

# G5 NORTH RANCH

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28140 County Road 6D, Yampa, CO 80483

[www.G5NorthRanch.com](http://www.G5NorthRanch.com)



**\$5,995,000 | #7392859**

# G5 North Ranch - Yampa, CO

Hunting | Fishing | Grazing | Adjacent to National Forest

## Location

The G5 North Ranch is located just south of Yampa, CO along the State Highway 131 corridor, with year-round access via Routt CR 6d and State Highway 131. Yampa is centrally located to the resort community of Steamboat Springs, 25 miles north, and to the Interstate 70 corridor, 50 miles south.

Additionally, Yampa Valley Regional Airport, with daily flights to Denver and non-stop flights to major US cities, is only 35 miles northwest in the Town of Hayden. Yampa is noted as the Gateway to the Flattops, an area rich with outdoor recreational opportunities – hiking, biking, climbing, fishing, back country skiing, hunting - along with all the nearby amenities of Steamboat Springs and the Steamboat Springs Ski Area. And, the Town of Yampa offers small town hospitality, with grocery, shopping, and restaurant amenities.

## Ranch Improvements

The ranch improvements consist of functional barns, corrals, well-maintained perimeter fencing and cross fencing and hay sheds. Residential improvements include two modest modular homes, and a new hunting cabin. A complete list of improvements is available.

## Ranch Land

Elevations on the ranch, base elevation of 8,000 ft climbing to 8,800 ft above sea level at the eastern ranch boundary which connects with Routt National Forest, allow for dramatic views to the Flattops and surrounding areas. Topography and vegetation range from level grazing and hay meadows to undulating sagebrush covered hillsides to mountainous terrain of dark timber and aspen groves. While the recreational offerings are year-round, considering the 1.5 miles of border with Routt National Forest, hunting opportunities are excellent and private. Elk, deer, bear, and other wild game are plentiful. There are also 241 acres of irrigated hay land supportive of a 200 head cow operation. The 200-acre East Finger Rock BLM Allotment, could also transfer with the ranch if the adjacent 481 acres is purchased in conjunction with the G5 North Ranch.

## Conservation Easements

The G5 North Ranch is under the protection of a conservation easement, ensuring the recreational and agricultural landscape remains pristine in perpetuity. This protection allows for two, unrestricted building envelopes, and potentially others, if successfully negotiated with the CE holder. The recorded deed of conservation easement is available.

## Water and Water Rights

The ranch includes the fishable live water amenity of Phillips Creek which traverses the ranch near the base of Eagle Rock. Phillips Creek is a year-round stream flow, meandering through grass meadows and providing a surprisingly delightful fishing experience.

Extensive, senior water rights, approximately 30 cfs plus reservoir rights, service the G5 North Ranch. These water rights are arguably the best water rights in the basin, with reliable water delivery even during drought years. Irrigated land totals approximately 241 acres. There is potential to increase irrigated acres if desired. A complete list of water rights is available.

## Summary

The G5 North Ranch has an array of landscapes difficult to find in a single land holding. From 1.5 miles of high-country hunting territory bordering Routt National Forest, to “fishable” Phillips Creek, to lush grass covered grazing pastures and irrigated hay meadows, the G5 North Ranch hits the high notes. The G5 North allows you to “cast and blast” all in one day. Cast your line in Phillips Creek surrounded by pristine meadows near the base of Eagle Rock, then head east to higher elevations and blast an elk in the dark timber and aspen covered mountains.

The year-round recreational opportunities are complimented by 240 acres of irrigated grass hay and pasture land with plentiful water rights for irrigation, livestock and wildlife. Improvements consist of functional barns, corrals, well-maintained perimeter and cross fencing, and hay sheds, along with residential improvements that include two modest modular homes and a newer hunting cabin. However, lots of potential exist to create an updated recreational ranch headquarters specific to your needs.

Considering the variety of landscapes and its Yampa, CO location, an area rich with outdoor recreation, ranching heritage, convenience to Steamboat Springs and proximity to the I-70 corridor, the G5 North Ranch is an exceptional ownership opportunity.

