



**RANCH & RESORT  
REALTY**

**SKI TOWN RANCH**  
**COLORADO—ROUTT COUNTY—STEAMBOAT SPRINGS**



Listed by: Christy Belton | 970.734.7885 | [RanchResortRealty.com](http://RanchResortRealty.com)

## **PROPERTY OVERVIEW**

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SKi Town Ranch is 1,000+ acres of spectacular landscape surrounded by mountain and town views. The property provides a front row seat to the best of Colorado: wildlife, two ski areas, and unlimited recreation on the adjacent public land. Also bordering the Steamboat city limits, the ranch is the closest large-acreage parcel to downtown in a very limited-inventory market. A custom hunting cabin recently constructed near the top of Copper Ridge, overlooks the Yampa River corridor and the neighborhoods of west Steamboat in the distance. Three residences are well located on ridges and in small valleys, all near the entrance at the paved county road. The ranch is ideal for livestock; it has numerous outbuildings, ponds and springs, good ranch roads and a massive open sided barn. One of the most unique locations in the Steamboat Springs area, the property is quiet and private without sacrificing convenience to downtown and skiing.



## LOCATION

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The ranch is located on the north side of Steamboat Springs, a community of about 12,000 that surges to over 30,000 during busy seasons. Nearly surrounded by the Routt National Forest, the area's access to outdoor recreation is fast and easy. The Steamboat ski mountain, with 165 trails on 3,000 acres, is a 7-mile drive. Bordering the ranch's eastern and northern boundaries is the Routt National Forest. The 1.1M-acre national forest stretches uninterrupted from the east and south sides of Steamboat to the Wyoming border, where it becomes the Medicine Bow National Forest, offering another 1M+ acres of public land. This enormous tract of undeveloped land rich in natural resources is part of the reason that northwest Colorado is home to the nation's largest migrating elk herd. Not only is 1,000 acres bordering a resort town a rarity in the West, to have direct access to more than 2M additional uninterrupted acres of public land is virtually unprecedented.



## **LAND**

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Ski Town Ranch is generally west and southwest facing with elevations to over 8,000 feet near the top of Copper Ridge. A 240-acre BLM parcel adjoins the ranch; the ranch has the grazing permit for this BLM parcel. The upper reaches of the ranch near the public land boundary are mostly forested with a mixture of aspens and evergreens. The middle elevations of the ranch are blanketed by aspen and fern forests that change from brilliant green to gold with the changing seasons. The lower portion of the ranch has gently rolling hills with pockets of Gambel oaks; it is wildly scenic. The ranch has numerous ponds and springs plus irrigation for the hay meadows near the headquarters. The setting, with great views in every direction and quick access into town, is exquisitely private. The vantage point near town looking to the ski slopes and the surrounding mountains is unlike any other ranch parcel in Steamboat. The ranch is unencumbered and would be an excellent candidate for a conservation easement.



## **RANCH IMPROVEMENTS**

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Improvements on the ranch are situated to take advantage of views, convenience, or privacy. The 5,600 s.f. main home built in 1990 is situated on the ridge with views of Steamboat and the ski-mountain. A one-level ranch manager's home is situated in a small valley lined with cottonwood trees. A guest house is located near the ranch's gated entry. Within eyeshot of the guest house a barn provides shelter for animals and livestock equipment. Covered paddocks and fenced pastures are in this headquarters area as well. Numerous three-sided sheds provide plenty of storage for ranch equipment. The lower meadows are also fenced and cross fenced. A 1,700 s.f. hunting cabin carefully designed to enhance any big game hunting or wildlife watching adventures, features a wide wrap around porch, granite counters and wood and slate flooring. It has a good producing well and is powered by solar with a back-up generator. A stone fireplace reaches to the second-floor ceiling and large windows frame the panoramic views of the river valley below. This 3 bedroom, 2 bath cabin was recently constructed on the north end of the ranch, just a short distance from the adjacent Routt National Forest.











