

Heritage Mountain Ranch

635.00 Acres

Routt County, CO

\$7,580,000



HAYDEN  OUTDOORS.

Heritage Mountain Ranch

TOTAL ACRES:

635.00

PRICE:

\$7,580,000

COUNTY:

Routt County

CLOSEST TOWN:

Milner, CO



Presented by



Clay Owens

- 📍 Licensed in CO, NE, & WY
- ✉ Clay@HaydenOutdoors.com
- 📞 308.882.8171



Melisa Owens

- 📍 Broker, Licensed in CO & NE
- ✉ Melisa@HaydenOutdoors.com
- 📞 970.486.9985





Property Summary

Heritage Mountain Ranch is a truly one of a kind legacy property within 20 minutes of Steamboat Springs and the Yampa Valley Regional Airport. This 635+/- acre paradise is located in the Tow Creek drainage and features a beautiful 2760 Sq. Ft,

3 + bedroom 3.5 bathroom home, three lakes, large stands of pine, aspen and Gamble's Oak and multiple springs. The property has fabulous long range views of the Flat Tops, the Park and Gore Ranges.

Land

This beautiful 635+/- acres of exceptional high mountain ranch land, has three freshwater lakes that range from 2.75-4 acres in size. There are multiple springs on the property that supply water for cattle and wildlife alike. There are large aspen groves and stands of mixed pines that include Lodgepole, Engleman Spruce and Subalpine Fir covering the property. There are several large open high mountain meadows that are located throughout the property as well. Four historic log cabin sites are located on some of the large meadows where the springs feed out. Elevations of the ranch are from approximately 7200' -7700'. The ranch is easily accessed via vehicle with the many two track roads around the property.

Activities & Amenities

ATV/Off Road
Cattle/Ranch
Equestrian/Horse Property
Hiking/Climbing
Hunting - Big Game
Hunting - Small Game
Hunting- Waterfowl
Pond/Lake
Water Access
Boating/Sailing/Rafting
Cycling/Mountain Biking
Fishing
House/Cabin
Hunting - Predator/Varmint
Hunting/Upland Birds
Natural Spring
Propane
Water View
State Hunting Unit: 214

Land Details

Address: 41755 County Road 50, Steamboat Springs, Colorado 80487, USA
Closest Town: Milner
Total Acres: 635.00
Zoning: Agricultural
Elevation: 7400
Topography: Mountainous
Vegetation: Forest and mountain meadows
Income Type: Grazing lease
Source of lot size: Owner

Building Details

Homes: 1
Style of Home(s): Log cabin
Finished Sq. Ft.: 2760
Bedrooms: 3
Full Bathrooms: 2
Parking Types:
Attached Garage
Outbuildings: 4
Fence Type: barbed wire
Heating Systems: Forced Air, Wood Stove



Improvements

Heritage Mountain Ranch features a custom built Western Cedar log home constructed in 1988. The home has 1980 Sq.ft. on the main level with 3 bedrooms and 3 bathrooms. Additionally the main level has a spacious open floor plan with the kitchen, dining and living area all facing large windows that look south towards the Gore Range and the Flat Tops. Up top is a 780 Sq. Ft loft with a bunk room and a half bath as well. There are large windows in the loft providing natural light an excellent views of the mountains to the south. A large wood stove backed by a native rock facia in the living area provides warmth on those cool fall days. Many custom touches in the home including built in china cabinets, book cases, gun cabinet and log spindle railing on the stairs. The large laminated beams that create a beautiful cathedral ceiling in the open living area. The home also has large covered porches on the south and north sides. The north porch overlooks Mirror Lake which has a dock and has historically been an excellent fishery. Beyond Mirror lake are views of the large stone spires of Sand Mountain. There is a large 3 car garage and additional shed that houses the solar batteries and generator.



