

Thunder S Ranch

2,074.00 Acres | Moffat County, CO | \$5,800,284



HAYDEN  OUTDOORS.

Thunder S Ranch

TOTAL ACRES:

2,074.00

PRICE:

\$5,800,284

COUNTY:

Moffat County

CLOSEST TOWN:

Craig, CO

Presented by



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REAL ESTATE





Property Summary

Thunder S Ranch is an expansive ranch offering a unique combination of over 4 miles of the Yampa River, over 700 acres of irrigated meadows and 42 CFS of water rights! With quality working corrals, substantial hay production and water rights along with diverse terrain this property is a true gem for those seeking a versatile and productive ranch. The irrigated hay meadows along the river bottoms hold elk and deer year around!



Activities & Amenities

ATV/Off Road
Borders Public Lands
Cattle/Ranch
Cycling/Mountain Biking
Farm/Crops/Ag
Fishing
Hiking/Climbing
House/Cabin
Hunting - Big Game, Predator/
Varmint, Small Game, & Waterfowl
Irrigation
Outbuilding/Barn/Shed/Shop
Pond/Lake
Skiing/Snowmobiling/Snow Sports
Stream/River
Water Access
Water Rights
Water View
Waterfront

State Hunting Unit: GMU 211 and GMU 3

Land Details

Address: TBD County Road 17 TBD County
Road 77, Craig, Colorado 81625, USA

Closest Town: Craig

Total Acres: 2,074.00

Deeded Acres: 2,074.00

Zoning: Ag

Elevation: 6000-6600

Topography: Flat to rolling to steep

Vegetation: Grass, sagebrush, cottonwood
trees, willows, and junipers

Water Rights: Yes, 42 CFS

Source of lot size: Other





Land

Thunder S Ranch encompasses approximately 2,074 +/- deeded acres and boasts nearly 4.25 +/- miles of Yampa River frontage. The ranch features both irrigated and sub-irrigated bottoms, supported by 42 CFS of water rights and several springs. Nestled between the rolling hills that rise into Duffy and Juniper Mountain, it offers seclusion and privacy while maintaining convenient access via County Road 17 frontage. In addition to the deeded land, the property includes a to-be-determined BLM allotment for 239 AUMs.

The land extending from the river banks features lush, productive hay meadows irrigated by flood, pivot, and gated pipe systems, making it ideal for livestock grazing and a year-round haven for wildlife. A dramatic, steep rim serves as a natural backdrop, providing privacy and seclusion for both livestock and the diverse wildlife that roam the meadows below. Elk, deer, and other species are frequently spotted throughout the year, drawn to the abundant feed and easy access to water along the thick, wooded riverbanks. In addition to the hay meadows, the ranch includes dense, deep juniper draws and open benches that offer varied terrain and habitat, perfect for wildlife. The plentiful feed and water resources attract impressive populations of elk, deer, and antelope, particularly throughout the winter months and into the spring.

The ranch also features several improvements, including a small residence, a detached garage, lean-to shelters, and well-maintained corrals, all with scenic views of the river, hayfields, and distant mountains. With its diverse offerings, this ranch is more than just a working property; it's a place where dreams can become a reality.

Located in both GMU 211 and GMU 3, the ranch offers a variety of hunting opportunities each year, both within its boundaries and on the neighboring BLM lands. GMU 211 and GMU 3 offer over-the-counter elk tags for archery and rifle seasons, though for 2nd and 3rd rifle seasons, these tags are only available for private land. Deer and antelope tags however, are by draw only. Meanwhile, the ranch qualifies for multiple landowner vouchers for deer and antelope. Whether hunting within the ranch's perimeters or on the surrounding BLM lands, there are numerous excellent hunting opportunities throughout the area!



Recreation

Thunder S Ranch offers a wealth of recreational opportunities both on the ranch and in the surrounding area. It borders BLM lands, providing easy access to trails for hiking, off-roading, and hunting, with stunning lookout points that offer panoramic views of the Yampa River and nearby mountains. Duffy Mountain, along with Juniper and Little Juniper Mountain, are popular destinations for camping, hunting, and exploring. The Yampa River itself is a major highlight, with 4.25 +/- miles of river frontage on the ranch, offering direct access for fishing or rafting. There are numerous launch and takeout points along the river, making it easy to spend the day on the water. For those seeking additional adventures, nearby attractions such as Gates of Lodore, Irish Canyon, Sandwash Basin, and Dinosaur National Monument are all located within a 1.5-hour drive, ensuring unforgettable excursions. Whether you're looking to stay close to the ranch or explore further afield, the area provides a diverse range of recreational activities for every type of adventurer.

