



W7 RANCH AT KING CREEK
TOPONAS, COLORADO





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\$9,995,000 | 35± ACRES



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TRUSTED *by* **GENERATIONS,**

for **GENERATIONS**

Land... that's where it all begins. Whether it is ranch land or family retreats, working cattle ranches, plantations, farms, estancias, timber or recreational ranches for sale, it all starts with the land.

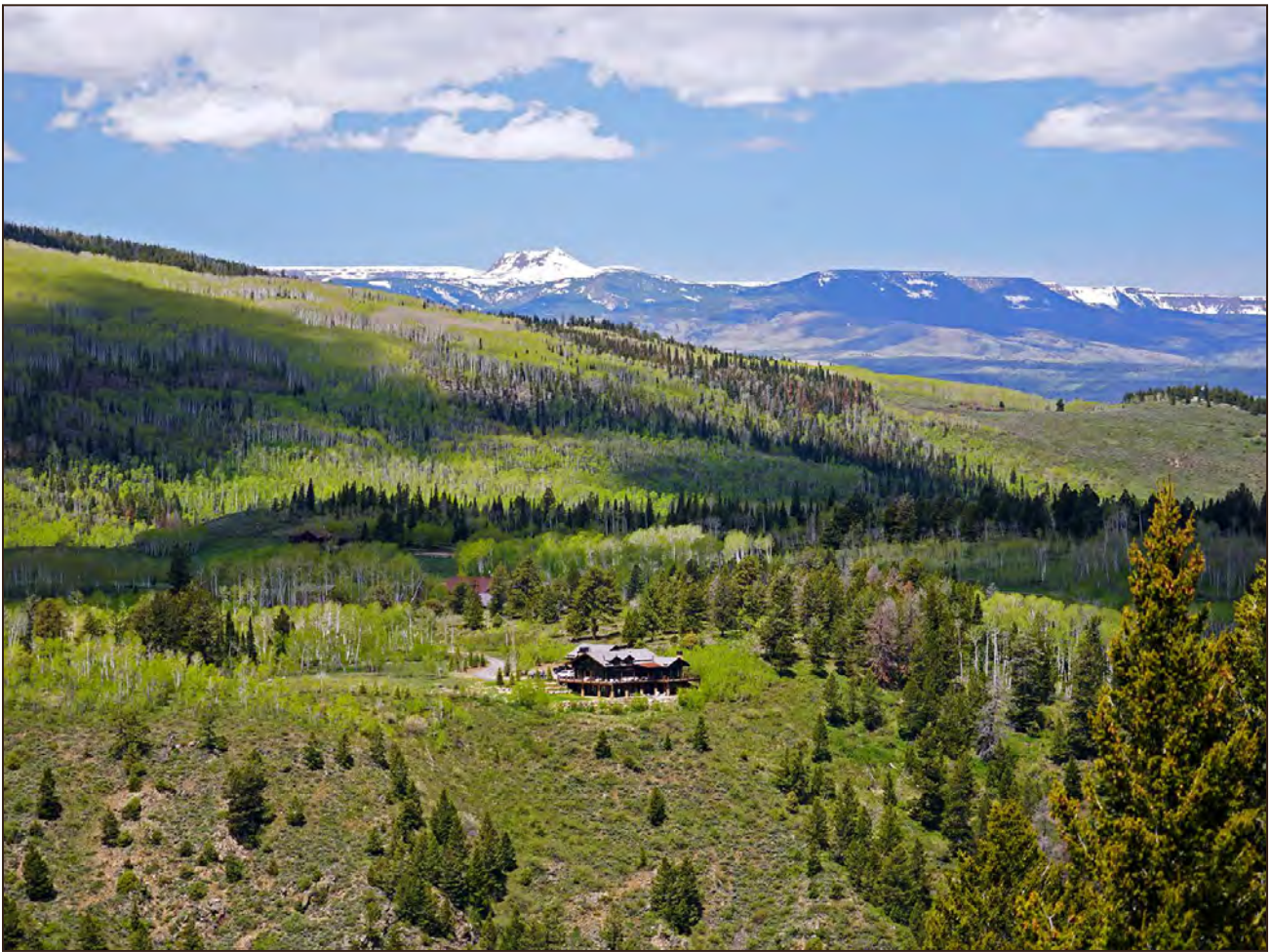
Since 1946, Hall and Hall has specialized in serving the owners and prospective owners of quality rural real estate by providing mortgage loans, appraisals, land management, auction and brokerage services within a unique, integrated partnership structure.

