

# McSweeney Ranch

1,268 acres with trail access to National Forest  
Beautiful large reservoir on the property  
Abundant wildlife with superb large game hunting  
Historic log cabin and Dunckley's original post office

*\$2,750,000*



**Donna Corrigan, Ranch Broker**  
**(970) 736-8454 • (970) 846-8454**  
**[www.Colorado-Ranches.com](http://www.Colorado-Ranches.com)**

**26105 County Road 37B  
Hayden Colorado**



***The McSweeney ranch is a beautiful, historic ranch nestled below the Dunckley Flat Top Mountains. It has abundant wildlife and spectacular views. There is a trail access to the National Forest. This ranch could be operated as a working ranch, a hunting ranch or a retreat.***

## **Production**

- Irrigated hay meadow - 240 acres
- Produces 268 ton of hay
- Can run 100 cow/calf pairs



## **Water rights**

3.3 c.f.s. Fish Creek

305 acre feet, first right to fill James Marion Yost Reservoir in winter.

2.0 c.f.s. Salt Creek, Third right

Reservoir size - 17.5 acres, but could be enlarged to approximately 24 acres

## **Location, Amenities, and Recreation**

The McSweeney Ranch is accessed from well-maintained county roads. It is located near the small town of Hayden, an historic town with Post Office, grocery store and other small town amenities. The ranch is located just 30 minutes from Steamboat Springs, a highly desirable destination resort. There is a nearby commercial airport 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.