	G5 NORTH RANCH CE ACREAGE SUMMARY			
	Parcel Common Name	Routt Co. PIN No.	Unencumbered Acreage	Encumbered Acreage
G5 North Ranch	Hinkle/George Exemption	965142004	38.73	-----
	Yampa East Parcel	119602001	2.32	-----
	G5 North Ranch	964184001	-----	1,600.00
			8.29	-----
	Total Acreage		1,649.34	

**G5 North Ranch CE Summary (Reception No. 736208 - CCALT, Grantee):**

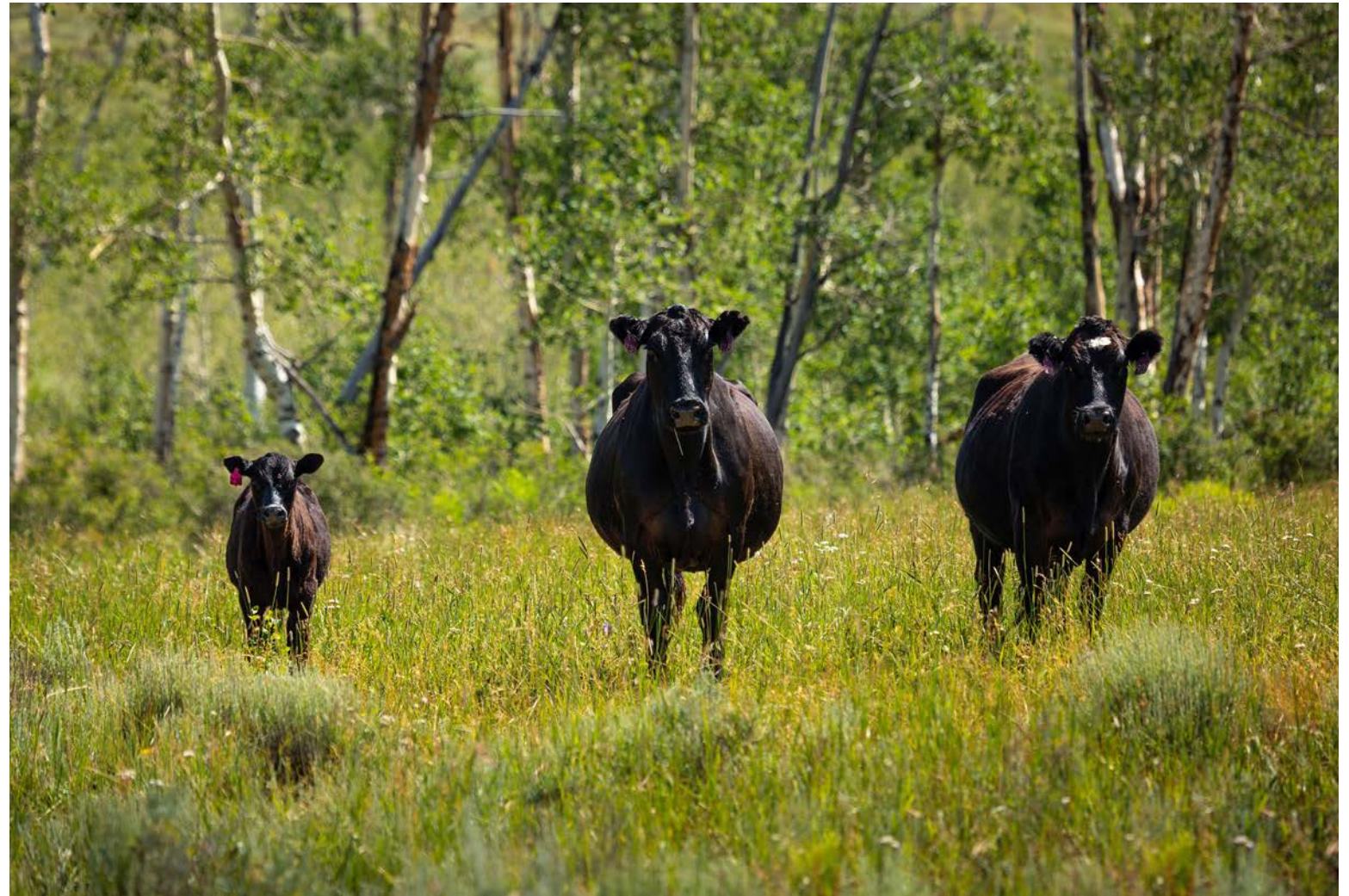
The 1,600 acre, perpetual CE precludes subdivision of the encumbered area. The perpetual CE allows the hay shed and small cabin to remain, the cabin being located within a one acre building envelope. New minor agricultural structures are allowed within the one acre building envelope and major agricultural structures are allowed with written approval of the grantee.

