



# COYOTE CREEK RANCH

28005 COUNTY ROAD 37

—TPG—  
RANCH PROPERTIES





## EXCEPTIONALLY BALANCED, COMPLETELY FUNCTIONAL

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Coyote Creek Ranch is a well-balanced ranch property with 1,064 +/- deeded, contiguous acres conveniently situated 20 minutes from both Hayden and Oak Creek, and 23 miles southwest of Steamboat Springs. The ~180-acres of hay meadow irrigated by abundant water rights produces 300-tons of hay, on average, allows for improved grazing, and is complimented by quality grazing on native pastures. Fish Creek and Yost Creek flow through the property, multiple ponds provide stock water and recreational opportunity, and the unique terrain creates wildlife habitat. Currently used as a cattle/horse/hay property, the improvements on the ranch allow for an easy transition from the current configuration to a variety of possibilities.

MLS: 2441211 • \$5,500,000





# COYOTE CREEK RANCH FEATURES

## LOCATION

- 28005 RCR 37, HAYDEN, CO 81639
- South of Hayden on CR 37 20 mins
- Southwest of Steamboat Springs about 40 mins
- West of Oak Creek from CR 27 (20-Mile) 20 mins

## LAND DESCRIPTION

- Per Routt County – 1064 acres total; contiguous acreage
- ~180 acres of irrigated hay meadow
- ~780 acres of grazing land
- ~104 acres of creek bottom
- 7,000 feet to 7,880' elevation
- Balanced mix of improved/irrigated meadows, creek bottom, native range, and brush/tree covered slopes. The rolling terrain includes flat meadows, protected draws, and steep slopes creating natural borders.

## WATER RIGHTS and FEATURES

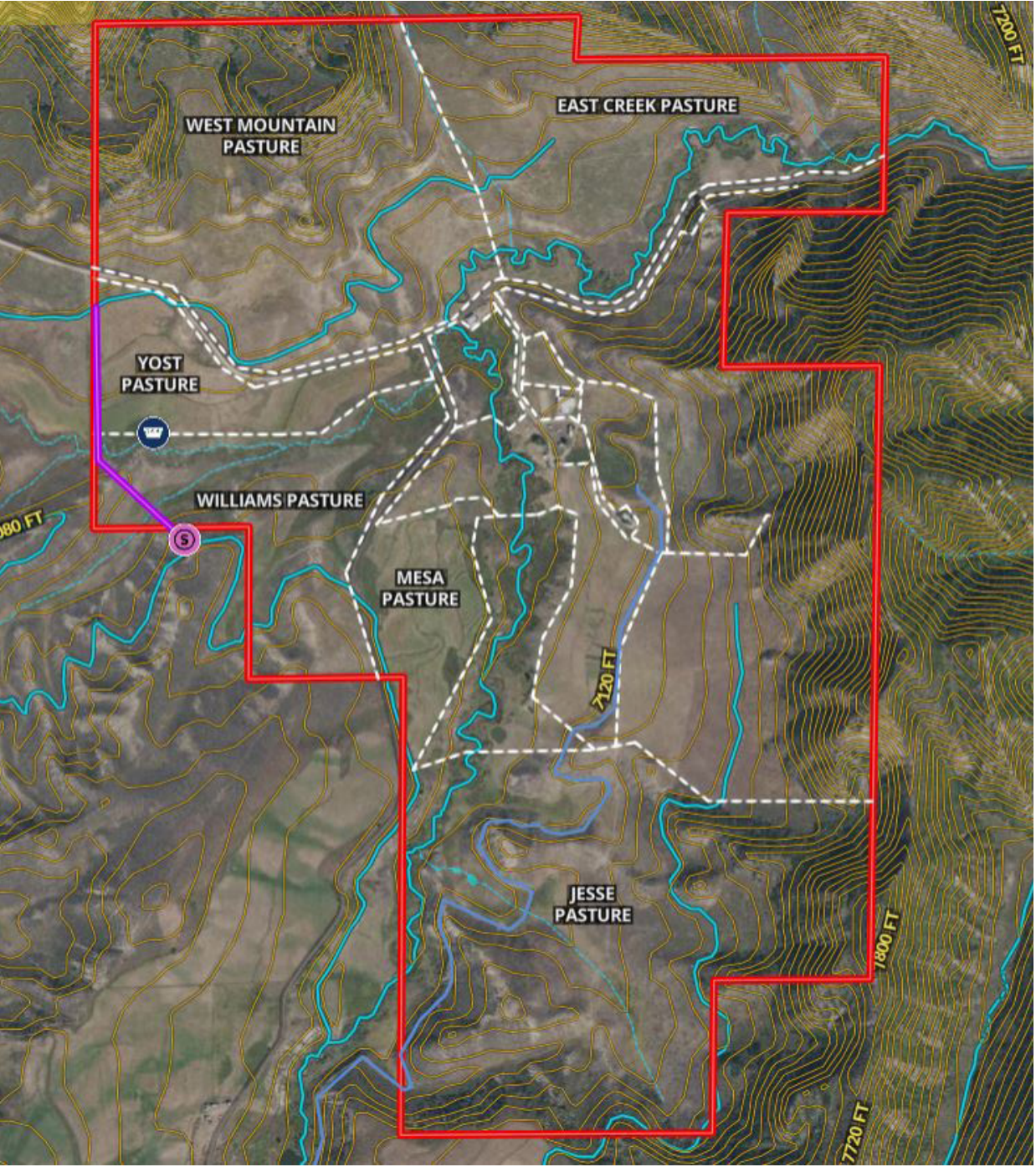
- 2 wells for domestic and stock use
  - Both wells not far off Fish Creek (shallow wells, good production)
- Water Rights:
  - East Side Ditch
    - 1.5cfs plus enlargement of 8.0cfs
    - Senior right; 100% of ownership

