



FAY

RIMROCK CANYON RANCH

Parshall, Colorado

\$2,500,000

40± Deeded ACRES

50± ACRES BLM POSSESSORY INTEREST

A wooden signpost with a horizontal beam across the top. The beam has a sign that reads "Rimrock Canyon Ranch". To the left, a smaller sign is attached to a post. In the background, a dirt road leads up a hillside covered in green trees and shrubs. A metal gate is partially open on the road.

Rimrock Canyon Ranch

**RIMROCK
CANYON RANCH**
PROPERTY
OF RIMROCK CANYON RANCH
1 200 460 1000

FARMS ■ TIMBER ■ RANCHES ■ SPORTING PURSUITS ■ VINEYARDS

INTRODUCTION

Rimrock Canyon Ranch offers a private canyon at the dead end of a well-maintained county road, surrounded by over 5,000 acres of public land. You will not find another property offering this feeling of solitude with modern utilities and easy access to civilization. Theodore Roosevelt believed a man required just 40 acres and use of public lands to support his family. In 1912, he granted this particular parcel, with its creek and pastures safeguarded by federal lands, to a trusted hunting guide.

The ranch consists of 40± deeded acres surrounded by 50± acres of unique BLM possessory interest. Corral Creek meanders through the entire property, and a large fishing pond with a dock adds to the considerable charm. Prime fly fishing on the Colorado River is accessible by a mere three-fourths mile walk through public land. A large main house, a guest house, and a delightful bunkhouse provide comfortable living for owners and guests. Two wells and a spring provide plentiful water. This uniquely private property is only 10 minutes from Parshall, Colorado, and two hours from Denver.

The only people you will see are those you invite—but the mule deer, whitetail, elk, moose, coyote, pine martens, badgers, mountain lions, and lynx will wander through without invitation. The resident mother black bear and her cubs are a common sight. Corral Creek flows for around one-half mile through the property and is teeming with hungry brook trout. The beautiful pond is the property's focal point and is stocked with large rainbow trout. The ridgetop views of the Colorado River Valley, Williams Fork Reservoir, Williams Fork Mountains, Elk Mountain, Gore Range, Rabbit Ears Pass, and down to the ranch itself are truly spectacular.

And history? The original stagecoach road that crossed Parshall Pass and cut across the canyon's meadows is clearly visible. The natural corrals of the canyon lured in the wood buffalo hunted by the Ute and Arapaho in days gone by. You can almost hear the stories of the big game hunters who traversed and camped in these hills and canyon walls in search of trophy elk, deer, bears, and mountain lions.

And sounds? You can often hear the shrill cries of the red-tailed hawks circling in the updrafts and the haunting hoots of the great horned owls who make their nests in the spruce trees at the private campsite along Corral Creek. The echoing horns of the Burlington Northern and Union Pacific trains can sometimes be heard late at night as they curve their way through nearby Byers Canyon. The trickle and occasional spring roar of Corral Creek as it wanders through the property is always in the background. And every once in a while, the lonely call of a cougar or coyote will pierce the winter's stillness.

QUICK FACTS

- Private canyon completely surrounded by over 5,000 acres of public land
- Corral Creek runs through the entire length of the property for almost one-half mile
- Fish pond with dock stocked with large rainbow trout
- Adjudicated water rights from two wells and a spring
- Plentiful wildlife including mule deer, whitetail, elk, moose, black bears, pine martens, and lynx
- Stunning ridgetop views of the Colorado River Valley, Elk Mountain, William's Fork Reservoir, and the William's Fork Mountains
- Historic stage coach road running through property
- Blue-ribbon fly fishing on the nearby Colorado River and Williams Fork
- 40± deeded acres plus 50± acres of unique BLM possessory interest
- 100± miles from Denver
- Absolute privacy with easy proximity to services







ACREAGE

- 40± deeded acres
- 50± acres BLM possessory interest
- 5,000± acres public BLM land

Rimrock Canyon Ranch contains 40± deeded acres enclosed by 60± unique BLM possessory interest acres. In 1912, Teddy Roosevelt granted this particular parcel, with its creek and pastures safeguarded by federal lands, to a trusted hunting guide. The owner maintains private access and pays property tax on the possessory interest. While the owners are not allowed to build improvements on the 60 acres, it affords complete privacy and control. The owners have a grazing lease on 40± acres of the possessory interest. Additionally, the property is immediately surrounded by over 5,000± acres of BLM, offering unparalleled privacy.