The 8.29 acres adjacent, but unencumbered, is too small to be legally separated without additional county approval. This 8.29 acre portion of the G5 North Ranch includes two residences and several agricultural outbuildings, and essentially acts as an unrestricted building envelope for the adjacent, 1,600 acre, CE encumbered land.

Potential exists to modify these building envelopes if successfully negotiated with the CE holder.

G5 NORTH RANCH IMPROVEMENTS		
Description	Year Built	No. of Units (SF)
Modular Residence	2000	1,248
Modular Residence	1979	1,008
Hunting Cabin	2019	1,000
Agricultural Outbuildings		
Barn	1930	1,080
Barn	1930	880
Barn	1935	800
Stock Shed	1929	2,240
Stock Shed	1929	1,654
Stock Shed	1929	1,280
Stock Shed	1935	1,040
Stock Shed	1930	2,420
Shed	1930	620
Shed	1941	280
Shed	1940	144
Shed	1940	120

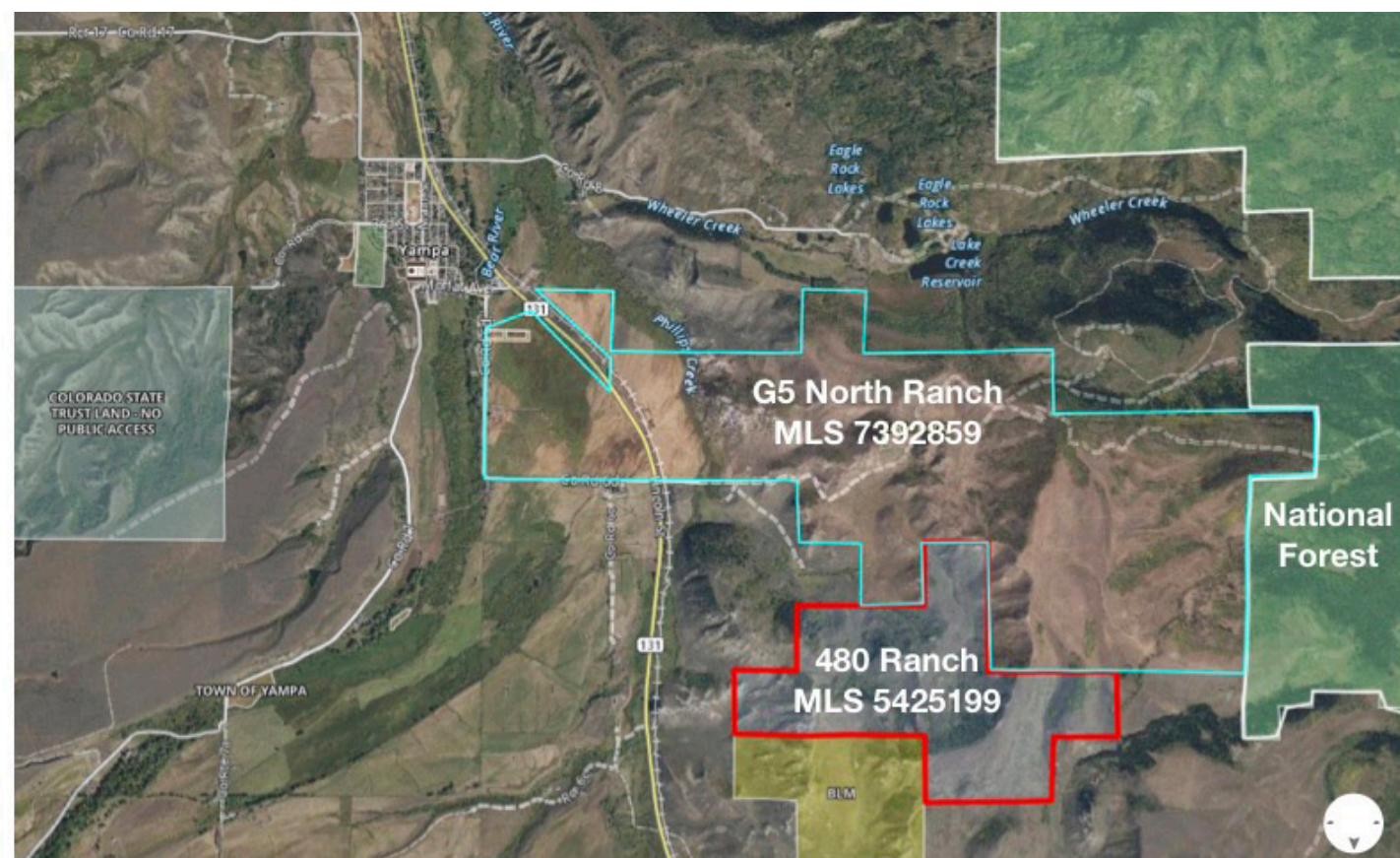












## G5 North Ranch Water Rights

1. All of the Pennsylvania Ditch from the Roaring Fork of the Yampa River, adjudicated by Decree dated September 22, 1892 as Priority No. 2, with an appropriation date of June 6, 1883, for 5.3 cfs.
2. All of the Pennsylvania Ditch (a/k/a the Pennsylvania Ditch No. 2) from the Yampa River, adjudicated by Supplemental Decree in Case No. CA 2475 dated September 14, 1946 as Priority No. 288-A, with an appropriation date of June 1, 1903, for 5.3 cfs.
3. An undivided one-half of the Little Mountain Ditch from Chimney Creek, adjudicated by Decree dated August 9, 1937 as Priority No.- 159-82, with an adjudication date of April 24, 1900, for 1.5 cfs.
4. All of the little Mountain Ditch from Chimney Creek, adjudicated by Decree in Case No. CA2475 dated September 14, 1945 as Priority No. 287, with an adjudication date of June 1, 1903, for 2.52 cfs.
5. An undivided 1/14th interest in and to the Stillwater Ditch and Reservoir.