## **WATER RIGHTS**

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The ranch has 4 adjudicated springs and 10 adjudicated ponds, the largest of which is over 33 AF. The ponds are interspersed along the Slate Creek draw and provide good water for livestock and wildlife. The springs provide the water for the residences and other improvements. There are also Woodchuck Ditch shares of water that irrigate the hay meadows near the headquarters.



## **RECREATIONAL AMENITIES**

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Outdoor recreation is easy to enjoy both on and off the ranch. Game trails and two track roads on the ranch are convenient for on-property recreation. Healthy, untouched ecosystems attract and support the birds and mammals native to the area; wildlife has been thriving in this relatively unspoiled environment for generations. Located in GMU 14, the big game hunting on the ranch is primarily for elk, deer, bear and occasionally moose and antelope. Over-the-counter licenses are available during some seasons. The large block of deeded acres, adjacent land that is difficult for the public to access, and abundance of elk mean success rates tend to be high. Shed hunting is also rewarding in the spring and summer on the ranch's vast south facing slopes. Nearby public fishing is available on the Yampa River flowing through downtown Steamboat. A 1.5-mile stretch of public fishing along the Elk River is just 3 miles north of the ranch. Hiking, riding, and cycling are popular in town along the 7.5-mile Core Trail and from the nearby forest trailheads. Being a popular resort town, Steamboat often has events, amenities and attractions only found in larger towns. The ranch is so close to town, it is easy to finish a morning hike, ride, or hunt and within 5 minutes enjoy breakfast at one of the great downtown restaurants!



## **STEAMBOAT SPRINGS, COLORADO**

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Perhaps best known for its world-class ski mountain set among working ranches, Steamboat is a friendly western town located in Colorado's northwest corner. The Steamboat Ski Area with its \$200M expansion well underway is slated to become Colorado's second largest ski area. In addition to thousands of acres of power-skiing terrain, Steamboat will also be home to the longest gondola in the United States. Howelsen ski hill and ski jumping complex is within sight of the ranch. This City-owned, 100+ year old ski area has been the training ground for nearly 100 Olympians and is the oldest continuously operating ski area in the nation. Downtown Steamboat parallels the tree-lined Yampa River with public fishing access. The quaint shops, lively breweries, local restaurants, and unique art galleries are a few minutes from the property. Relatively low in elevation when compared to other resort areas, Steamboat is at 6,795 feet and requires almost no time to acclimate. Steamboat is approximately 160 miles northwest of Denver and about 180 miles northeast of Grand Junction, the largest population center on Colorado's western slope. During the summer and winter seasons, direct flights are available at the area's regional airport from 16 major cities around the country. This area of northwest Colorado is known for beautiful, protected landscapes, welcoming residents, and great year-round outdoor recreation.





## **NEARBY AIRPORTS**

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### **Bob Adams Airport**

3 miles NW of Steamboat Springs, CO

Fuel Available - 100LL Jet-A

Parking - Hangars and tie downs

Runway Dimensions - 4452 x 100 ft. / 1357 x 30 m

### **Yampa Valley Airport**

24 miles W of Steamboat, 2 miles SE of Hayden, CO

Fuel Available - 100LL Jet-A

Parking - Hangars and tie downs

Runway Dimensions - 10000 x 150 ft. / 3048 x 46 m



## ABOUT THE PROPERTY

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**PRICE:** \$19,900,000

**TAXES:** Approximately \$20,400

**Minerals:** All minerals owned by sellers will convey.

### **BROKER'S COMMENT:**

Ski Town Ranch is 1,000+ acres at the edge of one of Colorado's premier resort communities. Surrounded by scenic mountains and forests, the property is quiet and private but convenient to downtown and the famous powder skiing at both of Steamboat's ski areas. The improvements are functional and modest, and the newly constructed cabin is extremely secluded and well-designed. Steamboat Springs, known for its friendly, western hospitality, has preserved its deep agricultural roots while a world-renowned ski area emerged and prospered. More than just a ski resort, Steamboat offers year-round outdoor recreation, fine dining, quaint shops, great schools and a genuine community. This ranch is one of the most unique properties from which to enjoy everything Steamboat.



SKI TOWN RANCH

