



Upper Yampa Realty, Inc.

Donna Corrigan • Broker/Owner

Productive Ranch Land

Abundant water rights

Picturesque & Secluded



\$1,950,000

- 755+/- acres located South of Yampa, Colorado in the Vail-Steamboat corridor
- Adjacent to 1400 acre conservation easement and wetlands
- 222+/- acres irrigated hay meadow plus irrigated pastures. Produces 400 ton hay.
- Runs 125 cows/calves plus 10-15 replacement heifers plus horses
- Panoramic views of the Flattop Mountains, Finger Rock and surrounds
- Abundant water rights, creeks and springs
- Fabulous hunting • Close to National Forest and Wilderness area
- Subdividable to several premiere parcels with outstanding building sites
- Perfect for a 'Gentleman's Ranch,' a livestock operation, or a horse property
- New fencing • Improved access road and roads throughout property



Property and Area Information

Location

Located south of Yampa near Finger Rock via county roads 7A and 7C.

Acreeage

755+/- deeded acres in one parcel. This property runs 125 cow/calf pairs and replacement heifers.

Fencing and Hay Production

Fenced and cross-fenced. 222+/- irrigated acres of hay meadow plus irrigated pasture land. Produces approximately 400 tons of hay annually.

Topography

The ranch has rolling hills, draws with aspen groves, some dark timber and small creeks; mesas are fertile, open grassy meadow. Scenic ridges, bluffs and steep slopes covered with aspen, pine, and Gambol oak surround the ranch. Panoramic views are long and of the valley, the Flattop Mountains & Wilderness, Green Ridge, the famous Finger Rock formation, and the Gore Range.

Water Rights

Water rights to be conveyed:

- 3.72 c.f.s. Buckingham Mandall #62
- 1.83 c.f.s. Buckingham Mandall #156A
- 6.16 c.f.s. Pony Creek Ditch
- 188 acre feet Stillwater Reservoir
- 2.4 c.f.s. Stillwater Ditch (no stream flow)
- 37.5 acre feet Yamcolo Reservoir
- 1.66 c.f.s. Lucas Seepage & Waste Ditch #1
- 6 c.f.s. Lucas Seepage & Waste Ditch #1
- 0.833 c.f.s. Lucas Seepage & Waste Ditch #2
- 0.42 c.f.s. Mandall Ditch #43
- 150 acre feet Stagecoach Reservoir
- 3.31 c.f.s. Just Ditch

Minerals

Seller will convey all minerals that Seller owns. Seller does not represent that Seller owns 100% of all minerals.

Elevation

7,800 to 8,100 feet, with surrounding mountains of around 10,500 feet.

Climate

Low humidity with adequate rain and snowfall, typical of Colorado High Country. Summer day temperatures vary from the 60s to mid-80s, with cool summer nights. Winters are snowy. Annual precipitation is approximately 24 inches per year, 2/3 in the form of snow.

Wildlife

There is an abundance of wildlife: elk, deer, coyote, fox, bear and a wide variety of birds, including hawks, eagles, cranes, grouse and herons; All the wildlife native to the Rocky Mountain eco-system.

Amenities and Recreation

This working cattle ranch is located in the Steamboat - Vail Corridor with many world-class ski resorts just an hour's drive away. The Flat Tops Wilderness Area, with many high mountain lakes and steams and miles of horse and hiking trails is about six miles up the road, perfect for the sportsman and horse enthusiast. this ranch would be a great 'Gentleman's Ranch' or a livestock operation. The surrounding forest offers excellent big game hunting, fishing, hiking, biking and skiing. There are natural hot

springs near Steamboat. Stagecoach and Steamboat State Parks provide boating and more fishing opportunities nearby. Snowshoeing, cross-country skiing, snowmobiling, and hunting are all right out your back door.

Purchase Price:

Total 755+/- productive acres. A 1,400 acre conservation easement and wetlands adjoin this property on the eastern side.

Offered at \$1,950,000



Donna Corrigan, Owner/Broker

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