Our business began by cultivating long-term relationships built upon personal service and expert counsel. We have continued to grow today by being client-focused and results-oriented—because while it all starts with the land, we know it ends with you.

WITH OFFICES IN:

DENVER, COLORADO	BOZEMAN, MONTANA
EATON, COLORADO	MISSOULA, MONTANA
STEAMBOAT SPRINGS, COLORADO	VALENTINE, NEBRASKA
SUN VALLEY, IDAHO	COLLEGE STATION, TEXAS
TETON VALLEY, IDAHO	LAREDO, TEXAS
HUTCHINSON, KANSAS	LUBBOCK, TEXAS
SHERIDAN, WYOMING	WEATHERFORD, TEXAS
BILLINGS, MONTANA	DALLAS, TEXAS
CHARLOTTESVILLE, VIRGINIA	

SALES | AUCTIONS | FINANCE | APPRAISALS | MANAGEMENT



EXECUTIVE SUMMARY

W7 Ranch at King Creek represents a unique opportunity to buy an exceptional mountain home, which is complemented by shared ownership of approximately 5,000 acres of King Creek Ranch. The home features high-quality materials and excellent construction and is well-suited for hosting family and friends. The ranch is a beautifully diverse mountain property that has been tastefully improved to offer nearly every possible recreational pursuit imaginable. The ranch is supported by exquisite facilities and is fully staffed for the owners to use and enjoy. The cost of ownership and operation of the ranch, however, is shared by seven like-minded families. It is an attractive alternative to single ranch ownership, which would be significantly more expensive for a comparable property. Combining a beautiful home that has been recently updated with a fully improved and staffed recreational ranch that checks all the boxes, W7 Ranch at King Creek is a rare “best of both worlds” offering.

LOCATION

W7 Ranch at King Creek is located in northwestern Colorado, midway between the Vail Valley and Steamboat Springs, with easy access to either resort area. Straddling the Egeria Creek Canyon between King Mountain and the Gore Range mountains, this location is along the divide between two large mountain basins - the Colorado River valley to the south and the headwaters of the Yampa (Bear) River basin to the north. This elevated setting results in spectacular views in all directions. In addition to the nearby ski resort areas and adjacent Routt National Forest and BLM lands, a multitude of other destinations are within the immediate area: Flat Tops Wilderness, Sarvis Creek Wilderness, Colorado River rafting and fishing.



The ranch features year-round access from paved State Highway 131. This well-maintained road travels between US Highway 40 in Steamboat Springs and Interstate 70, which bisects the Vail Valley. From the ranch, it is approximately 45 miles to Steamboat Springs, 40 miles to Beaver Creek, and 50 miles to Vail. There are multiple options for commercial air travel – the ranch is 44 miles to Eagle Valley Regional Airport serving the Vail Valley, or 53 miles to Yampa Valley Regional Airport serving Steamboat Springs. As two of the most popular ski resort areas in the Rocky Mountains, both the Vail Valley and Steamboat Springs areas offer a full assortment of services, amenities and activities. Additionally, there are limited services available in the small towns of Toponas, Yampa and Oak Creek, all within 20 minutes of the property. Denver is approximately two hours and 45 minutes.



OFFERING

W7 Ranch at King Creek offering consists of the fee simple title to a private residence located on 35.1± deeded acres, plus a King Creek Ranch LLC ownership interest consisting of a one-seventh share of the total ranch owned by the LLC, consisting of approximately 5,000 acres.



KING CREEK RANCH OVERVIEW



W7 Ranch is located within King Creek Ranch, one of Colorado's original shared amenity ranches. KCR ownership consists of seven equal partners who share in the ownership and operation of the 5,000± acre ranch. KCR was historically operated agriculturally as a summer cattle grazing and hay production ranch, and evolved into a premium amenity ranch in the mid-1990s. The concept was for seven like-minded families to have an individual private home parcel and share in the ownership, operation, and enjoyment of the greater 5,000± acre ranch. Immediately successful, KCR ownership has been stable over the last three decades, and resales are rare. In fact, several of the original founding families are still owners at the ranch today.