6. 0.5 cfs in the South Side Ditch from Spring Creek of Phillips Creek, adjudicated by Decree dated September 22, 1892 as Priority No. 29(28), with an appropriation date of April 18, 1887, for 1.0 cfs.
7. 0.5 ds in the South Side Ditch from Spring Creek of Phillips Creek, adjudicated by Decree in Case No. 2475 dated September 14, 1946 as Priority No. 289, with an appropriation date of June 1, 1904, for 1.0 cfs.
8. All of the Hein Spring No. 2, adjudicated by Decree In Case No. W-0741 with an adjudication date of December 31, 1974, with an appropriation date of June 1, 1959, for 0.5 cfs.
9. All of the Hein Spring No. 3, adjudicated by Decree in Case No. W-0741 with an adjudication date of December 31, 1974, with an appropriation date of June 1, 1959, for 0.5 cfs.
10. 2.0 cfs in the South Side Ditch Enlargement from Spring Creek of Phillips Creek, adjudicated by Decree in Case No. 09CW09, with an appropriation date of June 1, 1979.
11. 4.0 cfs, conditional, in the G Five Pipeline from Phillips Creek of Yampa River, adjudicated by Decree in Case No. 12CWSSS, with an appropriation date of July, 24, 2012.
12. The Southside Ditch Enlargement as decreed on February 17, 2012, in Case No. 09CW09, in the District Court in and for Water Division No. 6, Colorado, for 2.0 cfs, absolute, with an appropriation date of June 1, 1979, for supplemental water to irrigate approximately 38 acres in the NE1/4 of the SW1/4 of Section 14, Township 2 North, Range 85 West of the 6th P.M.
13. 0.66 cfs in the Fix Ditch under Priority No. 140 A with a priority date of June 16, 1884.
14. An undivided 8/25ths interest in and to the Mill Ditch No. 1 Priority No. 1 and the 4.2 cfs adjudicated thereto.
15. 220 shares of Yamcolo Irrigators Association, Inc.

# Contact



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