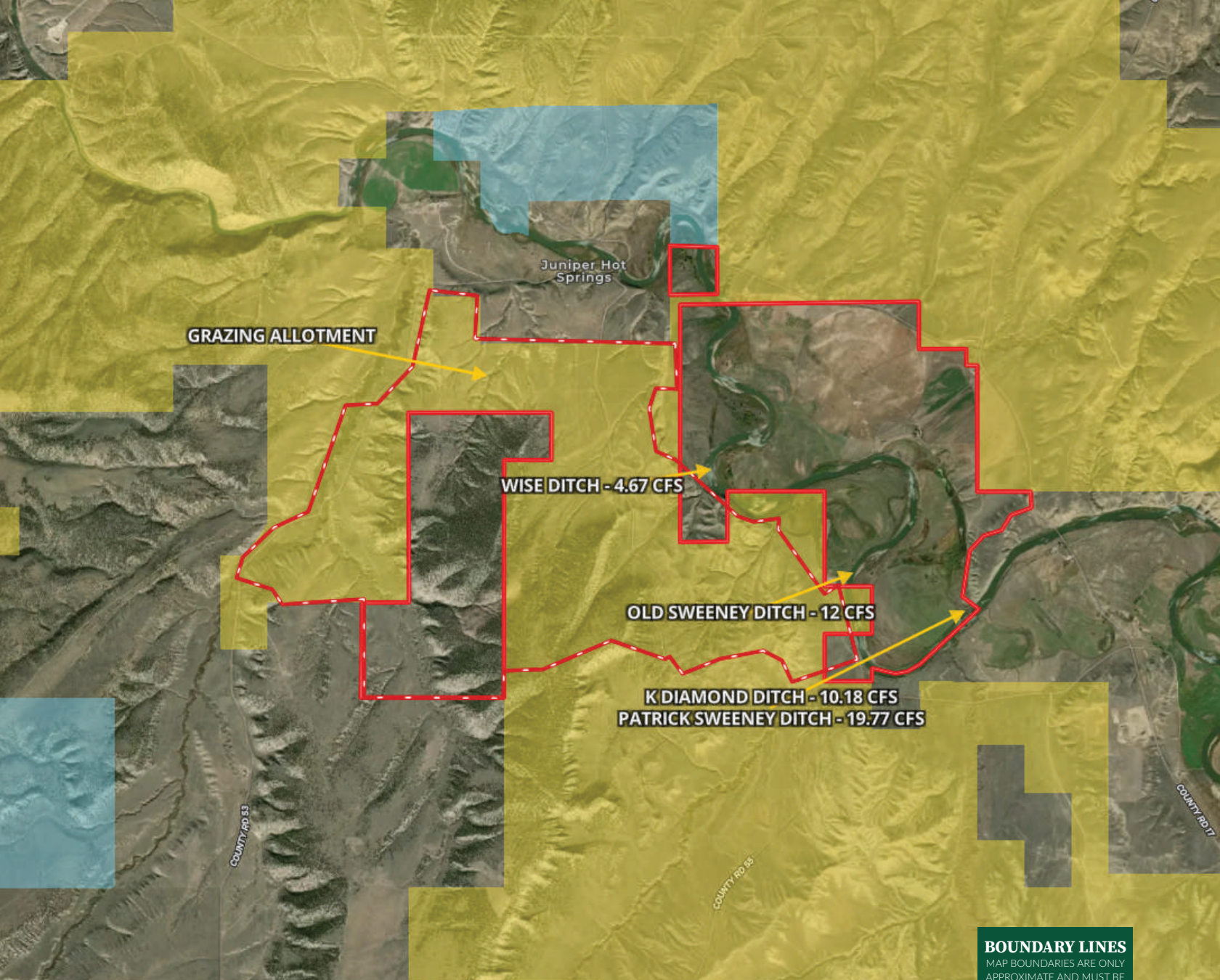


Location

Thunder S Ranch is ideally located near several towns that provide a variety of essential services and amenities. Maybell is situated about 20 minutes northwest of the property, offering a quieter, rural setting. Craig, located 30 minutes northeast, is home to grocery stores, hardware stores, restaurants, local businesses, gas stations, and a hospital. Similarly, Meeker, is approximately 30 to 40 minutes south of the ranch. For more extensive amenities, Vernal, UT is approximately 1 hour and 45 minutes to the west, where you'll find additional shopping, dining, and services. Yampa Valley Regional Airport, which offers commercial flights, is located in Hayden, CO, just under 1 hour to the east of the ranch. The location of the ranch provides both convenience and access to a wide range of nearby resources!

