

ELKHORN CREEK RANCH

175.00 ACRES | LARIMER COUNTY, COLORADO



HAYDEN
OUTDOORS
REAL ESTATE

ELKHORN CREEK RANCH

OVERVIEW

LAND

IMPROVEMENTS

RECREATION

LOCATION

MAPPING

OVERVIEW



WELCOME TO ELKHORN CREEK RANCH



QUICK FACTS

175.00 Acres

Hunting

Ranch

Recreational

Residential

Elkhorn Creek Ranch offers an unparalleled 175-acre mountain sanctuary, has over a 1/2 mile of an alpine stream with brook and brown trout and is entirely surrounded by Roosevelt National Forest. The property blends unmatched improvements (4,167sf custom home), profound privacy, year-round access, and convenient proximity to both Red Feather Lakes and Fort Collins, creating an extraordinary combination of natural beauty, recreation, and comfort.

LAND



The ranch boasts a rich and varied landscape, largely sub-irrigated by Elkhorn Creek, which waters fertile meadows, vibrant wildflowers, and healthy willows. Massive granite outcroppings rise dramatically. Mature groves of aspen, spruce, pine, and willow create a true alpine feel, with a carefully manicured natural landscape that enhances both visual appeal and wildlife habitat. This unique combination of water, forest, and rugged rock forms a truly inspiring mountain setting.

The heart of Elkhorn Creek Ranch is its namesake stream, with over a 1/2 mile of Elkhorn Creek winding through the property. Expertly enhanced with deep pools, undercut banks, and strategically placed boulders, it offers a fun fishery. The cold, clear water attracts abundant wildlife to the riparian corridor. The soothing sounds of the creek can be heard from the home, creating a tranquil, high-country ambiance. A Conservation Easement blankets the land protecting it from development for generations to come.

Post-Fire Restoration: Following the Cameron Peak Fire, Elkhorn Creek Ranch has undergone extensive and proactive recovery efforts. Owners have implemented significant forestry mitigation, large-scale mulching, creek restoration, and selective tree planting. These dedicated stewardship initiatives are yielding impressive results, with native grasses, wildflowers, and young trees flourishing. The ranch is recovering remarkably well, offering the next owner a unique opportunity to witness and contribute to the continued transformation of this resilient and beautiful mountain property.



IMPROVEMENTS



Unmatched Improvements:

The custom 4,167sf, 4-bedroom, 4.5-bathroom farmhouse exemplifies timeless mountain design with high-end craftsmanship. Nestled into the natural granite and moss rock, the home showcases rustic elegance with features like:

- Handcrafted beams, Earthwood cabinetry, quartz countertops
- Viking Tuscany cooktop, steam shower, in-floor heated bathrooms, wine fridge
- All-season comfort: Air conditioning, forced air heat, 2,000-gallon cistern & propane tank
- Luxurious outdoors Spa and Sauna house

Multiple covered and heated outdoor living areas seamlessly blend indoor and outdoor living, offering breathtaking views of Deadman's Peak. Steel shutter windows provide enhanced protection. A detached, elevated spa room includes a custom sauna and a 10-person hot tub for ultimate relaxation. The fully fenced property also features an attached garage with a finished bonus space (ideal for a gym, game room, or bunk area) and a separate detached garage/art studio. The ranch is offered fully furnished and turnkey, including equipment and recreational gear, for immediate enjoyment.





RECREATION



Elkhorn Creek Ranch serves as a premier basecamp for unmatched outdoor recreation, both on-site and within the surrounding thousands of acres of Roosevelt National Forest.

- **Exceptional Hunting:** Located in Colorado's Game Management Unit 191, renowned for big game hunting (elk, mule deer, moose, turkey).
- **Private Trout Fishing:** Fun fishery right out your front door on Elkhorn Creek.
- **Diverse Activities:** Ideal for ATV/side-by-side riding, hiking, mountain biking, and snowshoeing.
- The mix of terrain, wildlife, and backcountry access ensures adventure is always within reach.



FEATURES

- Homes: 1
- Finished Sq. Ft.: 4,167
- Bedrooms: 4
- Full Bathrooms: 4 | Half Bathrooms: 1
- Basement: Unfinished
- Parking Types: Detached Garage, Attached Garage & Driveway
- Outbuildings: 2
- Types of Outbuildings: Detached Garage / Art Studio & Spa House
- Fence Type: Fully Fenced (Wildlife Friendly)
- Cooling Systems: Forced Air Cooling
- Heating Systems: Forced Air & Radiant
- Waterfront Features: Over 1 mile of Elkhorn Creek, Beaver Pond & Multiple Livestock Springs
- Exterior Features: Tons of outdoor living spaces throughout the home