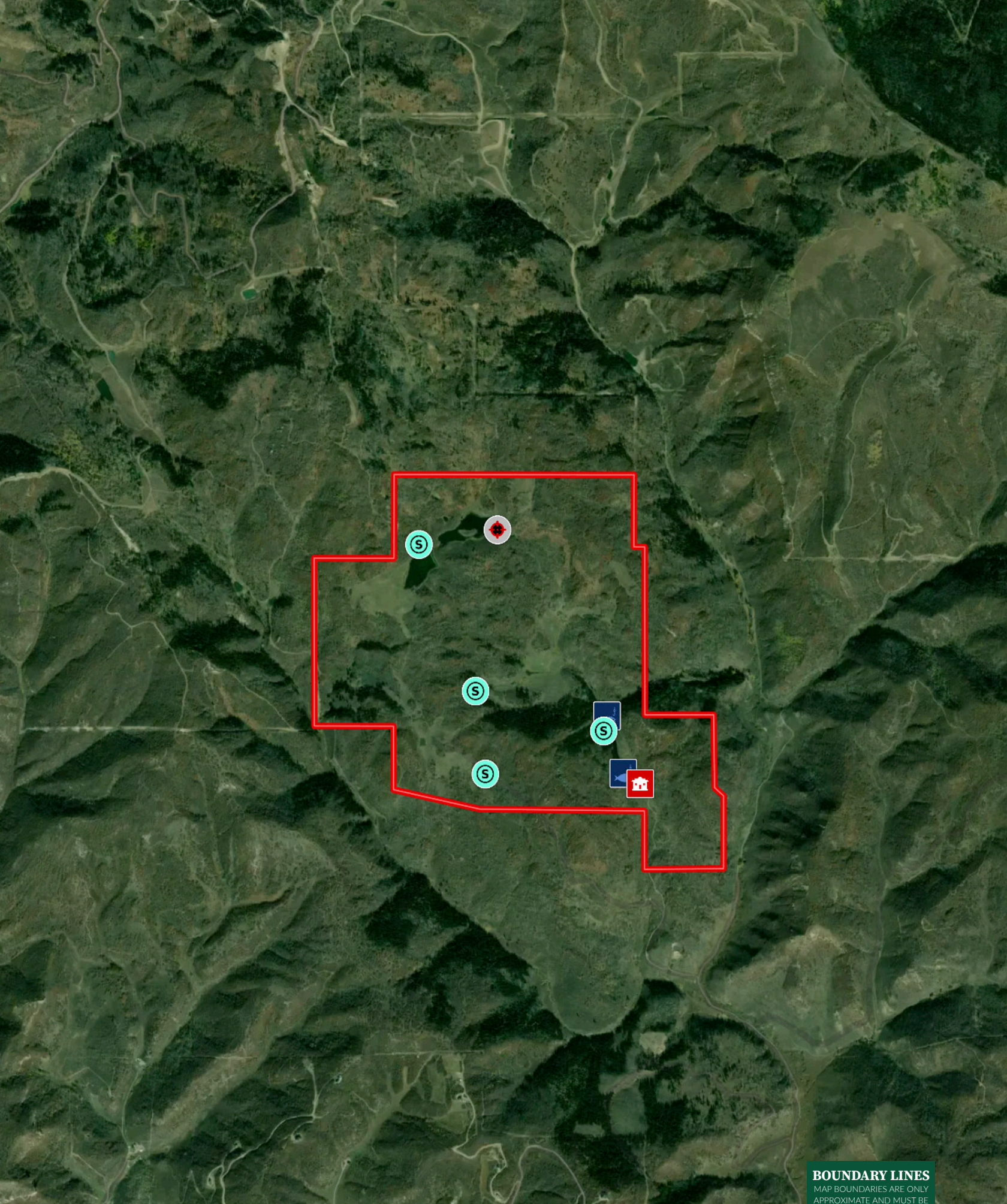


Recreation

Heritage Mountain Ranch is a place that truly has the recreationalist in mind. There are 3 spring fed lakes located around the ranch. Mirror Lake sits just a short walk out the back door of the house and has historically been an excellent fishery. There are two docks with composite decking and the water in the lake is controlled by a gate valve. Additionally the lake has a culvert type overflow. During the summer the lake produces approximately 30GPM flow to the stream that feeds into Tow Creek on the east side of the ranch. The two lakes on the northern portion of the property are currently utilized for wildlife and livestock water. There is a possibility that both could be stocked with fish but would require an aerator for any chance of winter survival or the understanding of winterkill. The big game hunting on Heritage Mountain Ranch is the keystone feature and some of the very best in the area. The ranch is home to elk, mule deer, black bear, mountain lion, coyotes and many small mammals as well. Upland birds such as Dusky and Sharp-tail grouse are also native to the ranch. Historically, the ranch has held large numbers of elk throughout the summer months where the cows will have their calves in large lush meadows. During the fall as temps begin to cool and bugling bulls will be scattered across the ranch, hunters will have ample opportunity for an amazing hunting experience. Mostly utilized as a family hunting sanctuary, the property has also been leased to a local outfitter for additional income opportunities. There are ample numbers of black bears that frequent the area and give hunters a good chance for seeing them every time they are in the field. Moose have recently been seen on the ranch and are becoming more and more common every year as they expand their range west. Additionally the ranch can be utilized for a multitude of activities such as hiking, mountain biking, horseback riding, ATV/UTV riding, snowmobiling, snowshoeing and cross country skiing.