The deeded lands of King Creek Ranch encompass approximately 5,000 acres of diverse mountain landscape and dramatic scenery. The ranch is located at the mouth of the Egeria Creek Canyon, where Egeria Creek transitions from a meandering meadow stream into a creek tumbling through a 700 to 900-foot-deep canyon. There are hillsides and valleys flowing out of the adjacent National Forest, and BLM lands on either side of the ranch. This unique setting gives the ranch a wide range of topography and vegetation. As a result, there are lush meadows, aspen and conifer forests, and native grass and sage rangelands spread throughout the ranch. Elevations range from 8,100 to 9,000± feet.





King Creek Ranch is also endowed with a wide range of water resources. More than three miles of Egeria Creek meanders through the north end of the ranch above the canyon. Located throughout the ranch are multiple springs and ponds, both large and small. Several of the ponds are large enough for fishing and are stocked with trout. The ranch also has historical water rights that are used for irrigation.



The wide variety of vegetation and careful stewardship of the property have resulted in prime wildlife habitat. There is a large population of elk, as well as mule deer, moose, black bear, cougar, and raptors. The ranch is still operated agriculturally but with a focus on natural resources and wildlife conservation.



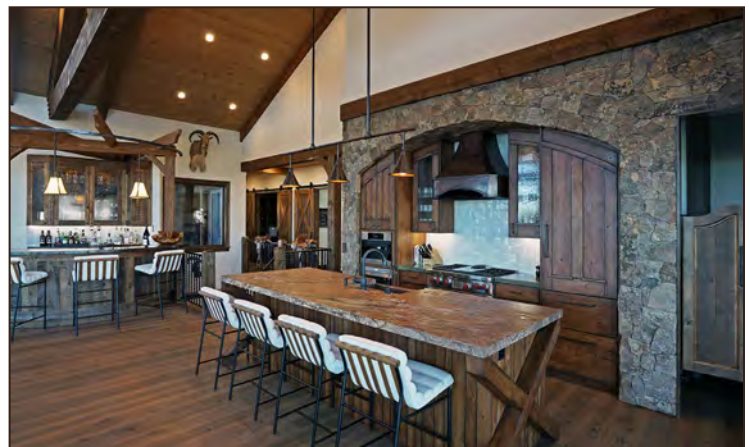
King Creek Ranch and all of its amenities are only available to the seven ranch ownership partners and their invited guests. No other memberships are available to access the ranch amenities, and it is not open to the public. It is perfect for families who value access to a variety of amenities without the need to purchase a large ranch or make day-to-day decisions related to management and operation. They can show up and enjoy a high-quality experience. King Creek Ranch is well maintained year-round by a full-time professional staff member who takes care of the ranch, oversees owner homes, and arranges recreational pursuits for the owners.

W7 RANCH OVERVIEW

W7 Ranch property consists of approximately 35.1 acres of land, improved with a custom luxury home:

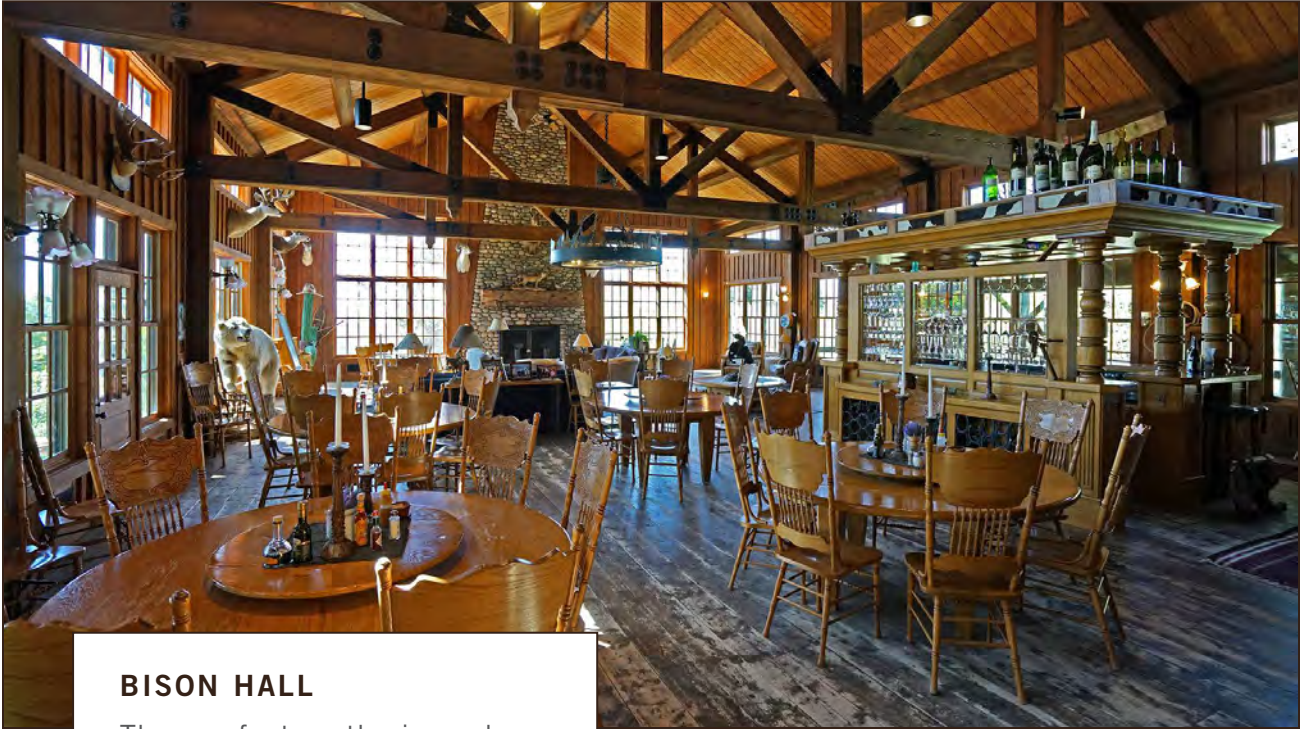
- The property is dramatically situated on the edge of the Egeria Creek Canyon, with sight lines of the canyon and both close and distant mountain views.
- The custom 6,716-square-foot home was completed in 2012 and recently updated.
- It features a tasteful rustic mountain style, with contemporary tones and high-quality timber and stone construction.
- The large great room is ideal for hosting family and friends, featuring a folding window wall, oversize stone fireplace, full kitchen, custom bar, dining and seating areas, and shuffleboard table.
- Expansive outdoor spaces include an enormous wrap-around deck, a large stone patio, and an in-ground hot tub.
- Each of the five bedrooms has a full attached bathroom suite. The primary has its own fireplace and huge bath and is located on the main floor. Three guest suites are on the lower walk-out level, and the additional private guest quarters are located above the garage.
- Additional highlights include a large mudroom, kitchen pantry room, TV and game room, dog wash, extensive landscaping recently installed, and storage/gun room.
- The home is very tight and energy efficient throughout the seasons.





KING CREEK RANCH FACILITIES AND AMENITIES

The many facilities and activities available at King Creek Ranch include:



BISON HALL

The perfect gathering place, whether for chef-prepared meals, or before and after dining. Featuring a soaring log great room with a massive rock fireplace, Western bar, guest rooms, and an outside fire pit overlooking the canyon, Bison Hall is fully staffed for dining, entertaining, or just relaxing.





CHESTER CAMP

Set in a secluded valley overlooking Hadley Reservoir, which frames a stunning view of snow-capped mountain peaks. Perfect spot for cookouts, picnics or overnighting in glamping tents or cabins.



WASHBURN

This private valley features two large ponds, as well as shooting and driving ranges. A new guest cabin was recently constructed in 2022.





EQUESTRIAN FACILITIES

Horse barn, arena, tack room with owner’s lockers, and a bar area for socializing. Staff care for the ranch horses and organize riding activities, lessons, and basic training.





WILDLIFE

Whether for hunting or watching, the excellent wildlife habitat on the ranch attracts big game such as elk, mule deer, moose, black bear, and cougar, as well as many smaller mammals and birds.





FISHING

In addition to the small stream fishing on Egeria Creek and multiple stocked ponds on the ranch, the renowned Colorado River is only ten minutes away and offers a variety of walk-in and float trip access points.





SHOOTING SPORTS

There are a variety of ranges for the shooting enthusiast:

- Five-stand clays range
- Skeet range
- Long-range rifle range
- Pistol range
- 3-D archery range



GOLF DRIVING RANGE

Set near the Washburn cabin, the ranch maintains its own driving range.