SCENIC VISTAS

The elevations range from 7,600± feet at Corral Creek to 8,000± feet at the surrounding ridgetops. The ridgetop views of the Williams Fork Reservoir, Williams Fork Mountains, Elk Mountain, Gore Range, Rabbit Ears Pass, and down to the ranch itself are truly spectacular.



IMPROVEMENTS

The heart of the improvements is the rambling ranch house, beloved by the families who made this canyon their own, with both history and modern conveniences. Originally constructed in the early 1900s, there were multiple additions and recent modernization. The property also offers a newly-renovated 3-bedroom guest house and a uniquely renovated bunkhouse that'll make you want to ride a horse—or at least dream of it. There are seven bedrooms, four bathrooms, three kitchens, three garage spaces, a fireplace, and two wood stoves. There's even a teepee, outhouse, and picnic table at the campsite next to the river. All furnishings included, right down to the coffee cups, at the buyer's request.



Main House



Main House



Main House



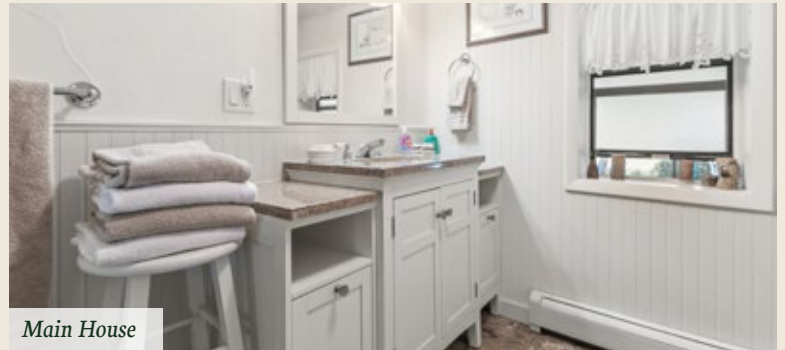
Main House



Main House



Main House



Main House



Main House



Guest House



Guest House



Guest House



Guest House



Guest House



Bunk House



Bunk House



Bunk House



Bunk House

RECREATION

Because of the direct connection to public land, you can hike, ride a horse from the property to explore the vast Arapahoe National Forest.

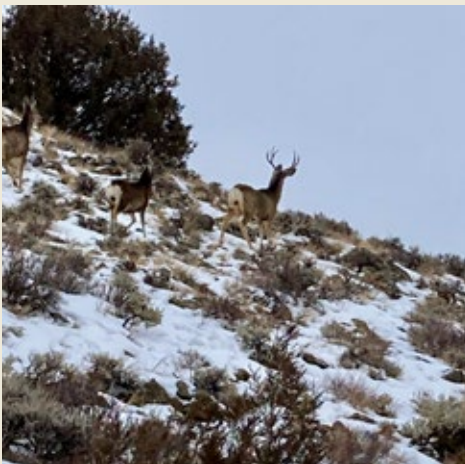
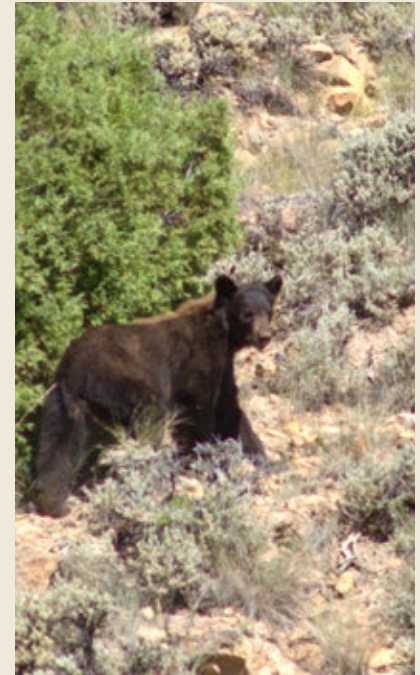


