

**Donna Corrigan • Broker/Owner**

# **TinTin Meadow - ranchland**

**Fertile, irrigated acreage  
with  
abundant water rights!**



- 430+/- acres located South of Yampa, Colorado in the Vail-Steamboat corridor
- Adjacent to 1400 acre conservation easement.
- Has 170+/- acres productive hay meadow
- Panoramic views.
- Abundant water rights, creeks, springs
- Fabulous hunting. Close to National Forest.
- 325+/- acre parcel adjoining this one is also available. (See map)
- Perfect for a 'Gentleman's Ranch,' a livestock operation, or a horse property

**\$1,113,000**





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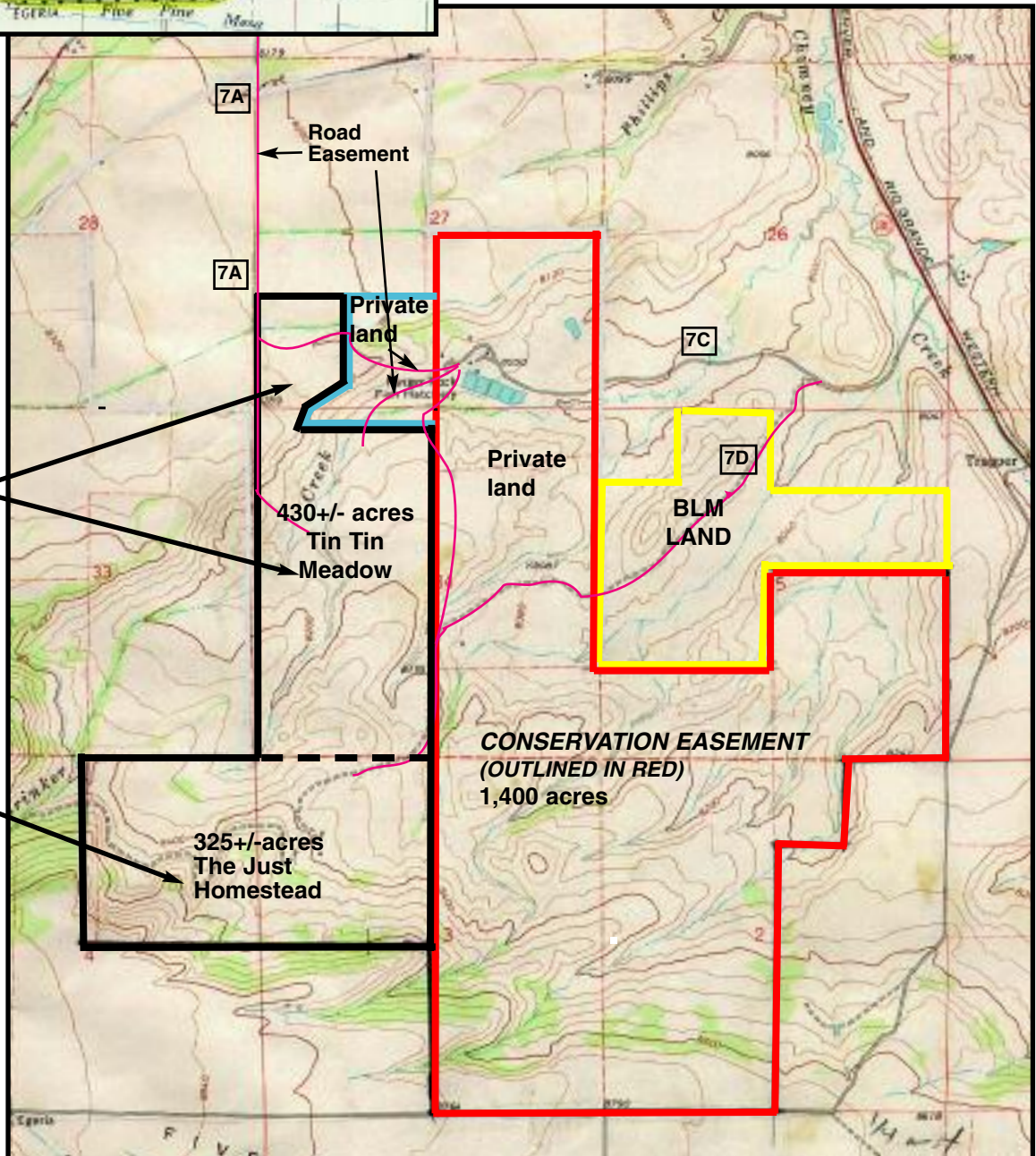


Acreage is approximate and subject to survey. Maps are for locational purposes only. This offering is subject to errors, omissions, change of price or withdrawal without notice.

**Parcel combinations available.**

**430+/- acres with hay meadow. Creeks, springs, water rights, views. Tin Tin Meadow. \$1,113,000**

**325 acres with old homestead, hay meadow, water rights, creeks, aspens. Hunting! Views! \$960,000**



**325+/- acres The Just Homestead**

**430+/- acres Tin Tin Meadow**

**CONSERVATION EASEMENT (OUTLINED IN RED) 1,400 acres**

**BLM LAND**

**Private land**

**Private land**

**Road Easement**

**7A**

**7A**

**7C**

**7D**