SNOW SPORTS

The ranch owns a fleet of snowmobiles, and the staff is ready to conduct guided tours of the ranch and adjacent backcountry accessible from the ranch. During the winter months, the ranch staff maintains trails and does tours for snowmobiles, skate ski tracks, and snowshoeing.



RIDING TRAILS

There are miles of maintained roads and trails throughout the ranch, where you can hike or ride horses, bikes, or UTVs.



BROKER'S COMMENT

It was with opportune forethought that the founding families created and preserved this unique and attractive ranch for the benefit of future generations. Today, W7 Ranch at King Creek offers the ability to enjoy the many attractions of a premium amenity ranch, at a fraction of the price, with a very nice home that is ready to use immediately. What makes it even more compelling is the perfect location for a secluded mountain getaway that is still within a short drive to three of Colorado's top ski resort areas.



Click on map above for link to MapRight map of property.

PRICE

\$9,995,000



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ADDITIONAL SERVICES OFFERED BY HALL AND HALL

- 1. MANAGEMENT SERVICES** – Hall and Hall’s Management Division has a very clear mission—to represent the owner and to ensure that his or her experience is a positive one. Services are customized to suit the owner’s needs. They often begin with the recruiting and hiring of a suitable ranch manager or caretaker and are followed by the development of a management or operating plan along with appropriate budgets. Ongoing services include bill paying, ranch oversight, and consulting services as needed. Even the most sophisticated and experienced ranch owners appreciate the value of a management firm representing them and providing advice on local area practices and costs. [Jerome Chvilicek](#), [Dan Bergstrom](#) at (406) 656-7500, or [Jim Fryer](#) at (406) 587-3090 are available to describe and discuss these services in detail and welcome your call.
- 2. RESOURCE ENHANCEMENT SERVICES** – Increasingly the value of a ranch is measured by the quality of each and every one of its resources. Coincidentally, the enhancement of a ranch’s resources also increases the pleasure that one derives from the ownership of a ranch. Our management services have included the assessment of everything from wildlife habitat to bird habitat to water resources and fisheries and the subsequent oversight of the process involved with the enhancement of these resources. [Jerome Chvilicek](#), [Dan Bergstrom](#) at (406) 656-7500, or [Jim Fryer](#) at (406) 587-3090 are available to describe and discuss these services in detail and welcome your call.
- 3. AUCTIONS** - Hall and Hall Auctions offer “Another Solution” to create liquidity for the owners of Investment-Quality Rural Real Estate. Our auction team has experience in marketing farmland, rangeland, timberland and recreational properties throughout the nation. Extreme attention to detail and complete transparency coupled with Hall and Hall’s “Rolodex” of more than 40,000 targeted owners and buyers of rural real estate help assure that there are multiple bidders at each auction. In addition, the unique Hall and Hall partnership model creates a teamwork approach that helps to assure that we realize true market value on auction day. For more information on our auction services contact [Scott Shuman](#) at (800) 829-8747.
- 4. APPRAISALS** - Staying abreast of ancillary market influences in ever-changing economic conditions requires a broad professional network to tap into. Finding an appraiser who not only understands the numbers but also the differences in value from one area to another is a critical part of making an informed decision. The appraisal team at Hall and Hall, formed entirely of Accredited Members of the American Society of Farm Managers and Rural Appraisers (ASFMRA), has that critical network of brokers and lending professionals. This professional network coupled with diverse experience across multiple regions and market segments allows our appraisal team to deliver a quality product in a reasonable timeframe. [Chad Dugger](#) at (806) 698-6882 is available to describe and discuss these services in detail and welcomes your call.
- 5. SPECIALIZED LENDING** - Since 1946 Hall and Hall has created a legacy by efficiently providing capital to landowners. In addition to traditional farm and ranch loans, we specialize in understanding the unique aspects of placing loans on ranches where value may be influenced by recreational features, location and improvements and repayment may come from outside sources. Our extensive experience and efficient processing allows us to quickly tell you whether we can provide the required financing.

Competitive Pricing | Flexible Terms | Efficient Processing

[Tina Hamm](#) or [Scott Moran](#) • (406) 656-7500

[Monte Lyons](#) • (806) 438-0582

[J.T. Holt](#), [Alex Leamon](#) or [Brian McEntire](#) • (806) 698-6882

In Colorado, Buyers should be aware that different real estate brokerage relationships are available which include seller agency, buyer agency or transaction-brokerage.