- Irrigates Jesse, Main, South Main, and horse meadows
- Williams Park Ditch
  - 2/3 interest and 4.44cfs flow decreed 6.66 cfs; and enlargement ½ interest and 4.02 flow decreed 8.04 cfs.
  - Irrigates Mesa and Yost
    - Siphon and pipeline to feed Yost ditches
- East Side Number 2 Ditch
  - 1/3 interest and 1.19cfs flow decreed 3.58cfs; and enlargement of 1/3 interest and 2.36cfs flow decreed 7.07 cfs
  - Irrigates Upper Main
- Fish Creek and Yost Creek flow through and run year-round
- Spring off Yost Creek – feeds stock tank
- Multiple ponds
  - West Mountain pond
  - Jesse pond
  - Opal pond

## MINERAL RIGHTS

- 100% owned by Seller

Buyers should review and confirm all water and mineral rights as part of their Due Diligence.







## HOME BASE

The 3-bed/3-bath main home has been renovated to include custom cabinetry, new granite, floors, windows, and much more.

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- 3 bedrooms, 3 bathrooms, 2,187 square feet
  - Expansive covered porch
  - Vaulted ceilings throughout the great room
  - Wood burning fireplace with floor-to-ceiling river rock finish
  - Kitchen features granite counters and stainless appliances
  - Formal dining area
  - Master suite with built-in cabinetry, walk-in closet
  - Spacious en suite bath
  - Guest bedroom with tons of natural light
  - Office with built-in cabinetry can be turned into another bedroom.



