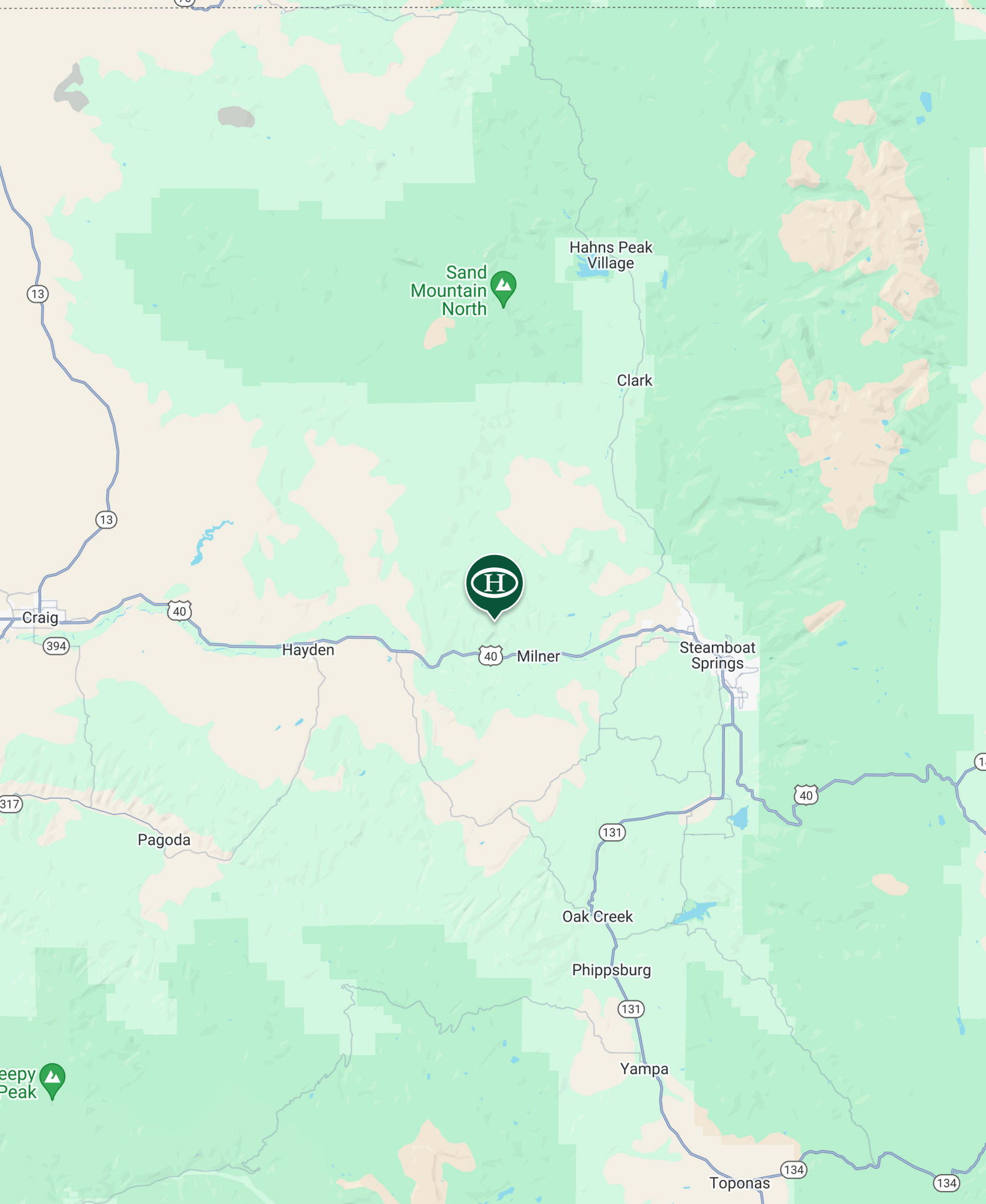




BOUNDARY LINES
MAP BOUNDARIES ARE ONLY
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 Boundary  Main House

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Sand Mountain North

Hahns Peak Village

Clark

13

13

40



40

Craig

394

Hayden

Milner

Steamboat Springs

317

Pagoda

40

131

Oak Creek

Phippsburg

131

Yampa

Sleepy Peak

Toponas

134

134



Agriculture

Cattle spend the summer grazing on the plentiful native grasses on Heritage Mountain Ranch. The neighboring rancher who has a long history on the ranch has leased the property for many years and has exceptional knowledge of the property and surrounding area. Cattle come on to the ranch in early summer and will be moved out by the third week of September.