BROKERAGE DISCLOSURE TO BUYER

DEFINITIONS OF WORKING RELATIONSHIPS:

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 such party has not engaged or employed the broker, either as the party's agent or as the party's transaction-broker.

Please contact one of the Hall and Hall brokers for a complete discussion of potential working relationships for this property. A written relationship disclosure will be provided to a prospective buyer prior to engaging in brokerage activities as defined by the Colorado Real Estate Commission.

[Brian Smith](#) of Hall and Hall is the exclusive agent of the Seller.

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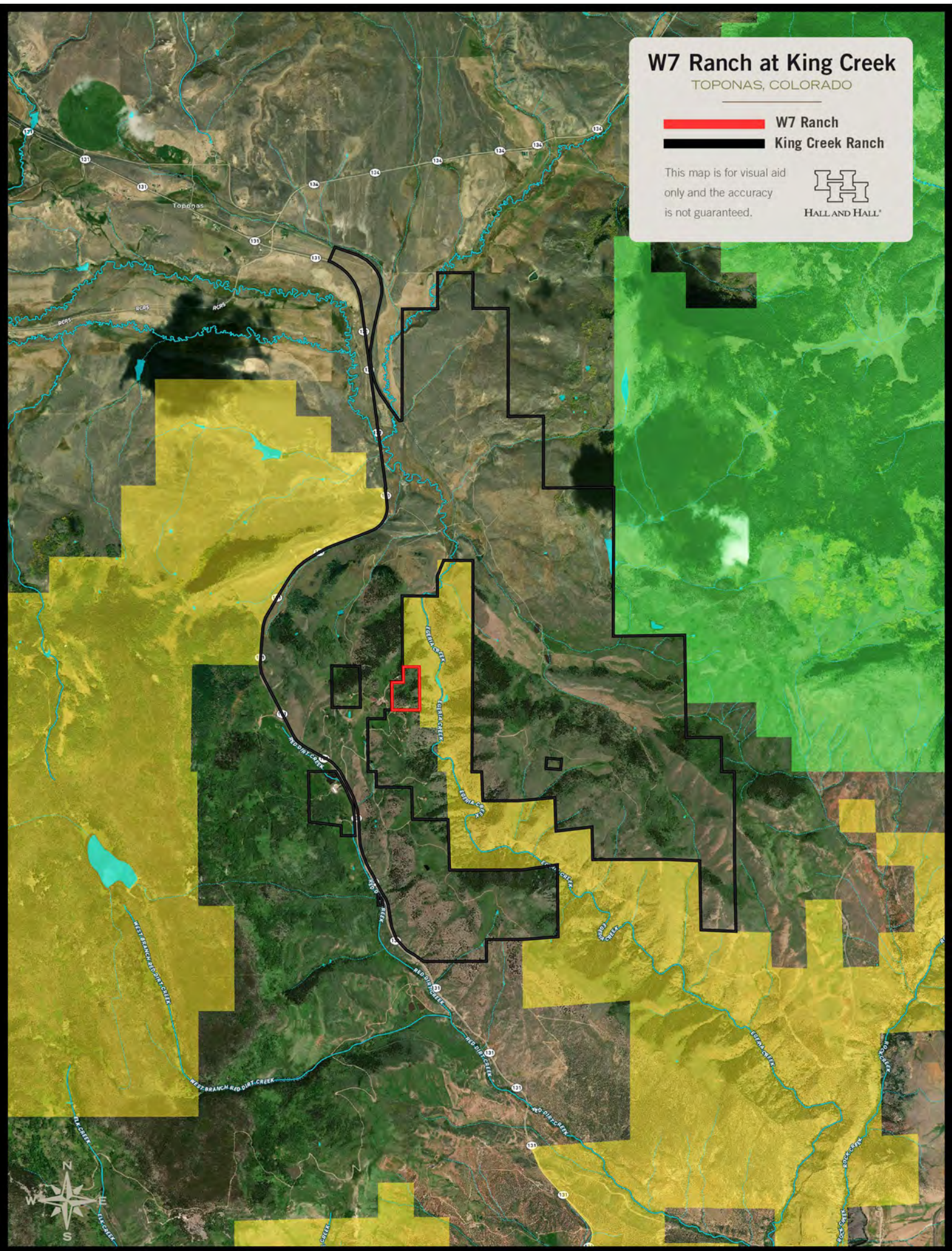
TOPONAS, COLORADO