Photo not taken on property

HUNTING & WILDLIFE

Rimrock Canyon Ranch has plentiful big game, including elk, moose, mule deer, and whitetail. The ranch is located in Colorado GMU 18, which offers over-the-counter archery and rifle hunting for elk. Draw hunts are available for deer and moose.

FISHING

Rimrock Canyon Ranch offers excellent trout fishing opportunities. The fish pond is full of large rainbow trout. Feisty brook trout are plentiful in Corral Creek. The Colorado River is accessible by a 0.7-mile hike through public land, which gives fishermen access to over two miles of public access to trout fishing and access to the beautiful two-mile tailwater stretch of the Williams Fork below the reservoir. Both rivers are renowned for blue-ribbon fly fishing for browns and rainbows, and the Williams Fork is one of the prettiest rivers in Colorado.



ATV RIDING & SNOWMOBILING

Grand County, Colorado, is a premier destination for ATV and snowmobile enthusiasts with over 1,000 miles of designated trails. Some of these trails can be accessed directly from the ranch.



SKIING & SNOWBOARDING

Situated just 45± minutes from Winter Park and slightly over an hour from both Steamboat Springs and Vail, this property offers convenience to world-class skiing and snowboarding. Winter Park boasts Colorado's longest ski resort with over 3,000 acres of award-winning terrain. Vail Mountain has been named one of Colorado's six best ski resorts by Forbes Magazine. Steamboat Ski Resort is known for its famous "Champagne Snow™", which provides unmatched skiing and snowboarding.

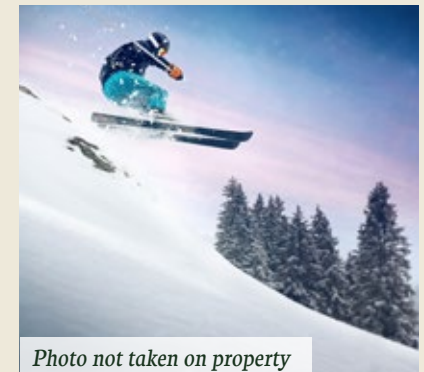


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INCOME OPPORTUNITY

Rimrock Canyon Ranch has been a successful short-term rental property for many years. The large number of loyal, repeat customers attest to the quality and comfort of the property. Rimrock Ranch would also make an excellent equestrian center. The property is fenced and cross-fenced, and has corrals and loafing sheds for livestock or horses. Because of its privacy, beauty, and convenience, it is a popular destination with hunters and fishermen. <https://www.rimrockcanyon.com/>







