

Delaney Lakes Ranch

812.00 Acres

Jackson County, CO

\$3,750,000



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Activities & Amenities

ATV/Off Road
Cattle/Ranch
Fishing
House/Cabin
Hunting - Big Game
Pond/Lake
Stream/River
Water Rights

Land Details

Address: TBD County Road 5,
Walden, Colorado 80480, USA

Total Acres: 812.00

Deeded Acres: 812.00

Building Details

Homes: 1
Basement: None



Property Summary

Delaney Lakes Ranch with 812+/- deeded acres is located within the sought-after alpine valley of North Park widely renowned as one of the most productive valleys in the entire state with an abundance of surface water and endless opportunities for outdoor recreation. Delaney Lakes Ranch checks all the boxes for a property with a proven agricultural operation and exceptional hunting and fishing resources.





Land

Delaney Lakes Ranch is an exceptionally productive ranch with approximately 600 acres of brome, garrison, and timothy grass hay meadows. There is a good mix of scattered Willow patches that serve as good cover for wildlife and stock. The property has gently rolling terrain making for easy access to all points of the property. Most of the Ranch sits at an average elevation around 8200'.

Improvements

The ranch has minimal improvements with one tenant house and other outbuildings all being in functional condition. There are numerous suitable building sites for a future owner's home with breathtaking views in all directions. Perimeter and cross-fencing on the property is in good condition.

The irrigation ditch system has been renovated and well taken care of allowing for efficient delivery of flood irrigation water on the ranches hay meadows.

Recreation

Delaney Lakes Ranch is centrally located in one of the most scenic areas of the state with world-class hunting, fishing, hiking, skiing, snowmobiling, etc. all less than an hour drive away.

The number of western ranches with a proven agricultural operation, a fantastic trout stream, and herds of resident Elk, Deer, and Moose in this caliber are extremely rare. Hell Creek traverses the property for approximately half a mile and is a quality fishery with good populations of brown and rainbow trout. Bordering the property is the Delaney Buttes Lakes State Wildlife Area with three exceptional public lakes renowned for the high-quality brown trout genetics. The location of this property and abundance of water on the deeded property as well as on the adjoining public access areas truly makes this property world-class as far as a western trout fishing property.

Hunting on the property is exceptional for Pronghorn, waterfowl, and Mule Deer with the occasional Elk, Moose or Bear seen on the deeded lands.



Agriculture

The ranch is currently run as a well-balanced hay and grazing operation. Productive hay meadows are irrigated with senior water rights and an extensive ditch system that provides irrigation water for approximately 600 acres of hayable ground. A grazing/ hay lease has been in place on the property for a number of years and the lessee has done an outstanding job of maximizing the overall productivity of the ranch. The ranch produces 850+/- tons of high quality grass hay annually.

Water/Mineral Rights & Natural Resources

The Ranch is blessed with an abundance of live-water and senior water rights.

Region & Climate

Most of Jackson County is categorized as Alpine Valley and is a relatively high elevation basin with cold winters and cool summers. North Park is rimmed on the west by the Park Range and the Sierra Madre mountains, on the south by the Rabbit Ears Range and the Never Summer Mountains, and on the east by the Medicine Bow Mountains.





Location

The Ranch is located just 9+/- miles west of Walden, Colorado the county seat of Jackson County and one of the least populated counties in the state. Walden has sufficient amenities with a grocery store, hardware store, and multiple good dining options. Driving distance from the ranch is approximately 1 hour to world-class skiing and amenities in Steamboat Springs, 1.5 hours from Laramie, WY, 2.5 hours from Fort Collins, CO, and 2.5 hours from the Denver metro area. The closest Commercial air service can be found in Hayden, CO or Laramie, WY.

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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 regard 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.