# COYOTE CREEK RANCH FACILITIES



- 1. Outdoor Riding Area
- 2. Indoor Riding Arena
- 3. Horse Barn
- 4. Horse/Stock Shelter
- 5. Cattle Barns
- 6. Ranch Manager's Home
- 7. Shop
- 8. Storage Shed
- 9. Covered Cattle Chute
- 10. Horse/Stock Shelter
- 11. Horse/Stock Shelter



OUTDOOR RIDING AREA



INDOOR RIDING ARENA



HORSE BARN



HORSE/STOCK SHELTER



CATTLE BARNS



RANCH MANAGER'S HOME



SHOP



STORAGE SHED



COVERED CATTLE CHUTE



# COYOTE CREEK RANCH HORSE FACILITIES



- HEATED TACK ROOM WITH BATHROOM
- WASH RACK WITH HOT WATER
- STALLS WITH AUTOMATIC WATERERS
- COVERED PADDOCKS AND RUNS
- INDOOR ARENA CONNECTED TO BARN FOR EASE
- OUTDOOR RIDING AREA
- HORSE PASTURES WITH SHELTERS

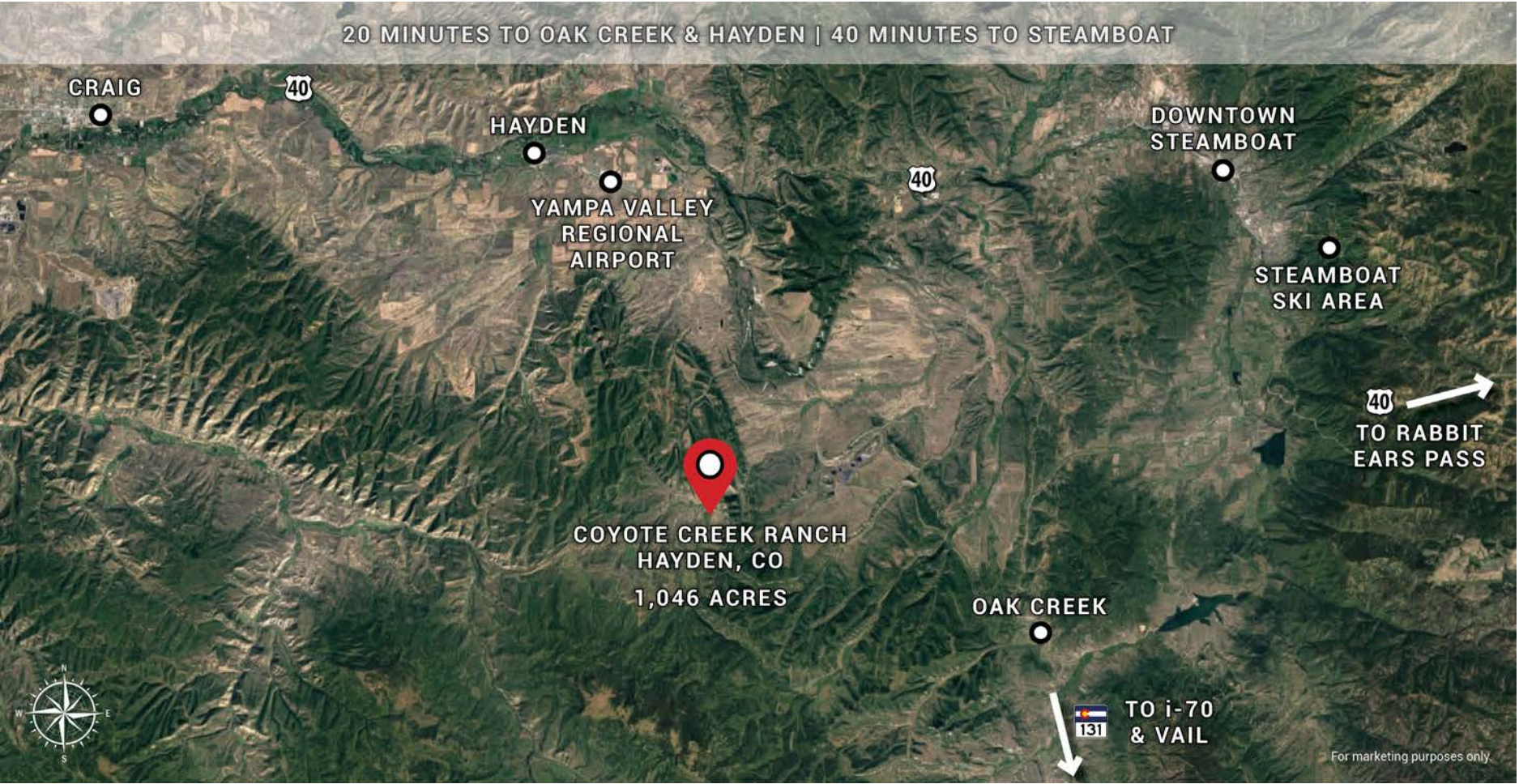
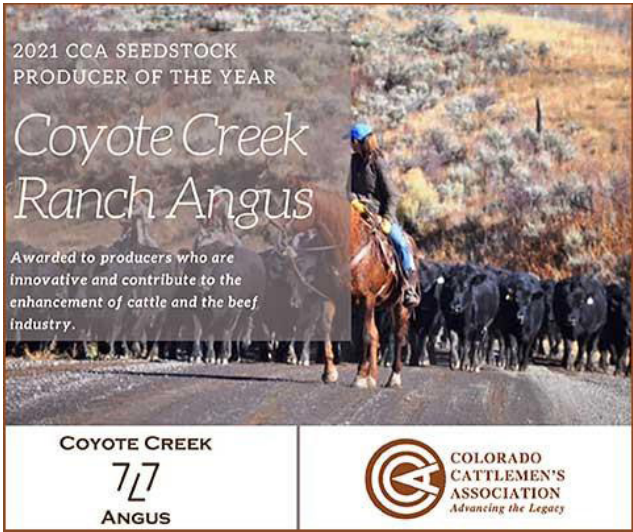