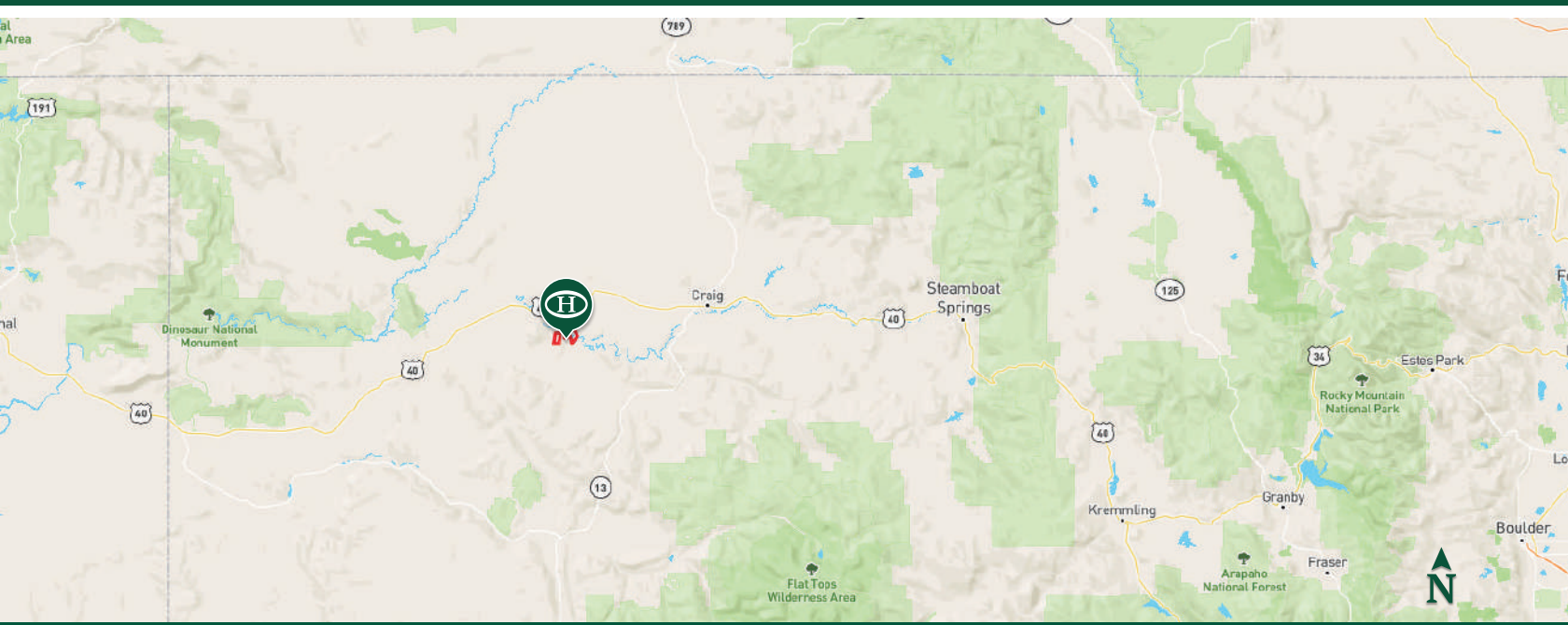






BOUNDARY LINES
MAP BOUNDARIES ARE ONLY
APPROXIMATE AND MUST BE
VERIFIED FOR ACCURACY.

Boundary Boundary BLM State Land





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 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.

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.

EQUAL HOUSING: Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."



"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

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THE BRAND THAT SELLS THE *Land*®

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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