LOCATION

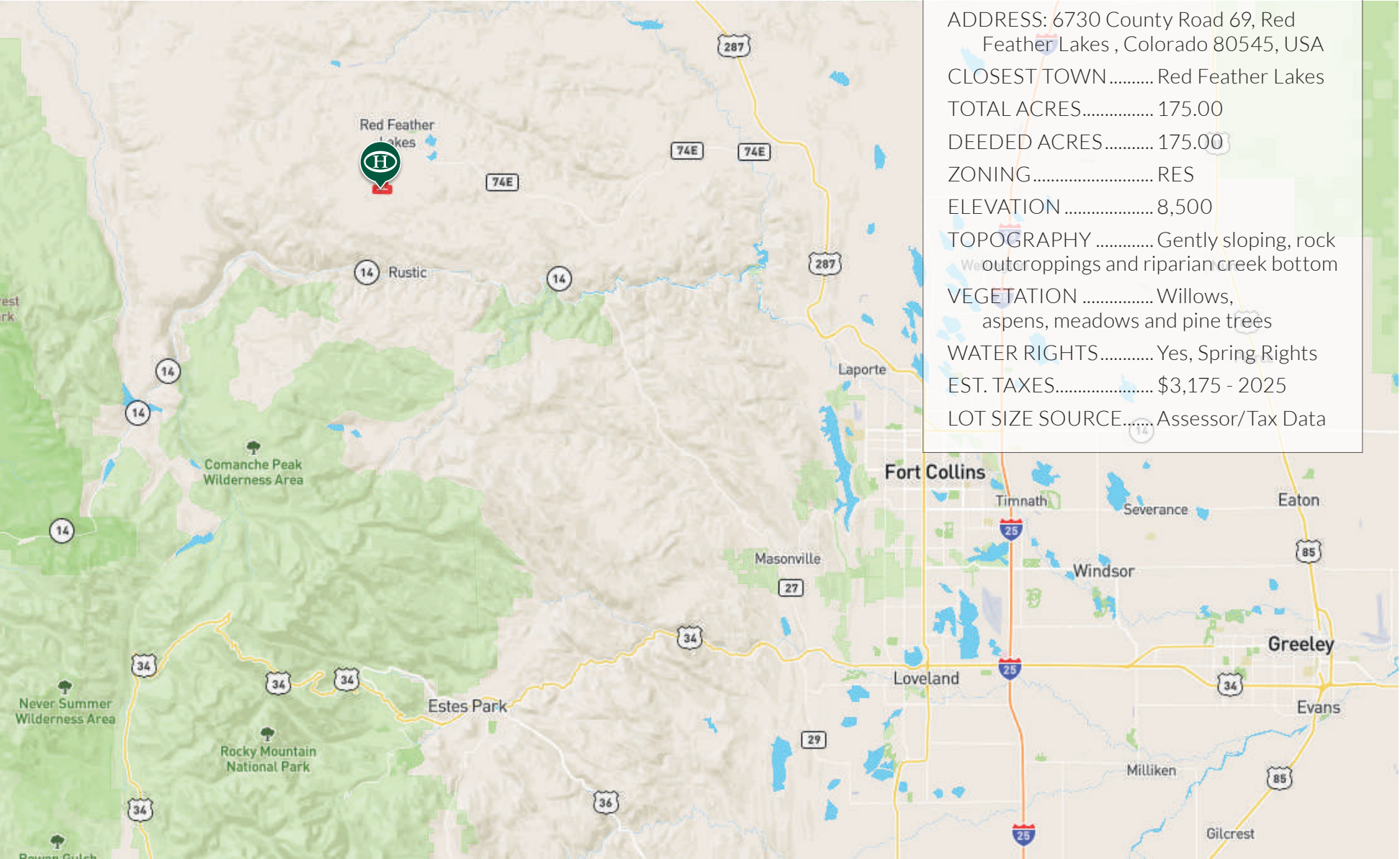


Despite its profound seclusion, Elkhorn Creek Ranch offers excellent accessibility:

- **Red Feather Lakes:** Just 10 minutes from the charming mountain town, providing a friendly community, restaurants, a general store, and access to numerous public lakes for boating and fishing.
- **Fort Collins:** Only 1 hour away, ensuring modern conveniences are within reach.
- Set behind locked gates with year-round road access, Elkhorn Creek Ranch is perfect for both weekend escapes and full-time living.



MAPPING



PROPERTY

ADDRESS: 6730 County Road 69, Red Feather Lakes, Colorado 80545, USA
CLOSEST TOWN..... Red Feather Lakes
TOTAL ACRES..... 175.00
DEEDED ACRES..... 175.00
ZONING..... RES
ELEVATION 8,500
TOPOGRAPHY Gently sloping, rock outcroppings and riparian creek bottom
VEGETATION Willows, aspens, meadows and pine trees
WATER RIGHTS..... Yes, Spring Rights
EST. TAXES..... \$3,175 - 2025
LOT SIZE SOURCE..... Assessor/Tax Data





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