

LEGENDARY WESTERN RANCH *in Rifle, Colorado*

7781 County Road 320 | 4 Bed | 3.5 Bath | 4,201 Sq. Ft. | 331 Acres



COLDWELL BANKER
MASON MORSE

A Coldwell Banker Mountain Properties Company



PAINTED PITCHFORK RANCH

A 331± acre estate founded in 1973 by the Downing family, famed for world-class Quarter and Paint horses. Just eight miles southwest of Rifle, the property spans hay meadows, irrigated pasture, native grazing land, and wildlife-rich pinion-sage hillsides. The 4,200-sq-ft main home offers four bedrooms and rustic charm, complemented by a 1,500-sq-ft caretaker house. Premier equestrian improvements include a 10-stall barn, foaling barn, arena, exercise track, hot walker, tack room, hoop barns, and welded-pipe corrals. Recent water upgrades—new headgate, measuring device, and a new mile-long waterline – delivers adjudicated irrigation water right to the ranch's sprinkler system. Own a rare piece of Colorado ranching heritage where productivity, scenery, and sporting lifestyle unite.



DETAILS

Address: 7781 County Road 320
 City: Rifle
 Bed & Bath: 4 Bed | 3.5 Bath
 Size: 4,201 sq. ft.
 MLS#: 189241
 Taxes: \$7,108.84 (2024)
 HOA: No HOA
 Year Built: 1938

JACK PRETTI & JEREMIAH AKERS

Broker Associates

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FEATURES

- 331 acres with irrigated hay & pasture
- 4,201-sq-ft main home (4 BD/4 BA)
- 1,512-sq-ft 3-BD caretaker/guest home
- 10-stall horse barn & foaling barn
- Arena, exercise track & hot walker
- Recent irrigation upgrades & water rights
- Welded pipe corrals, hoop barns, outbuildings
- Abundant elk, mule deer, turkey & more
- Panoramic Mamm Mountains & Book Cliffs views
- 8 miles to Rifle; year-round access



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