



# Murphy Ranch on the Michigan River

777.00 Acres | Jackson County, CO | \$4,950,000

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## Activities & Amenities

Cattle/Ranch  
Equestrian/Horse Property  
Farm/Crops/Ag  
Fishing  
Hiking/Climbing  
House/Cabin  
Hunting - Big Game, Predator/  
Varmint, Small Game, Waterfowl  
Income Producing  
Irrigation  
Mineral Rights  
Outbuilding/Barn/Shed/Shop  
Stream/River  
Water View  
Wooded  
Water Rights

## Land Details

Address: TBD CR 12E, Walden,  
Colorado 80480, USA

Total Acres: 777.00

Deeded Acres: 777.00

Zoning: Ranch

Elevation: 8000'

Pasture Acres: 313

Irrigated Acres: 464

Water Rights: Yes, Multiple water  
rights are included with purchase.

Mineral Rights: Yes, Seller owned mineral  
rights are negotiable separately.

Include Business?: Yes

Estimated Taxes: \$2,424 - 2024

Source of lot size: Assessor/Tax Data

## Building Details

Homes: 3

Finished Sq. Ft.: 5827

Bedrooms: 7 | Full Bathrooms: 4

Basement: None

Parking Types: Detached Garage, Driveway

Outbuildings: 4

Fence Type: Wire



### **Property Summary**

The Murphy Ranch represents a rare opportunity to acquire a long-held, multi-generational ranch in the heart of North Park. Located just one mile east of Walden, Colorado, the ranch encompasses 777± deeded acres of productive river bottom and meadow ground with an exceptional 6.5 miles of the Michigan River flowing through the property.





## Land

The Murphy Ranch spans 777± deeded acres in the heart of North Park, offering a strong mix of irrigated meadows, lush river bottom, and productive hay ground. Backing it is a 3,200± acre BLM grazing lease, adding meaningful scale and seasonal flexibility to the operation.

Cutting through the ranch is an impressive 6.5 miles of the Michigan River, shaping the land into a true working river ranch. The combination of live water, fertile ground, and usable acreage creates a property that not only produces, but stands out—both operationally and visually.

## Improvements

The improvements on the Murphy Ranch are well-suited for a functional, working operation, offering a solid combination of residential and agricultural infrastructure.

The property includes three homes, providing flexibility for owners, family, or ranch help. The main residence spans 3,872 square feet and features 4 bedrooms and 2 bathrooms. A second home offers 1,379 square feet with 3 bedrooms and 1 bathroom, while a third, smaller residence includes 576 square feet with 1 bedroom and 1 bathroom.

Supporting the operation are a shop, barn, covered hay storage, and a one-car garage, along with working pens and standard cattle improvements that allow for efficient handling and day-to-day ranch operations.

## Recreation

In addition to its agricultural productivity, the ranch offers excellent recreational opportunities. The extensive frontage along the Michigan River provides outstanding trout fishing and creates ideal habitat for wildlife.

North Park is widely known for its outdoor recreation. The area offers hunting, fishing, hiking, and exploration across surrounding mountain ranges and public lands.

The ranch lies within Colorado Game Management Units 6, 16, 17, 161, and 171, which are well known for strong populations of elk, deer, moose, and other big game.



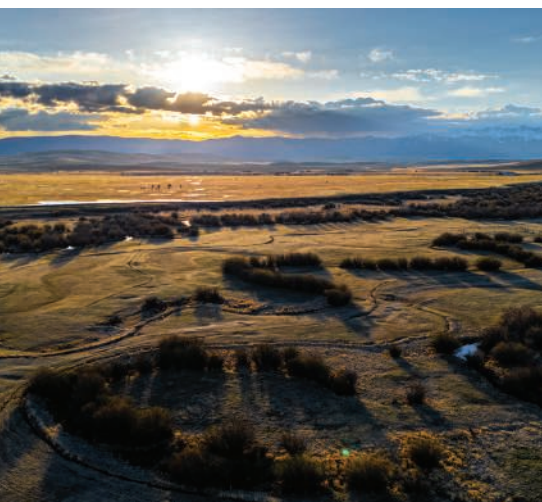
## Agriculture

The Murphy Ranch has long operated as a productive North Park hay and cattle operation, with a strong history of putting up its own hay and supporting seasonal livestock grazing. The irrigated meadows consistently produce approximately 500–700 tons of quality hay annually, providing the foundation for a dependable operation.

The ranch is well suited for running cattle, with a proven track record of summer grazing supported by both deeded acreage and additional range. A key component of the operation is the 261 AUM BLM grazing lease, which provides valuable early-season use and enhances the overall carrying capacity of the ranch.

Historically, the ranch has typically operated by running around 150 cow/calf pairs beginning in early June. Cattle are initially turned onto the BLM allotment for a short grazing period before being rotated through the ranch's five pastures for the balance of the season. The ranch has demonstrated flexibility in its use, supporting additional grazing capacity beyond a traditional cow/calf setup. At times, the operation has run approximately 250 yearlings following haying. More recently, the ranch was not hayed and was utilized to run as many as 575 yearlings in 2025, still below its estimated full capacity, highlighting the scalability and adaptability of the operation.

Together, the combination of irrigated hay ground, functional pasture, and BLM access creates a balanced and flexible livestock operation with the ability to adapt to a variety of management approaches.





## Water/Mineral Rights & Natural Resources

Strong senior irrigation rights are a defining feature of the ranch. Historically these rights have irrigated approximately 464 acres of productive North Park hay meadows. Water is delivered through six irrigation ditches.

### Water rights include:

- Walden Ditch – 8 CFS – Senior Right
- Lower Walden Ditch – 6.5 CFS – Senior Right
- Jakey Ditch – 5 CFS – Senior Right
- Richmond Ditch – 6.5 CFS – Senior Right
- Hugh Griffith Ditch – 5 CFS
- Mary Virginia Ditch – 2.5 CFS – Junior Right

These historic rights provide dependable irrigation for hay production and pasture.

## Region & Climate

Walden sits at an elevation of approximately 8,100 feet in the wide alpine basin of North Park. Founded in 1888, the town has long served as the agricultural and recreational hub of Jackson County. The region experiences a cool mountain climate, with summer temperatures often reaching the 70s and 80s and winter temperatures occasionally dropping below zero.

Often referred to as the “Moose Viewing Capital of Colorado,” North Park is known for its abundant wildlife, wide open landscapes, and deep ranching heritage.

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## Hayden Outdoors

# Buyer Process

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*- RICK STEINER, SELLER/BUYER*

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 Boundary

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



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