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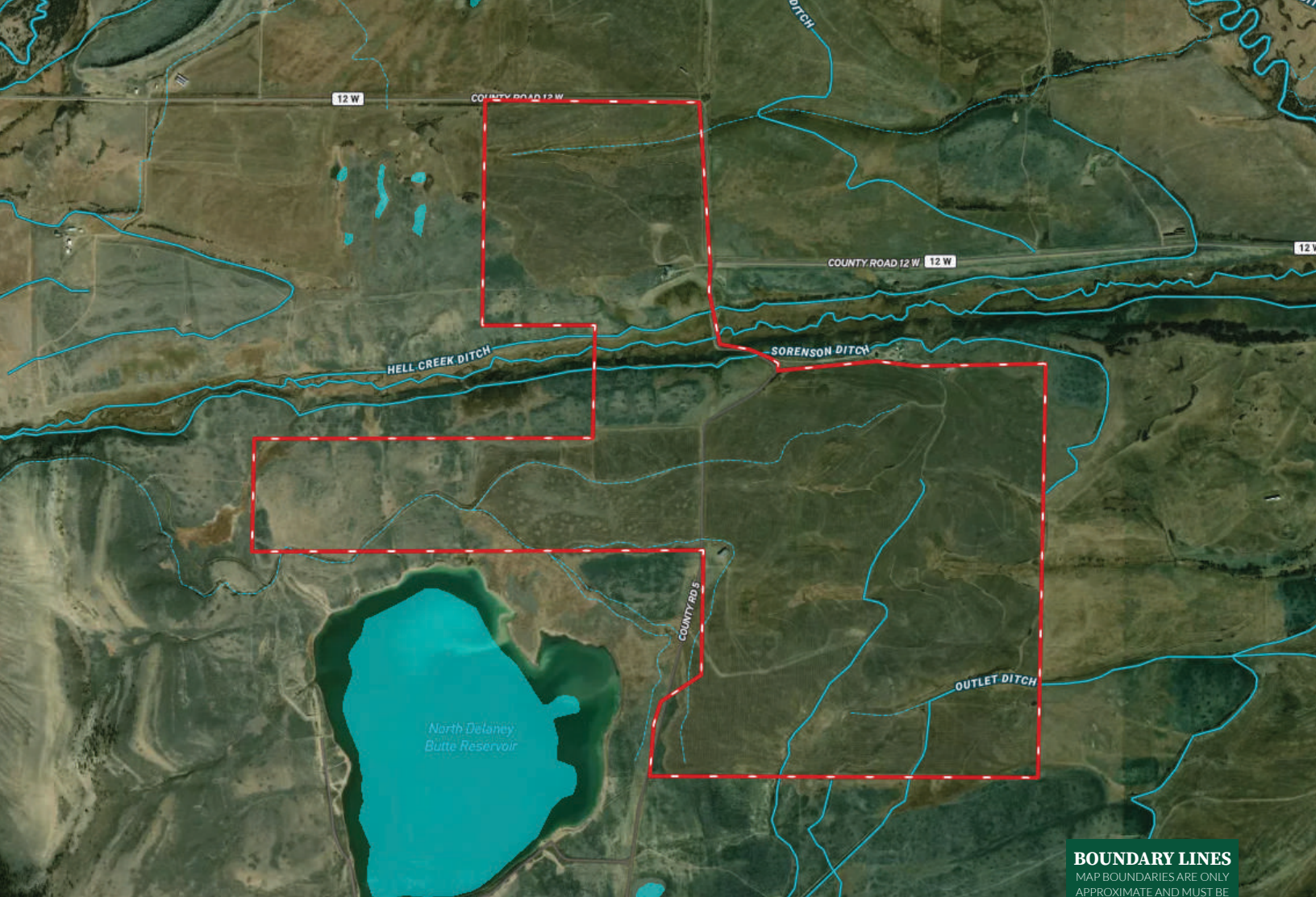


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- RICK STEINER, SELLER/BUYER

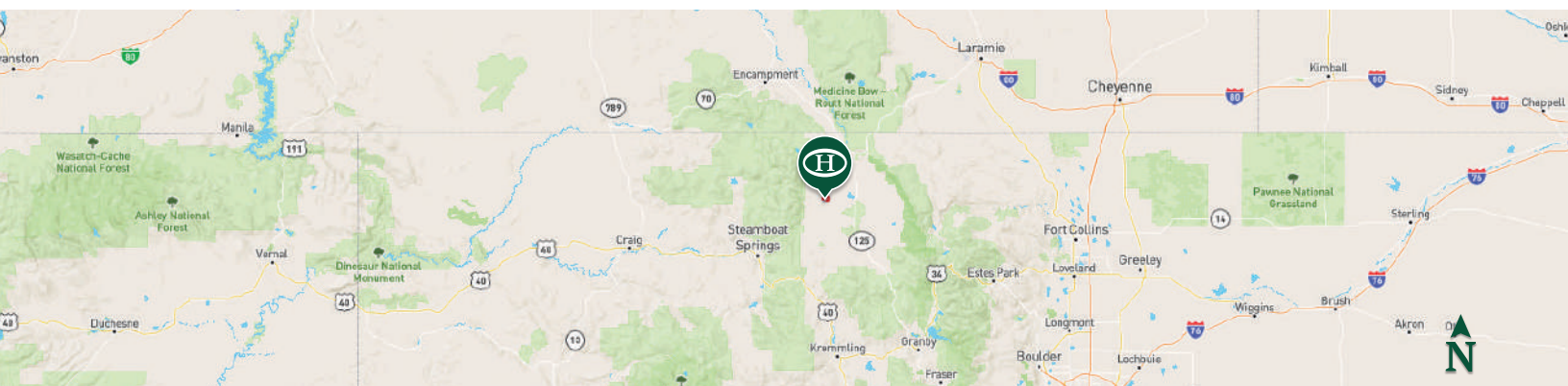
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