Steamboat Springs Ski Resort

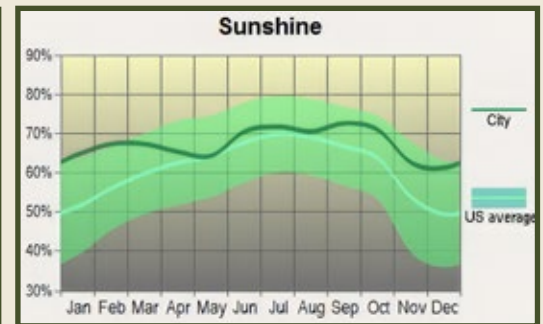
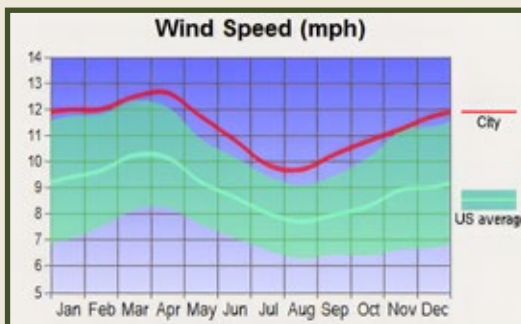
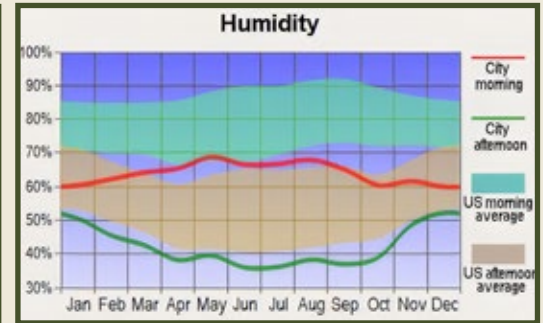
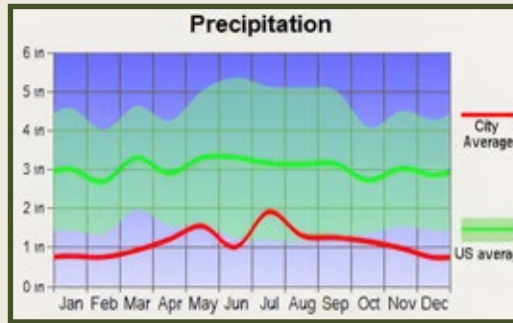
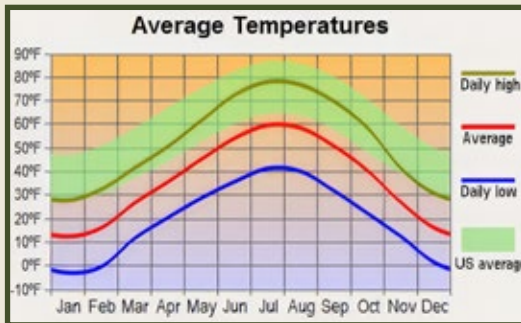
NEARBY ATTRACTIONS & ACTIVITIES

Williams Fork Reservoir, only fifteen minutes away, provides boating and fishing opportunities. Hot Sulphur Springs is 15± minutes away and is the largest hot springs in the area. Lake Granby, Colorado's third largest lake, is only 30± minutes away, attracting sailing and fishing enthusiasts. Rocky Mountain National Park is about 45± minutes, has over 300 miles of hiking trails, and has montane meadows, alpine lakes, and towering peaks. Steamboat Springs is about an hour away and is not just about skiing and rodeo. It's a top destination for fishing, rafting, and biking and offers hot springs, fine dining, and a lively cultural experience.

CLIMATE

Parshall, Colorado, has a continental climate with warm summers and cold winters.

Climate data for nearby Hot Sulphur Springs, Colorado, courtesy of <https://www.city-data.com/city/Hot-Sulphur-Springs-Colorado.html>

