Extraordinary Private Mountain Retreat and Lodge

315 Acres nestled against the National Forest on the Scenic Byway.
Perfect for Hunting or Fishing Lodge, Corporate, Family or Guest Retreat.

Donna Corrigan, Ranch Broker
(970) 736-8454 • (970) 846-8454
www.Colorado-Ranches.com
Section 28 Township 3 North Range 86 West
70962 Rio Blanco County Road 8, Colorado

The MVM Ranch is located 20 minutes northwest of the town of Yampa, an historic town with Post Office, grocery store, shops, museum, library, elementary school, dining options, and Forest Service Visitor Center. 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. Stagecoach and Steamboat Lake State Parks and the upper Colorado River provide more boating, kayaking, white-water rafting, and fishing opportunities. Accessible year-round and convenient to Steamboat Springs and Vail via the Hayden and Eagle airports and a private, charter airport with air ambulance service. The highly desirable communities of Steamboat Springs and Vail, Beaver Creek are destination resorts offering World-class skiing, championship golf courses, multi-cultural events, as well as many fine dining and entertainment establishments.

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Upper Yampa Realty, Inc.  •  PO Box 747  •  Oak Creek, CO 80467  •  (970) 736-8454
www.Colorado-Ranches.com  •  email: uyri@steamboathsouth.com
Co-listed with Ed Swinford and Brent Rimel of Slifer, Smith and Frampton
Elegant custom home takes full advantage of the panoramic views. There are 2 kitchens, 5 bedrooms, 4.5 baths, a study, and vaulted ceilings. Enjoy the decks, covered outdoor kitchen and patio. The attached garage has room for 10 vehicles. One of the 5 bays is set up for a recreation, sportsmen room.
With its wonderful location surrounded on 3 sides by the magnificent Routt National Forest, a more ideal place for solitude and recreation would be hard to find. Plentiful wildlife graces this unique property. Within GMU 231, the owner has strategically placed hunting stands and bunkers seeding a portion of the property in alfalfa. There is also a stocked aerated pond. Next door in the forest are miles of trails for horseback riding, hiking, fishing, cross-country skiing & snowmobiling.
MVM Ranch

$5,495,000

To Hayden

To Steamboat Springs

To Vail

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Land areas are approximate and subject to survey. Map is intended as a visual aid only; its accuracy is not guaranteed.
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