-  W7 Ranch
-  King Creek Ranch

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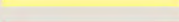


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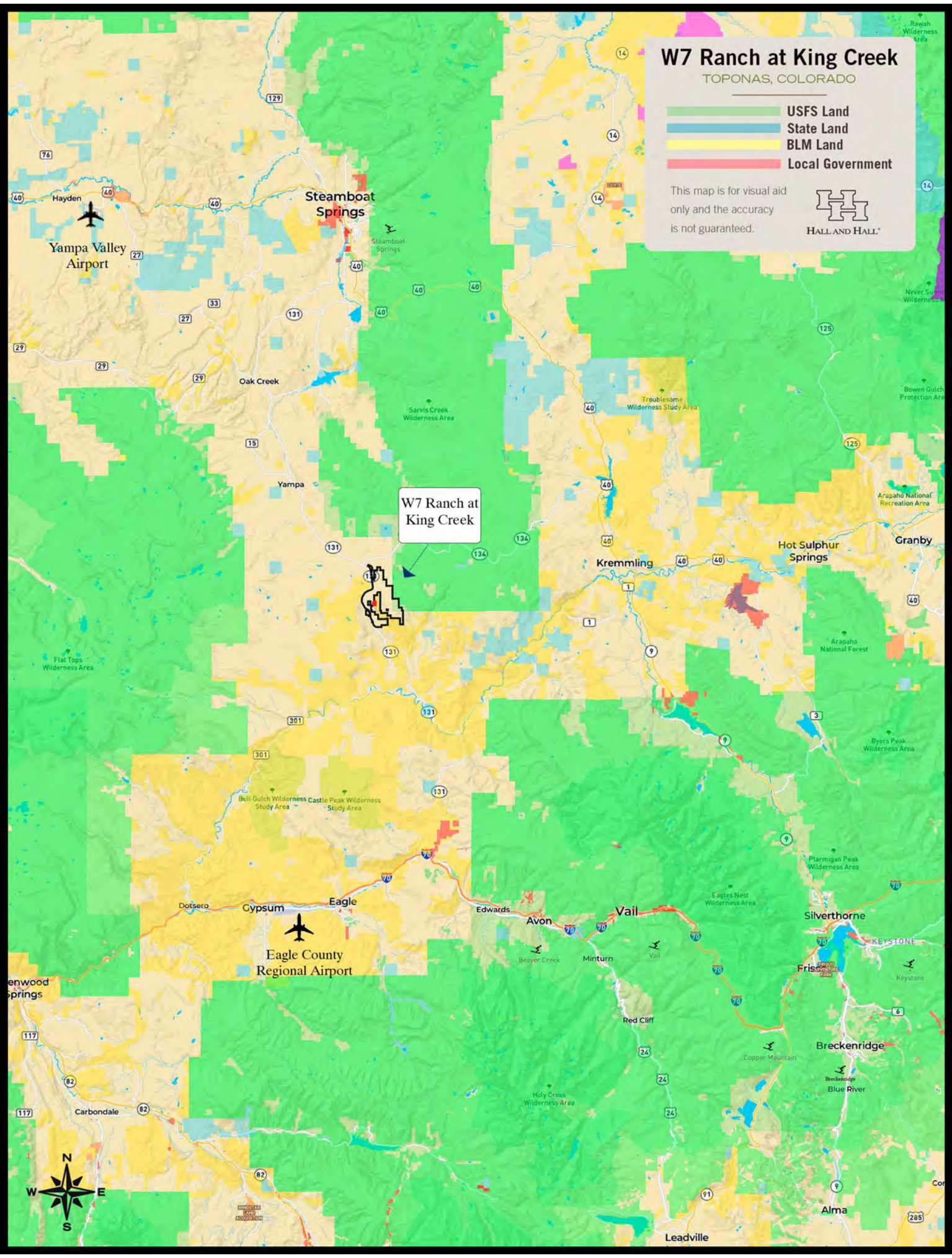


W7 Ranch at King Creek

TOPONAS, COLORADO

-  USFS Land
-  State Land
-  BLM Land
-  Local Government

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TOPONAS, COLORADO

-  W7 Ranch
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