

Last Chance Ranch

307 Acres Adjacent to Flattops Wilderness
Bordered on Three Sides by National Forest
Income-Producing Hunting, Recreation, and Leases
Historical Log Headquarters and Buildings
Live Water - Fisheries Prospect

Price reduced!
Now \$2,990,000



Donna Corrigan, Ranch Broker
(970) 736-8454 • (970) 846-8454
www.Colorado-Ranches.com

Last Chance

Ranch



Ranch Location and Area Amenities



Parts of Sections 12 and 13 in T3N, R87W
17825 Routt County Road 29, Oak Creek CO 80467

The Last Chance Ranch is accessed from well-maintained county roads. It is located near the small town of Oak Creek, an historic town with medical center, Post Office, drugstore, grocery store, shops, museum and dining options. The ranch is located just 30 minutes from Steamboat Springs and an hour from the Vail/Beaver Creek areas, highly desirable destination resorts. There are two nearby commercial airports offering direct flights to large hubs around the country and a private, charter airport with air ambulance service.

The surrounding National Forest and adjacent Flattop Wilderness area, with their many high mountain lakes, fishable streams, and miles of horse and hiking trails offer excellent big game/trophy hunting. The nearby Stagecoach and Steamboat Lake State Parks and the upper Colorado River provide more boating, kayaking, white-water rafting, and fishing opportunities. The Steamboat Springs area boasts 3,000 skiable acres, famous tree skiing, therapeutic hot springs, championship golf courses, and an indoor/outdoor tennis center.

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Last Chance Ranch



Agricultural Operation and Water



The Last Chance Ranch is fenced and cross-fenced. The current owner has just completed over 3 miles of new interior fencing. There is a set of working corrals with pens and alleyways at the headquarters. The area also has a large catch pen that doubles as a sand roping arena with adjacent round pen. The owner represents the carrying capacity at 80 pairs conservatively. The ranch annually puts up 300 tons of high quality grass hay on 200+ acres of hay meadow.

Water rights, ditch and ditch rights, springs and spring rights are to be conveyed. All water rights shall be transferred at Closing via Bargain and Sale deed. Owner has restructured all ditch, culvert and gate systems.

Live year-round water make this the perfect fishery prospect.

List of water rights will be available upon request. All water rights conveyed shall be subject to purchasers water attorney review.





Main Ranch House



Last Chance Ranch has a 2,440 square foot log home, which has recently been totally updated and remodeled with high quality materials and craftsmanship. The home has 3 bedrooms, 2 full baths with gorgeous stonework throughout. The beautiful and efficient stone fireplace sets off the warm living area and is adjacent to the professionally equipped kitchen. During the remodel, owner installed all new electrical services, water lines, septic tanks, and leach fields. Nestled in a lovely alpine setting, the home, gardens, outdoor living, and entertainment areas provide for pure family enjoyment. Directly adjacent to the main home is the detached 2-car garage.





Hunting at High Camp

Last Chance Ranch operates a profitable hunting and recreational business. High Camp Cabin, circa late 1800's, is nestled up against the National Forest. This historical log cabin is actively used to accommodate hunters and guests all year-round. It is rustic, but full of charm and blends with the alpine setting. The pole corral is perfect for the horses. This cabin was originally a Stagecoach stop that ran between Yampa and Meeker. Be sure to stop by the vintage outhouse!