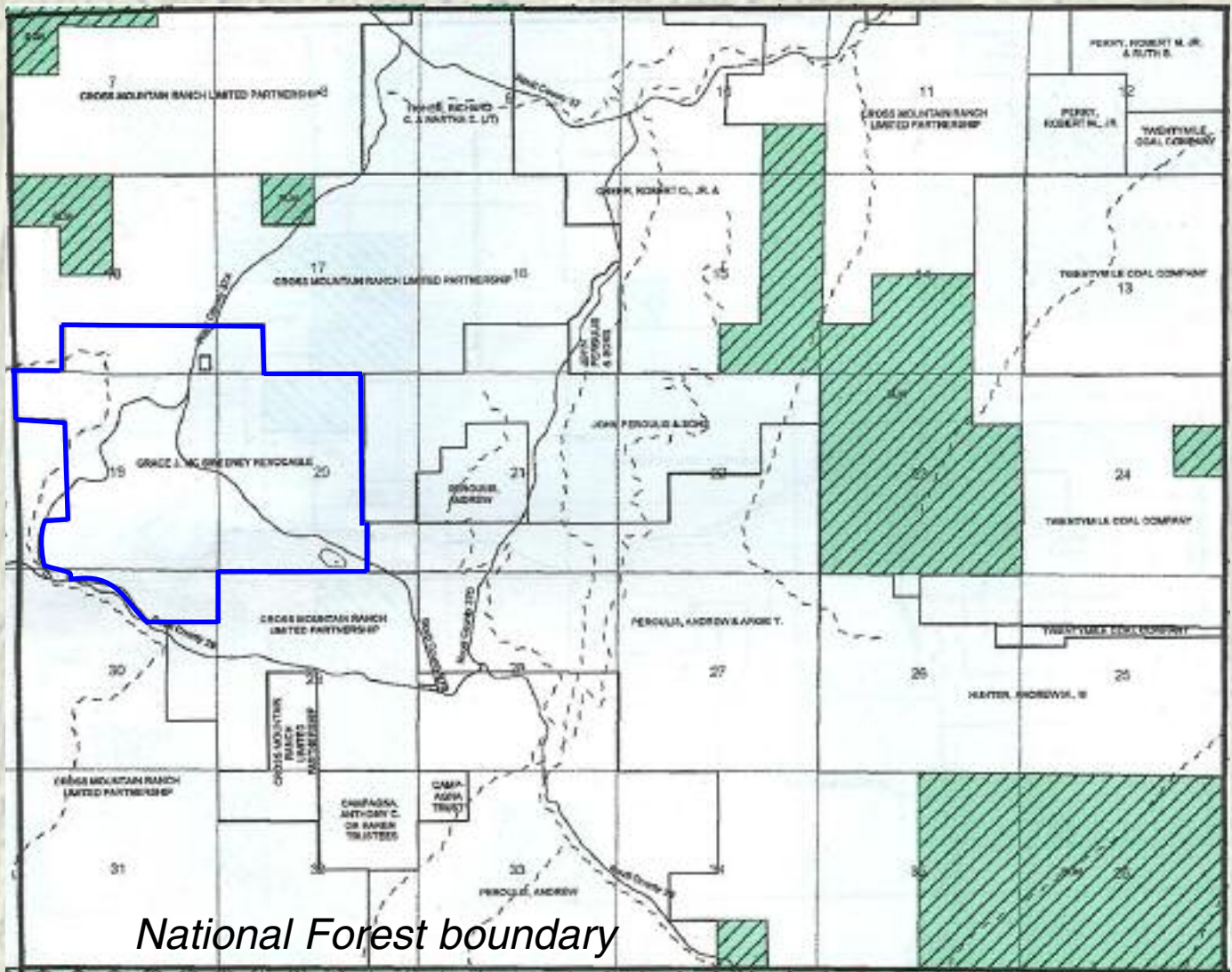


### **Improvements**

**Older 3Bd/1Ba home, 2-car garage  
Log Barn, Calving Barn, Quonset hut (3,000 sq.ft.)  
Storage Shed (24'x60'), Historic Barn (2,500 sq.ft.)  
Miriam Yost's Homestead (antique log cabin)  
Dunckley's Post Office, Corrals**