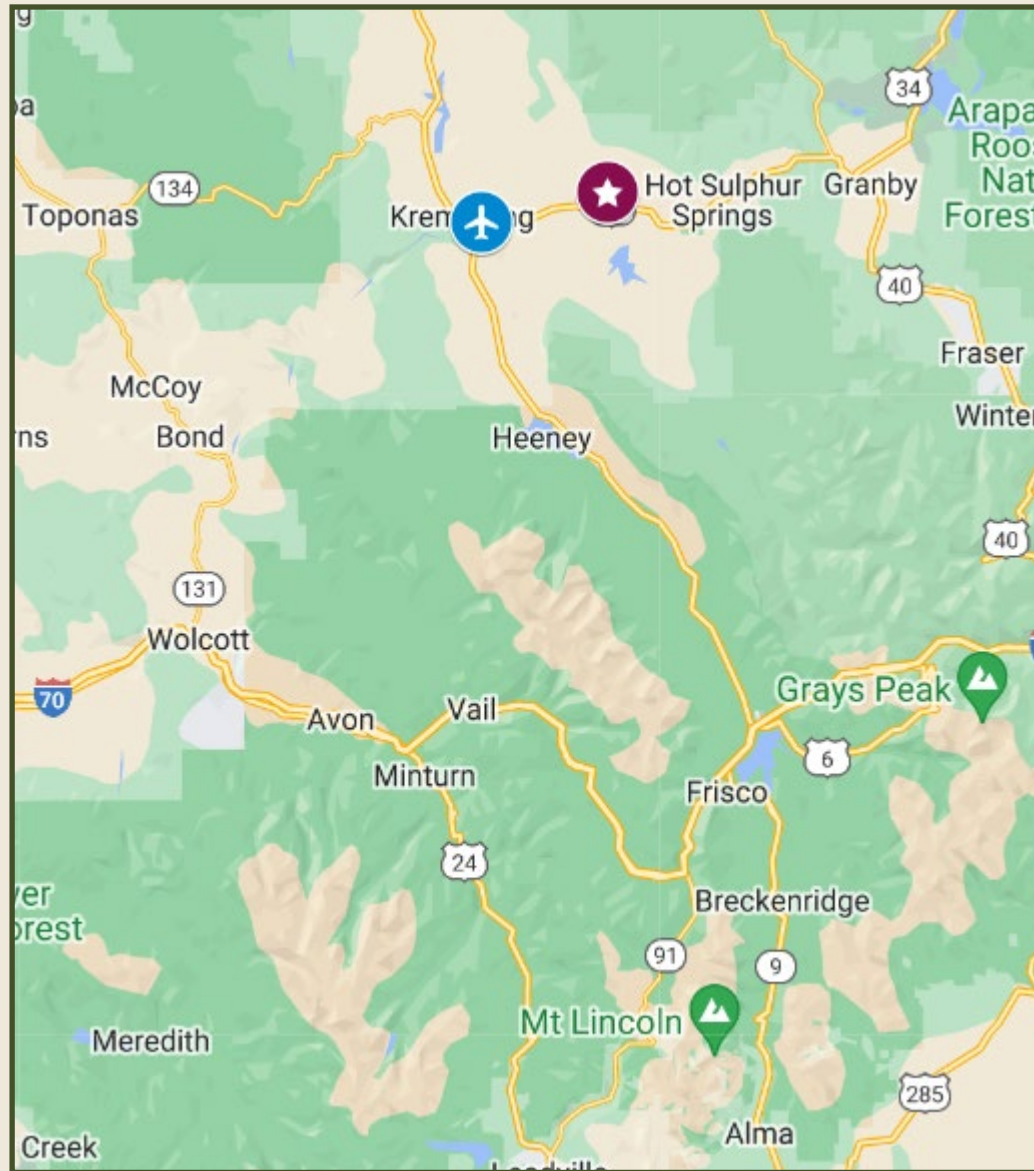


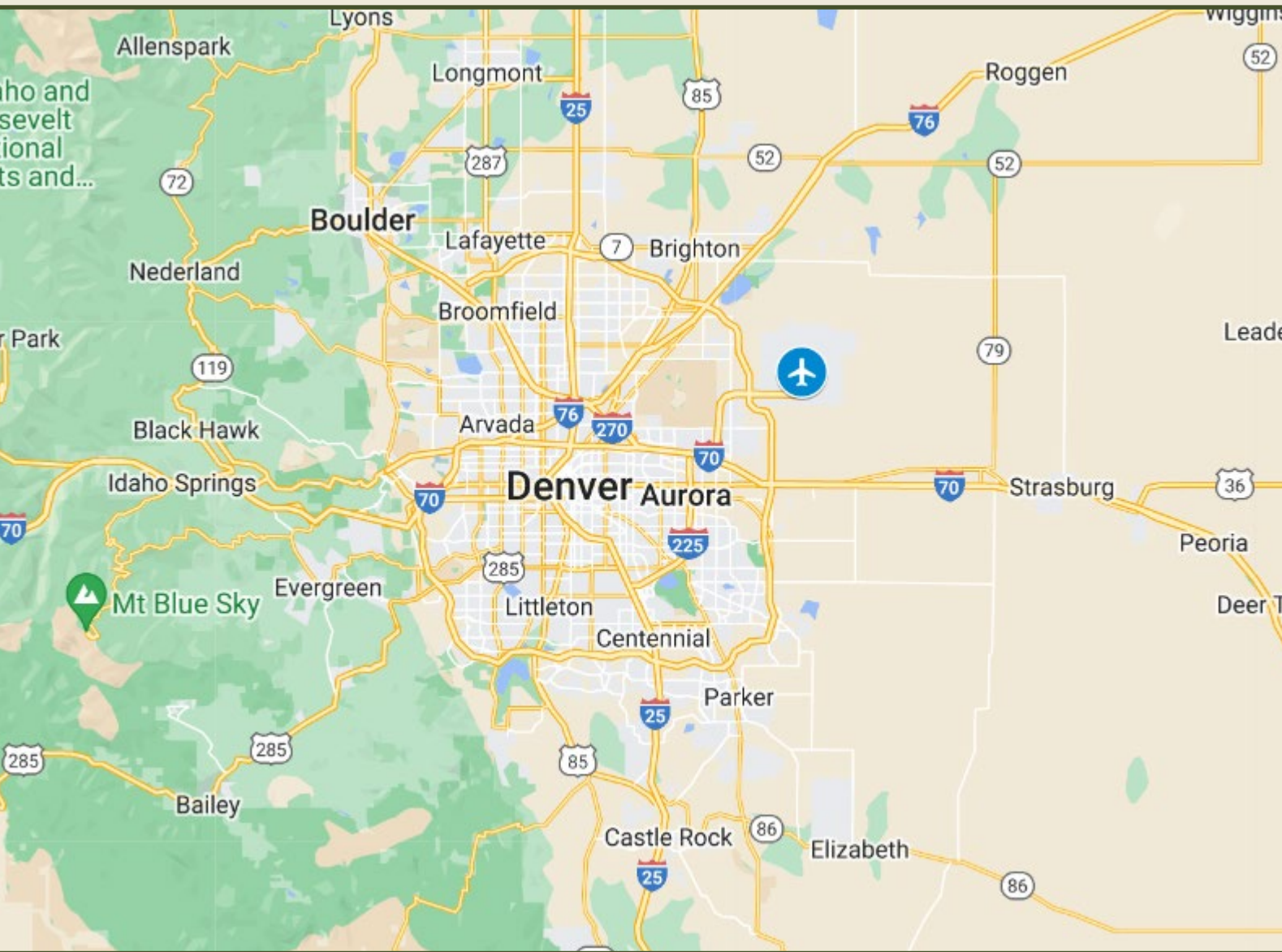
LOCATION

Rimrock Canyon Ranch is just 10 minutes from Parshall, Colorado, via a well-maintained county road with year-round access. Kremmling is just 20 minutes away, Silverthorne is an hour, and Steamboat Springs is just over an hour.

AIRPORT SERVICES

Kremmling's McElroy Airfield is 20± minutes away, Yampa Regional Airport is under two hours, and Denver International Airport is two hours and twenty minutes.

