

The Last Resort

84.00 Acres

Jackson County, CO

\$3,250,000



HAYDEN  OUTDOORS.

The Last Resort

TOTAL ACRES:

84.00

PRICE:

\$3,250,000

COUNTY:

Jackson County

CLOSEST TOWN:

Walden, CO

Presented by



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HAYDEN OUTDOORS.
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Property Summary

The Last Resort sits in a picturesque river valley with world class views in the shadow of the towering Medicine Bow Mountains and boasts 2+/- miles of a fantastic trout fishery in the Canadian River. With good access and nice functional improvements, one would be hard-pressed to find a better combination recreational property in an extremely desirable location. The fourth-generation property is being offered “turn key.”





Activities & Amenities

ATV/Off Road
Cattle/Ranch
Fishing
House/Cabin
Hunting - Big Game
Hunting - Waterfowl
Outbuilding/Barn/Shed/Shop
Stream/River
Water Access

Land Details

Address: TBD, Walden , Colorado 80480, USA
Total Acres: 84.00
Deeded Acres: 84.00
Zoning: Ag

Building Details

Homes: 1
Finished Sq. Ft.: 1800
Bedrooms: 3
Full Bathrooms: 2
Basement: None



Land

The entirety of the ranch is characterized as riparian with exceptional stands of native grasses, shrubs and willows. The property is well-manicured with a number of good open meadows and dense willow thickets creating the necessary habitat for many game species. Bordering no federal or state land the property is as private as they come. A private drive services the property and a large neighbor surrounds the property on all sides making this land a truly extraordinary piece as far as privacy.





Improvements

The property has a nice fully functional and recently restored 1800+/- SF home containing 3BR and 2BA. With a new roof, new windows, siding, deck and complete interior remodel there is little to be done for a new owner to come in and enjoy immediately. The location of the home is ideal being right in the heart of the property offering outstanding views from the large deck of the Rawah peaks and the Canadian river right out your door. There is good phone service at the property and starlink satellite wifi.

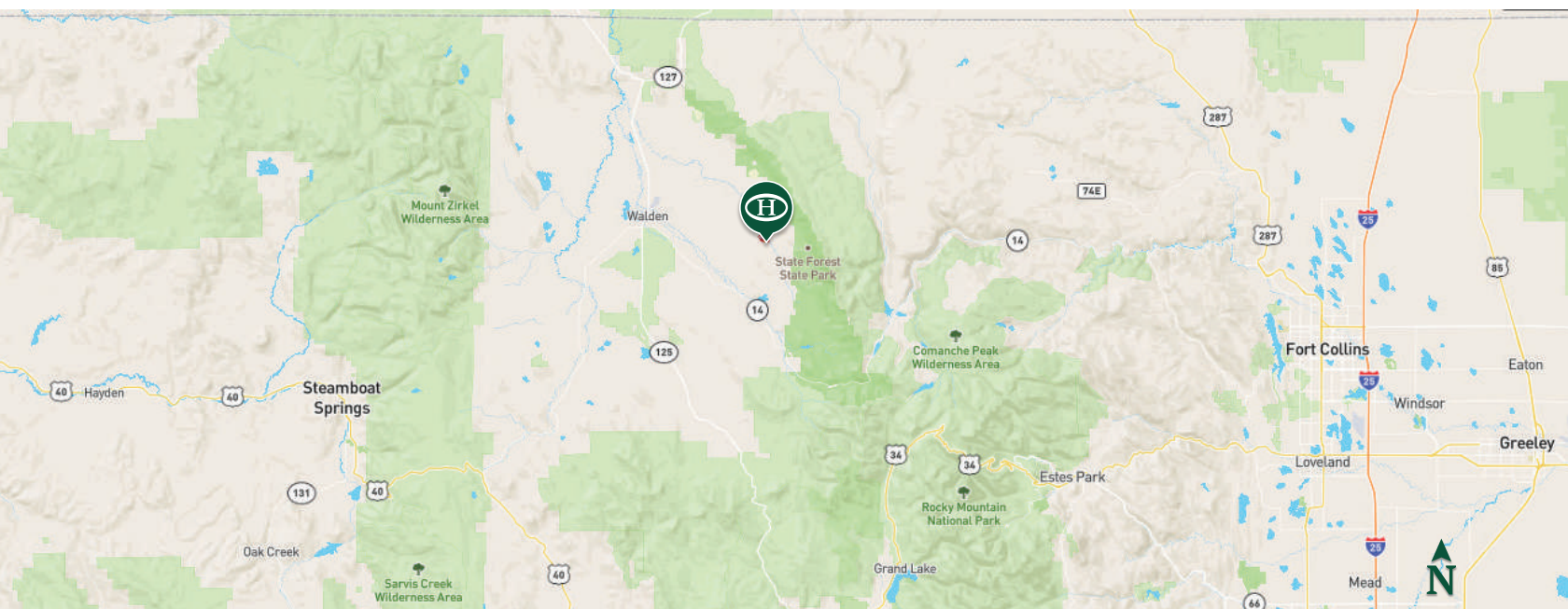
A recently constructed fully insulated pole barn spans 32×50' with 12×14' doors and offers utility for the storage of tools and equipment. Other improvements consist of a shooting range with precise placement of ballistic steel gongs offering the potential to shoot up to 1000 yards. An additional pistol range rounds out the sporting improvements. The property also has full perimeter fencing in good condition.

There are numerous additional building sites for a new lodge/ home or additional outbuildings that would take in the captivating views of the property and the surrounding mountain ranges.



Boundary Primary Road

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





Recreation

The Last Resort is blessed with an abundance of live-water boasting 2+/- miles of both sides of the Canadian River running through the heart of the property. This place is the real deal for the fly-fishing enthusiast with many fish being caught in the 18-24" range. The section of river running through the property is some of the best water in the entire system. The natural habitat of the river is perfect for sustaining wild Brown and Rainbow trout populations, with cobble beds and natural meanders, riffles, runs, and pools. Being close to the headwaters this section of the Canadian tends to run cool and clear for most of the year. *The fish in the above pictures were caught a mere 50 yards from the deck.

The protected willows and meadows on the property draw game animals year-round offering the opportunity to hunt Deer, Elk, and Moose on the deeded lands. Additionally, Elk, Deer and Bear hunting is fantastic in the forest land surrounding the property with good public hunting opportunities. This area is world-renowned for trout fishing being at the headwaters of the North Platte River with hundreds of lakes and streams draining from the surrounding mountain ranges into the valley to create the North Platte River that flows north into Wyoming. Many of these prime public fishing opportunities can be found within a short drive from the ranch. Overall, there are not many areas in the state that rival what North Park has to offer in the way of recreational opportunities for the outdoorsman.



Water/Mineral Rights & Natural Resources

The property has a fantastic well with exceptional water quality to service the house with a recently installed post filtration system. The water quality was tested at the CSU lab and the results were “some of the purest water in the state.”

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.

History

The fourth-generation property has long been enjoyed by current ownership and rarely does an opportunity present itself to control such an outstanding sporting property. A former Navy SEAL sniper has constructed the shooting range to match exact specs of training regimes.

Location

The Ranch is located just 12+/- miles east of Walden, Colorado with quality county roads servicing the property. Walden is 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 to and from the ranch is approximately 1 hour 15 minutes from 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 both regional airports and approximately a 1.5 hour drive from the property. Additionally, the airport in Walden offers private air service with a 5900' paved strip and fuel.



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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testimonials





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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