# Rout County Platt Map identifying the McSweeney Ranch (Blue outline)

4N87W

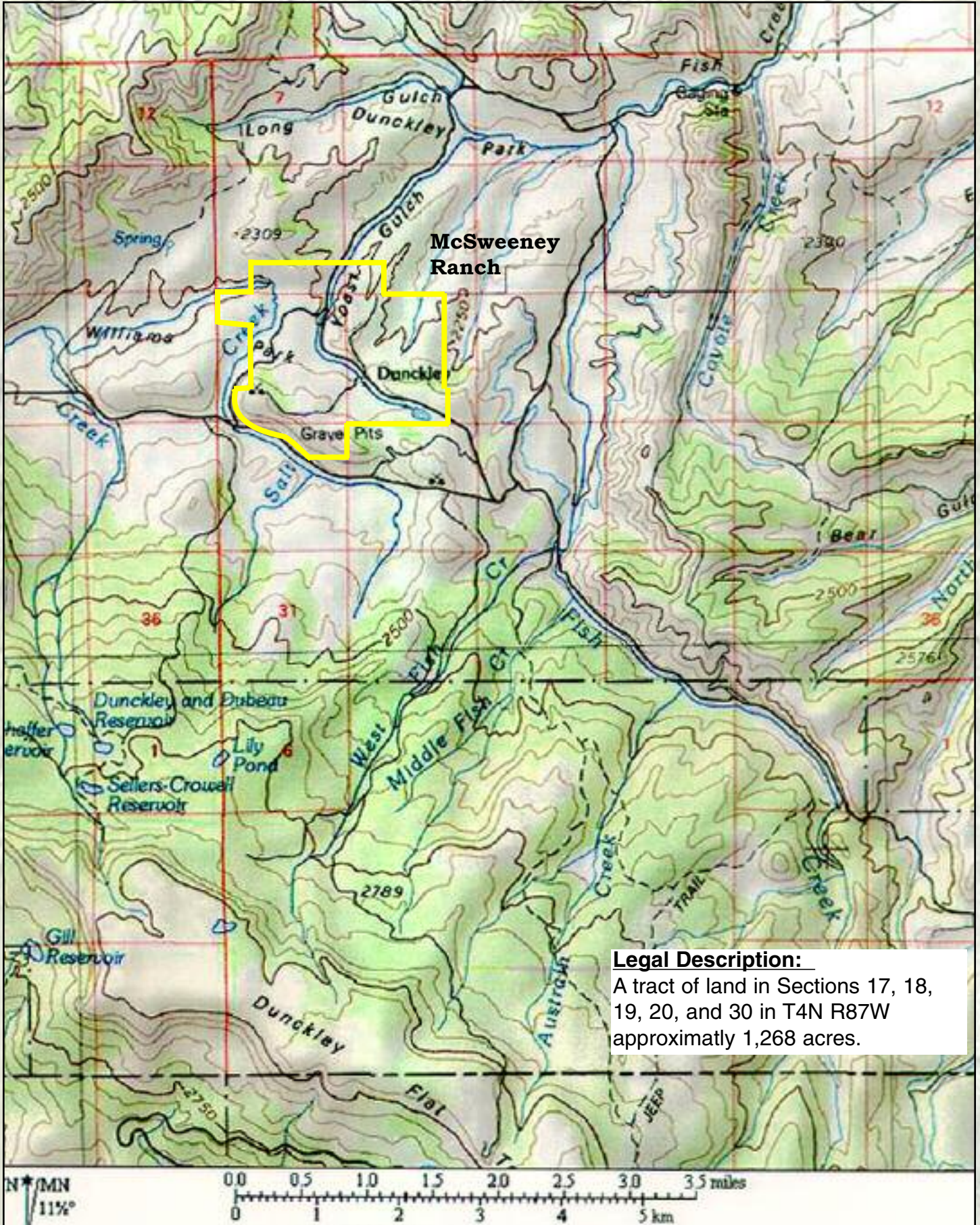


*National Forest boundary*

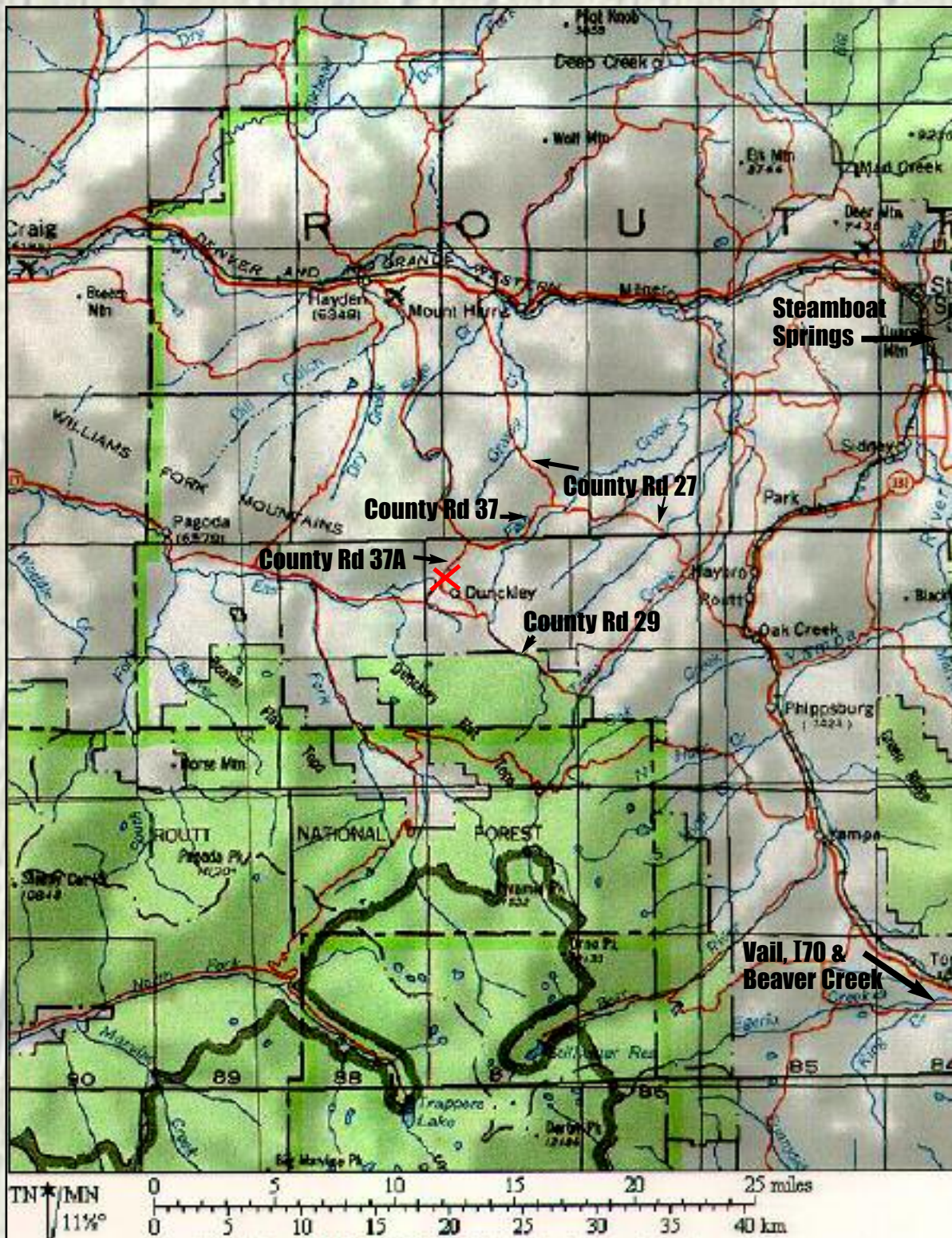


Upper Yampa Realty, Inc.  
218 E. Main Street, Oak Creek, Colorado • (970) 736-8454  
email: [uyri@steamboatsouth.com](mailto:uyri@steamboatsouth.com) • [www.colorado-ranches.com](http://www.colorado-ranches.com)

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.



**Legal Description:**  
A tract of land in Sections 17, 18, 19, 20, and 30 in T4N R87W approximately 1,268 acres.



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.

## Upper Yampa Realty, Inc.

PO BOX 747 • 218 E. Main Street  
 Oak Creek, CO 80467  
 (970) 736-8454

uyri@steamboatsouth.com  
[www.Colorado-Ranches.com](http://www.Colorado-Ranches.com)