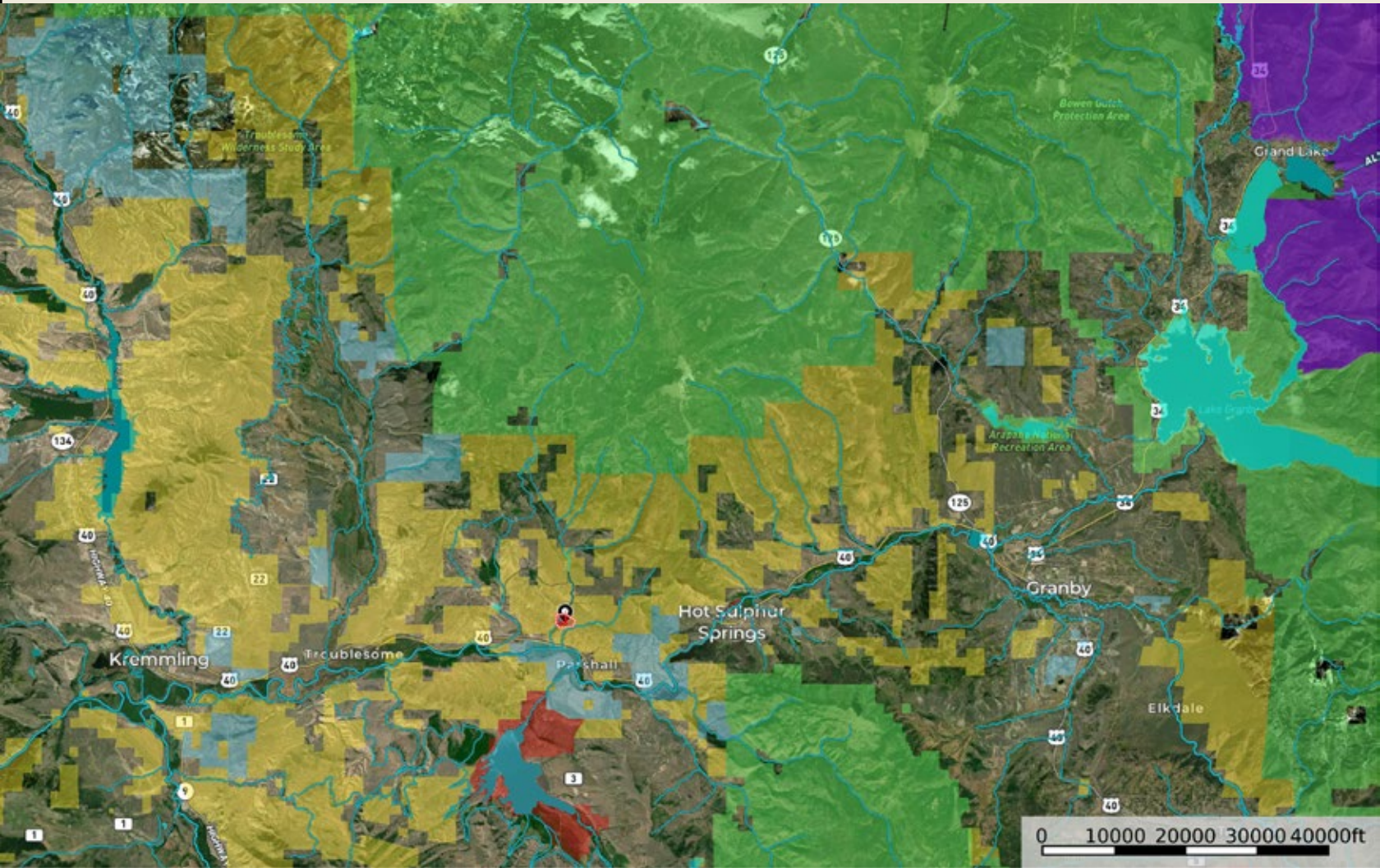






Deeded

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WATER RIGHTS

Water is provided by two wells and a spring with 67.8 ac-feet/year of adjudicated water rights.



MINERAL RIGHTS

All mineral rights appurtenant to the property and owned by the seller will convey to the buyer at closing. Mineral rights are not guaranteed. It is suggested that the buyer conduct a mineral search with a title company.

