The Yampa Valley Ranch is a 1,607 acre ranch located less than a mile from the town of Yampa. With its amazing views of the Flat Tops and close access to Routt National Forest, this beautiful mountain ranch offers a unique combination for recreation and production. There are 1,290 acres of grazing land, 315 acres of irrigated hay meadows and 2 acres of improvements. Over 1 mile of the Yampa River flows through the property providing excellent fishing opportunities, stock water and wildlife habitat.

The ranch is easily accessible off State Highway 131 and ideally positioned between Vail-Beaver Creek and Steamboat Springs. The Yampa Valley Ranch offers a unique opportunity for the rancher, investor and recreation enthusiast.
Located just minutes from Routt National Forest, the Yampa Valley Ranch is a haven for outdoor enthusiasts. Hiking, biking, snow-shoeing, cross country skiing, jeeping, ATV-ing and horseback riding can be enjoyed both on and off the ranch.

With 1.27 linear miles of the Yampa River flowing through the property, the ranch is an angler’s dream. Both the river and the stocked fishing pond give anglers the opportunity to catch trophy Brown and Rainbow trout. The ranch is also just a few minutes from several reservoirs and mountain lakes in the area including Stagecoach State Park for more fishing and boating opportunities.

Situated this close to National Forest, the ranch and surrounding area are ideal for hunting. Elk, mule deer, moose and other wildlife can frequently be viewed wandering through the property. The majority of the ranch is located in Colorado’s GMU 15 and a small portion in GMU 231 - both excellent hunting areas.
Located 40 minutes from Steamboat Springs and 1 hour and 10 minutes from Vail-Beaver Creek, the Yampa Valley Ranch is ideally positioned to make the most of the mountain lifestyle. With its splendid woodsly setting, the ranch headquarters provides both privacy and views.

The Yampa Valley Ranch borders the quaint town of Yampa that has several amenities including restaurants, lodging, gas station, museum, post office, library, National Forest visitor center, churches and general store. It is convenient to Steamboat Springs and Vail via the Hayden and Eagle airports as well as a private, charter airport with air ambulance. The nearby communities of Steamboat Springs and Vail-Beaver Creek are highly desirable destination resorts offering world-class skiing, championship golf courses, multi-cultural events, as well as many fine eating and entertainment establishments.

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.
The Yampa Valley Ranch is a highly productive cattle ranch. Located at just under 8,000 feet in elevation, this high country ranch has a well-balanced mix of acreage.

The ranch has approximately 315 acres of lush, irrigated grass-hay meadows with water rights. The remaining 1,290 acres consists of fully fenced grazing ground with mixed vegetation. Large portions of the grazing land are forested with aspens, spruce and gambel oak with varying elevation changes. There are also several developed ponds and stock water tanks. The ranch produces 500 tons of hay and can support approximately 125 cow-calf pairs.
Improvements on the ranch consist of several historic, well-maintained outbuildings including barns, tack room, equipment sheds and stock sheds all with newer metal roofs as well as two residences. There is a 1,975 square foot log ranch house and a 1,475 square foot remodeled deluxe log cabin.

The ranch also has several working corrals, horse stables and is fenced and cross fenced for maximum use.
The main ranch house has been immaculately refinished with hardwood floors, tongue and groove ceilings, built-ins, granite counter tops, farmhouse sink and custom finishes throughout. It has 3 bedrooms and 3 bathrooms with tiled walk-in showers and a claw-foot tub. The “bunk room” has built-in beds and bookshelves, perfect for hosting larger parties. A screened-in patio is perfect for enjoying the serene summer evenings. Watch sunrises over Green Ridge from the back porch and sunsets over the Flat Top Mountains from the front porch.
RANCH MANAGER’S HOME

The 3-story log ranch house has 3 bedrooms, 2 bathrooms, an expansive kitchen, spacious living/rec room, large basement, and grand river rock fireplace. With beautiful hardwood floors and expansive rooms, this house provides ample space for living and entertaining.
SUMMARY

The Yampa Valley Ranch is a unique opportunity to own a spectacular mountain ranch so ideally positioned. With it’s almost equidistant location between Steamboat Springs and Vail-Beaver Creek, close access off state-maintained highway, production and recreation opportunities, this ranch is a rare gem.

Current Listing Price:

$6,600,000
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