

35 Acre Elk River Ranch – Colorado Ranch for Sale



- \$1,750,000
- Fly Fishing Property
- Steamboat Springs, CO
- Bedrooms: 5
- Baths: 4
- 35 acres
- Large Main house plus Bunkhouse and Cabin
- Trophy Fishing in Private River and 2 Ponds
- Immaculate Recreational Ranch

This classic middle Elk River Valley ranch is located just 8.5 Miles north of downtown Steamboat on Elk River road. The property features 1/4 mile of river frontage via deeded land and a private easement. If that isn't enough fishing there are two trophy trout ponds that are fed by the Elk river keller ditch, year round goose creek in addition to a private spring. These ponds hold huge trout! This outdoorsman's paradise also offers big game hunting and amazing waterfowl all on your own private ranch without any HOAs or covenants!

The ranch has three recently remodeled homes and enough space to house 20+guests! Nearly every inch of this ranch has been renovated over the course of three years with no stone unturned.

Two classic steamboat barns were refurbished and compliment the ranch's long history as a sheep ranch, cattle ranch, bed and breakfast, and most recently host to some of Steamboat's finest weddings. With over 3,000 sq/ft split between two barns and 3 indoor stalls there is plenty of room for livestock and hay storage.

The ranch is fenced and cross fenced with several thousand new feet of high quality mesh fencing and new gates. Adjacent to the barn is a heated 471sq/ft tack room for storage/or office space. A 26 ft geodesic dome

greenhouse was recently added that allows the ranch to produce all of its own organic produce year round!

This combination of fertile land, water rights, river frontage, hay meadows, proximity to town and property improvements make this turnkey ranch a one of a kind at a fair price.

Listing information provided by owner, and may be subject to changes, errors and omissions.

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