

**Donna Corrigan • Broker/Owner**

# **The Just Homestead**

**Your own private  
hideaway!**

**Abundant water rights!**



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

**\$960,000**





**Upper Yampa Realty, Inc.**  
 PO BOX 747 • 218 E. MAIN STREET  
 OAK CREEK, CO 80467  
 (970) 736-8454 • FAX 736-8522  
 Email: uyri@steamboatsouth.com  
 www.colorado-ranches.com

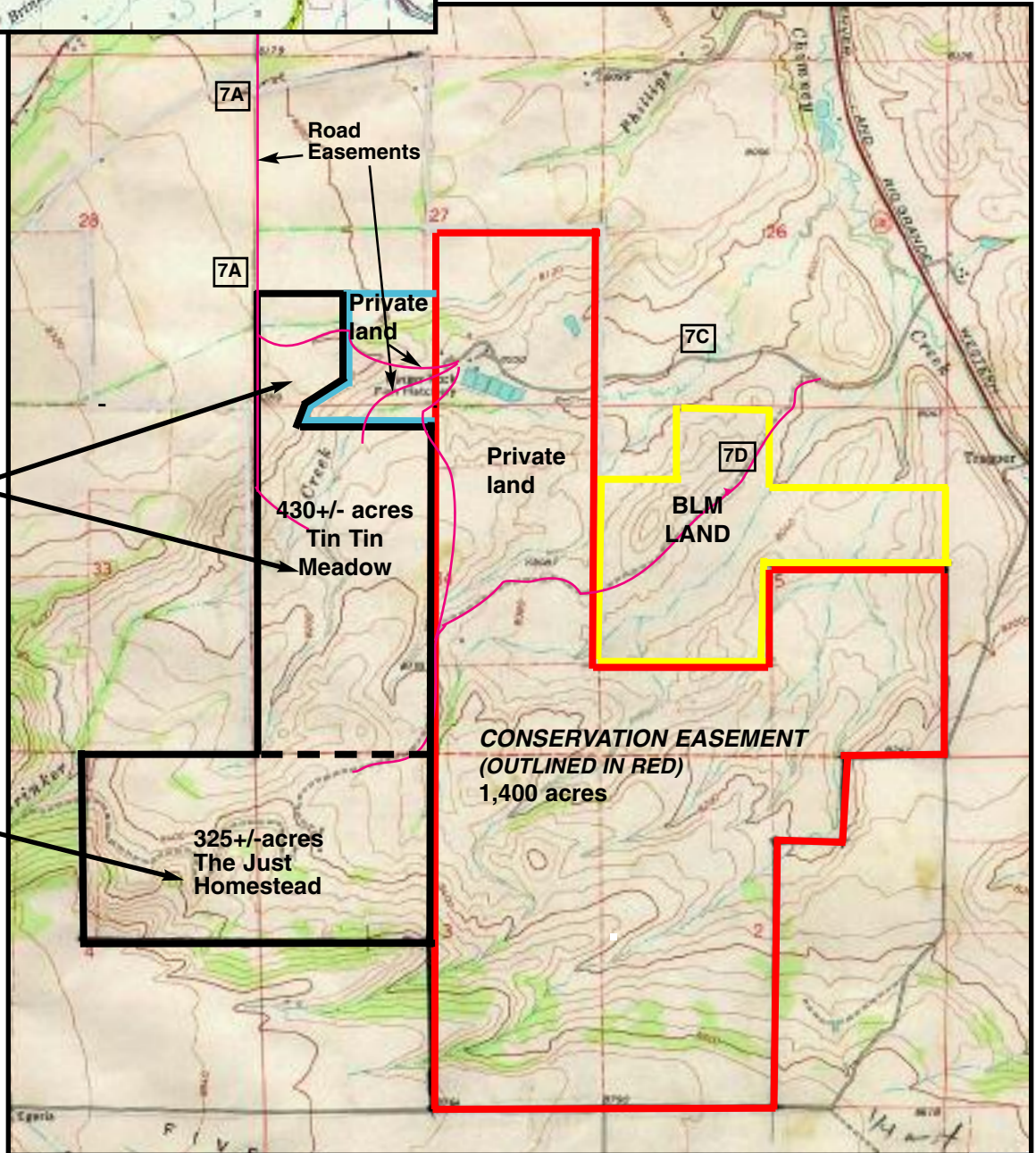


Acreage is approximate and subject to survey. Maps are for locational purposes only. This offering is subject to errors, omissions, change of price or withdrawal without notice.

**Parcel combinations available.**

**430+/- acres with 170+/- acres of hay meadow. Creeks, springs, water rights, views. TinTin Meadow. \$1,113,000**

**325 acres with old homestead, 130+/- acres 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 Easements**