Rafting, and amazing Mountain Hiking. Aspen is known for its Summer Concert Series and Intellectual Series held at Aspen Institute. Polo Matches including a World Championship Match are held at Polo Fields near Carbondale, Colorado.



Aerial Photography by Ryan Davidson

Location

The golf resort property is located near Aspen Colorado with three Regional Airports that serve the area including Aspen Airport (ASE), Eagle Vail (EGE), and Grand Junction (GJT). A beautiful 30-minute drive from Aspen Airport (ASE). 170 miles west of Denver and 30 miles from Aspen, this property is also served by Denver International Airport. Carbondale offers a panoramic valley view and world-class recreational opportunities such as biking, hiking, gold-metal fly-fishing, kayaking, equestrian, and world-class skateboarding. World-famous downhill skiing and snowboarding in Aspen/Snowmass.



Carbondale is in the Mid Valley, 30 miles from Aspen in a wide, flat plateau at the Confluence of the Roaring Fork and Crystal Rivers. Carbondale enjoys all the Rocky Mountain's Natural Wonders in a temperate, sunny vista.

Historical Glenwood Springs, located at the end of the valley, 45 miles from Aspen and at the Confluence of the Roaring Fork River and Colorado Rivers. This Historic Mountain Town features three of the World's Largest Hot Springs, Natural Vapor Caves, and a year-round Hot Springs Pool & Spa. The entire Valley enjoys direct access from I-70 at Glenwood Springs, the Aspen Airport, and nearby regional airports.

Public Access

The approved Planned Unit Development authorizes the championship caliber golf course, clubhouse, and driving range to be privately owned and will be open to the public on a daily fee, membership, or other for-profit basis.

Water Rights

River Valley Ranch (RVR) residential & River Valley Ranch Golf Resort (RVR-Golf) share senior water rights. RVR Golf has a reserve right to use water, that is owned by the Town of Carbondale, and operates the pump & distribution system for both parties on a shared cost basis. RVR Golf is not subject to town of Carbondale water restrictions mandates during the dry periods.

RVR Hotel Zoning

Golf Course Parcels Ownership and Planning Team are cooperating on a statement of support for Rezoning of the Driving Range Parcel (13.25 ac.) for a Hotel Use (See Aerial View Below). Zoning support statement will be for conceptual approval only. This will allow New Ownership control of their specific business model.



Aerial Photography by Ryan Davidson

Acreage

Lot/Parcel	Acreage	Description
Lot 1	2.53	Restaurant/Retail/Pro Shop
Parcel 2	69.151	Golf Course
Parcel 3	37.664	Golf Course
Parcel 4	45.972	Golf Course
Parcel 5	21.188	Golf Course
Parcel 6	13.252	Golf Course/Driving Range
Total:	189.757	Rounded 190± acres

Development Potential

RVR Golf is independent of RVR Master Association and has no design review requirements or size Floor Area Ratio (FAR) restrictions. Building size is only restricted by the building envelope & maximum height of 35'. The Town of Carbondale does require a building permit. The property & location cannot be replicated in the region. This is the Only Available Public Golf Course. Planning Team includes local Land Attorney, David J. Myler, known for local projects, i.e., The Roaring Fork Club, The Timbers Club, Aspen Valley Ranch, Lift One Lodge in Aspen, Sky Hotel in Aspen, and River Valley Ranch Golf Course.

Neighboring Equestrian Centers and Polo Club

The Aspen Vicinity is a major draw for the polo fields and equestrian. This location is a haven for the equine enthusiast with pastures for riding or polo, and nearby trails. Located within 5 miles are the Aspen Equestrian Center, Aspen Valley Polo Club, Creek Builders Equestrian Center, and a Riding Academy.



Aerial Photography by Ryan Davidson



Aerial Photography by Ryan Davidson

[View Aerial – Fly Over of the Property](#)



DAVIDSON
GOLF & RESORT PROPERTIES

Images



#2 Best Public Golf Course Colorado - NBC Golfpass



*Best Golf Courses in Colorado 2022 –
Golfers' Choice Golf Pass*

Images



*Top 10 Public
Golf Courses
Colorado 2022
Golf Week
Magazine*

*Best Public Golf
Course 2019
Golf Advisor*