CONSERVATION | STEWARDSHIP

Rimrock Canyon Ranch is unencumbered with conservation easements and would be a prime candidate for one.

Each of us at Fay loves the land and wants to see it remain a productive agricultural ground and a quality fish and wildlife habitat. Through promoting thoughtful land stewardship, Fay has guided owners toward a legacy of conserving wide-open spaces, enhancing and creating fisheries and wildlife habitats, and implementing sustainable agricultural operations. Fay is proud to say that since our company began in 1992, our clients' conservation ethics and land-use practices have significantly enhanced our work landscape.



SUMMARY

Rimrock Canyon Ranch is the perfect sanctuary for those passionate about fishing, horseback riding, hunting, or simply enjoying the beauty of wildlife. The tranquil Corral Creek and the picturesque fish pond accentuate the beautiful private canyon. Whether you envision a secluded family retreat, a charming bed and breakfast, or a premier equestrian estate, Rimrock Canyon Ranch provides the ideal setting. With year-round access and a location that combines extraordinary privacy with convenience, this ranch is a rare opportunity for those dreaming of their own piece of paradise in Colorado. The possibilities here are truly endless.





FAY

PRICE

\$2,500,000

TERMS

Cash
Conventional Financing
1031 Exchange

CONTACT

Please contact **Robert Martin** at (505) 603-9140 | rmartin@fayranches.com or **Ren Martyn** at (970) 846-3118 | rmartyn@fayranches.com to schedule a showing. This is an exclusive listing. An agent from Fay must be present at all showings, unless otherwise noted or other arrangements are made. To view other properties, fly fishing properties, and sporting ranches that we have listed, please visit our web page at www.fayranches.com.

NOTICE

Offer is subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of purchase by owner. Information regarding land classification, carrying capacities, maps, etc., is intended only as a general guideline and has been provided by the owners and other sources deemed reliable, but the accuracy cannot be guaranteed. Prospective purchasers are encouraged to research the information to their own satisfaction.



FARMS ■ TIMBER ■ RANCHES ■ SPORTING PURSUITS ■ VINEYARDS





Fay Ranches, Inc

Ph:

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission. (DD25-5-09) (Mandatory 7-09)

DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE SELLER AGENCY, BUYER AGENCY OR TRANSACTION-BROKERAGE.

DEFINITIONS OF WORKING RELATIONSHIPS

For purposes of this document, seller also means "landlord" (which includes sublandlord) and buyer also means "tenant" (which includes subtenant).

Seller's Agent: A seller's agent (or listing agent) works solely on behalf of the seller to promote the interests of the seller with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the seller. The seller's agent must disclose to potential buyers all adverse material facts actually known by the seller's agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the seller.

Buyer's Agent: A buyer's agent works solely on behalf of the buyer to promote the interests of the buyer with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the buyer. The buyer's agent must disclose to potential sellers all adverse material facts actually known by the buyer's agent including the buyer's financial ability to perform the terms of the transaction and, if a residential property, whether the buyer intends to occupy the property. A separate written buyer agency agreement is required which sets forth the duties and obligations of the broker and the buyer.

Transaction-Broker: A transaction-broker assists the buyer or seller or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction without being an agent or advocate for any of the parties. A transaction-broker must use reasonable skill and care in the performance of any oral or written agreement, and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a buyer's financial ability to perform the terms of a transaction and, if a residential property, whether the buyer intends to occupy the property. No written agreement is required.

Customer: A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because each party has not engaged or employed the broker, either as the party's agent or as the party's transaction-broker.

THIS IS NOT A CONTRACT.

I acknowledge receipt of a copy of this document on _____

Signer: _____ Date: _____

On _____, Broker provided _____ with this document via _____ and retained a copy for the Broker's records.

Brokerage Firm: **Fay Ranches, Inc**

Broker _____ Date: _____

(DD25-5-09) DEFINITIONS OF WORKING RELATIONSHIP

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