Historical Log Buildings

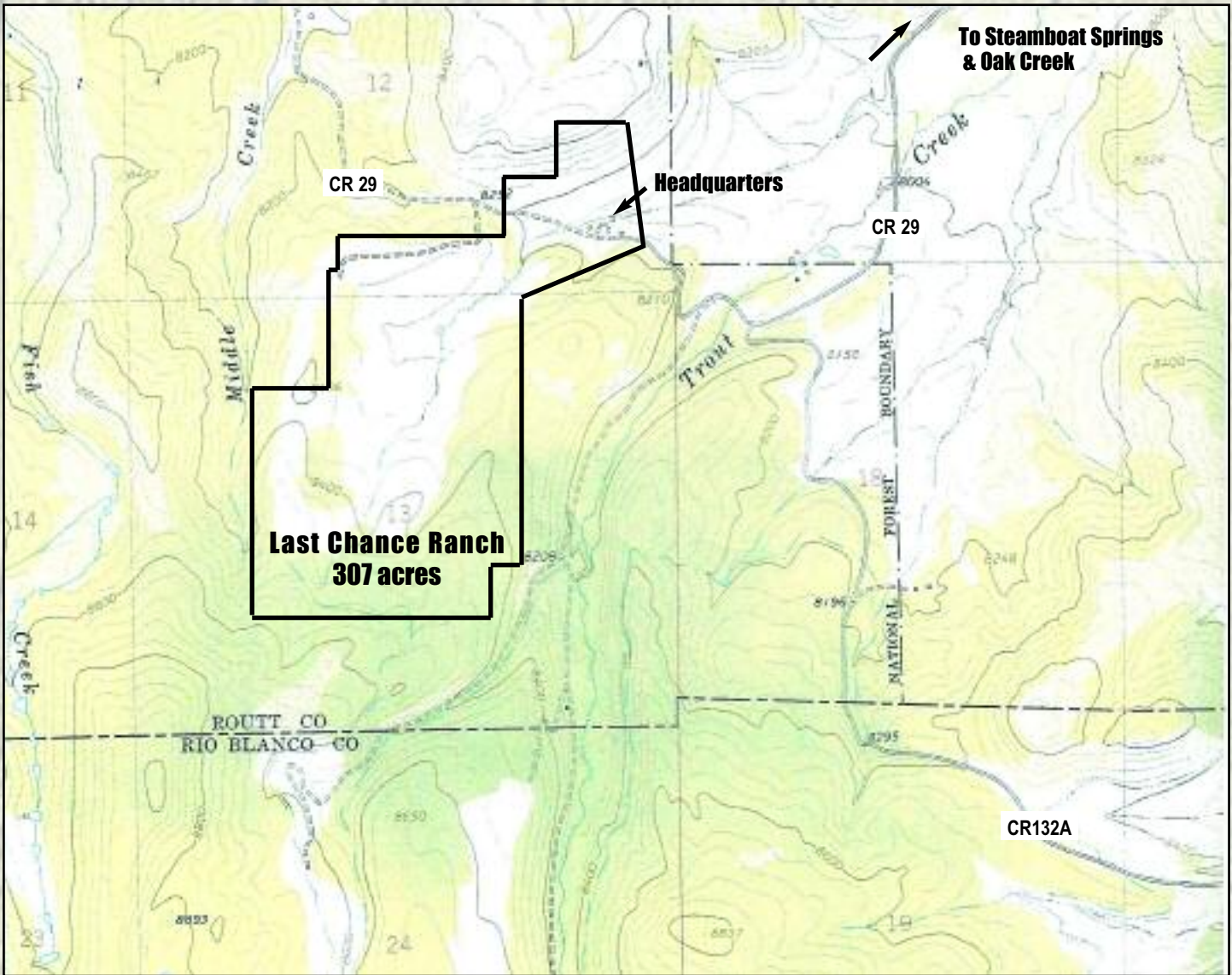


Last Chance Ranch Headquarters includes the historical horse barn, open sided shed, bunkhouse and hunting lodge. The barn totals 1,936 square feet on the main level and hosts hay storage, horse stalls, grooming area, tack room, storage, and a large modern office. The office contains a full bath with shower, four phone lines, satellite internet and TV. The log interior provides a wonderful, productive work environment. A large log hay storage barn of 1,750 square feet is open on one side for easy access. Major renovation has been completed on the main log barn and the hunting lodge at the headquarters. The lodge's entire interior was removed and replaced with a new rustic design. The charming log bunkhouse is used for guest accommodations and employee housing.



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To Steamboat Springs & Oak Creek

CR 29

Headquarters

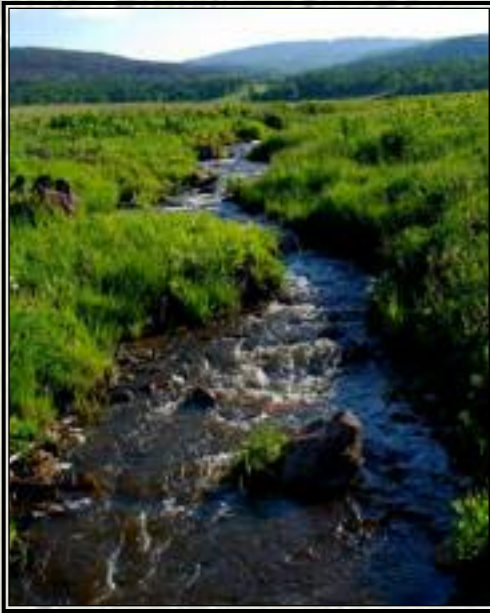
CR 29

**Last Chance Ranch
307 acres**

ROUTT CO
RIO BLANCO CO

CR132A

Land areas are approximate and subject to survey. Map is intended as a visual aid only; its accuracy is not guaranteed. Prospective purchasers should make their own independent inspections of the property to verify any and all facts and details to their satisfaction prior to making an offer.



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Routt County Vicinity Map



Last Chance
Ranch

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