Water/Mineral Rights & Natural Resources

Any owned water rights will convey.

General Operations

The ranch has been in the same family for decades and started off as a homestead cattle ranch. In recent years it is primarily used as a vacation and recreation property with grazing being leased for additional income and tax benefit. The property is set up to continue as a recreational retreat for hunting, fishing, horseback riding, ATV/UTV riding, hiking, mountain biking in the summer and snowmobiling, snowshoeing and cross country skiing in the winter months.

Region & Climate

Routt County is known for its mild summers and snowy winters. On average the area sees over 243 days of sun. Rainfall in the area is around 18-20 inches annually and snowfall on average is 130+ inches. Typically summers temps will average 55-85 degrees and winter will see 6-40 degrees average. Higher and lower temps are always possible. Steamboat Springs is known for its exceptional skiing snow referred to as Champagne powder. This describes the dry, fluffy powder that is common on the mountain. The area is home to the Yampa River, Elk River and many tributary streams that feed those two main rivers.







History

Historically, the Routt County area was home to nomadic Ute Indians before the mid-nineteenth century, when gold discoveries near Hahn's Peak, above the Elk River valley, attracted white prospectors. Ranchers and farmers followed the miners, taking advantage of the area's fertile river valleys. Steamboat Springs was originally named for the sound of the hot springs along the river making the chug, chug sound of a steamboat. There are many accounts of the vast herds of wildlife in the area as settlers came into the valley and that still holds true today with large herds of elk, mule deer and pronghorn antelope covering the landscape.

Heritage Mountain Ranch was homesteaded by, and has been in the same family for decades. The ranch has rich history of being a part of a larger cattle ranch that produced cattle that were driven to Steamboat Springs to the railhead in the early days of the cowtown.

Location

Heritage Mountain Ranch sits just 20 minutes west of downtown Steamboat Springs and 20 minutes east of the Yampa Valley Regional Airport. The property is very private in its location sitting above Tow Creek just off RCR 50. The drive winds into the property from the south and opens into a large meadow where the home sits at approximately 7200 feet. There are breathtaking views in every direction from the ranch.

Call today for your own showing.





Hayden Outdoors

Buyer Process

BUYER QUALIFICATION: Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

PROPERTY SHOWINGS: With regards to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

REPRESENTATION OF OFFERS: Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

BROKER PARTICIPATION: Hayden Outdoors welcomes outside brokers to bring buyers to purchase our properties. We offer cooperating commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

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- RICK STEINER, SELLER/BUYER

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Hayden Outdoors is a family-owned real estate company and brokerage with a background in the cattle and ranching business. In 1976, Leo Hayden founded the company as the Property Exchange, working with farms and ranches for sale near Hays, Kansas. The brokerage moved to Goodland, Kansas in 1981 and became Hayden Inc. In the late 1990's, Leo was joined by his two sons, Dax and Seth, to help grow the business in multiple states. In 2003, Hayden Outdoors was formed to represent sellers and buyers on farm, ranch, and recreational properties in the Great Plains and Rocky Mountains.

The team at Hayden Outdoors has grown and prospered to include over 200 brokers, agents, and an excellent full-time staff supporting the sale of rural land. Hayden Outdoors represents the finest farms, legacy properties, working ranches, hunting lands and recreational properties from coast to coast.

Over time, we have built our team to be composed of brokers and agents with experience and knowledge in their markets and an affinity to "Do what they say they will". Hayden Outdoors is about honesty and integrity with customers and a rich sense of land stewardship. We understand land, water, habitat, livestock, wildlife, minerals and what is necessary to maximize value for our clients. **We truly love the great outdoors!**

We are blessed to work with the owners and buyers of the farms, ranches and other fine recreational properties we represent, because it is still the diversity of owners over the years that make these places so special.

At Hayden Outdoors, we're proud to say that we only work with the **best** brokers and agents who are experienced farmers, ranchers & outdoor enthusiasts.

Hayden Outdoors Real Estate

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