## AGRICULTURAL PRODUCTION & RECREATION

- Registered Angus Program and Hay Operation
  - <https://www.coyotecreekangus.com>
    - Currently stocked with 70 cows plus replacement heifers, long-yearling bulls, and herd bulls totaling 130 animals
    - 300 tons of hay on average or some irrigated pasture can be used for grazing
- Hunting and Fishing
  - Lease to Big Rack Outfitters
  - Average a couple of bull elk per year
  - Native fish are found in the creek, but the pond can be improved for excellent fishing as well as swimming.
  - Endless riding, hiking, ATV-ing, cross country skiing, snowmobiling, etc.



## COYOTE CREEK RANCH LOCATION

Conveniently situated 20 minutes from both Hayden and Oak Creek and 23 miles southwest of Steamboat Springs above the Colorado River and within easy reach of Vail and Steamboat Springs. The Steamboat Ski Area, Vail Mountain and Beaver Creek Ski Area are a drive away. Air access is through Eagle, Hayden or Denver.

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HISTORIC RANCH - DUNKLEY HOMESTEADED IN 1888  
 ATTENTIVE STEWARDSHIP, CARE & MANAGEMENT  
 EXTENSIVE ENVIRONMENTAL ASSESSMENT FROM 2006 AVAILABLE



WATER, PASTURE, VIEWS AND MORE!





# COYOTE CREEK RANCH HISTORY

Historic Coyote Creek Ranch was homesteaded in the 1880s, with the first brand registered to the ranch in 1885 by the Dunckley family. The current owners are the fifth family to own/operate the ranch. Within its boundaries, CCR comprises the Jesse Dunckley homestead cabin and barn sites, as well as the Dunckley's second ranch home, built in 1925 from a Sears and Roebuck kit, which now serves as the Foreman house. The calving barn is the original Dunckley schoolhouse, built in the 1890s and relocated to the ranch in 1945.







## TPG | RANCH PROPERTIES | Brian Ripley

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970.688.1464 | [brian@mybrokers.com](mailto:brian@mybrokers.com) | [ThePaoliGroup.com/Ranch/](https://ThePaoliGroup.com/Ranch/)



**BRIAN RIPLEY**

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Broker, Colorado Group Realty  
[brian@mybrokers.com](mailto:brian@mybrokers.com)  
970.688.1464