



Yampa River Ranch
STEAMBOAT SPRINGS, COLORADO





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\$22,000,000 | 1,113± ACRES



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Since 1946, Hall and Hall has specialized in serving the owners and prospective owners of quality rural real estate by providing mortgage loans, appraisals, land management, auction and brokerage services within a unique, integrated partnership structure.

Our business began by cultivating long-term relationships built upon personal service and expert counsel. We have continued to grow today by being client-focused and results-oriented—because while it all starts with the land, we know it ends with you.

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Executive Summary

A landmark river property located just five miles from Steamboat Springs, the 1,113± acre Yampa River Ranch offers an exceptional confluence of water, fishing, location, and investment appeal. This legacy ranch boasts one of the longest contiguous stretches of private river in the entire Yampa valley, with 1.5± miles of the Yampa River plus another .85± mile of multiple side channels. The cottonwood-lined river corridor supports a highly productive fishery with diverse natural habitat that sustains healthy wild trout populations. Senior water rights supply irrigated hay meadows, which are complemented by expansive alfalfa fields. Its riparian zones and production areas provide rich habitat for a diverse range of wildlife, including waterfowl, raptors, mule deer, and migratory elk. The ranch operates with limited expenses that are covered by multiple income streams. Strategically located just minutes from both the Steamboat Ski Resort and a commercial airport, the ranch enjoys premier accessibility. With no existing conservation easement, the property also presents substantial future land use flexibility and preservation potential, making it an exceptionally compelling river property with proximity to a world-class resort town.



Location

Yampa River Ranch is located in central Routt County of northwestern Colorado. It is remarkably close to the four-season mountain resort town of Steamboat Springs—only five miles from downtown and eight miles from the Steamboat Ski Resort. The property is also less than twenty miles from the commercial airport in Hayden, providing convenient air access.

Yampa River Ranch is situated at the western gateway to Steamboat Springs, fronting US Highway 40, which connects Steamboat to the regional airport in Hayden. Driving up the valley from the airport to town, the ranch is the last large undeveloped property before entering the developed urban and exurban areas around Steamboat.



Locale

The ranch is embedded within a region defined by rich cultural history, seasonal tourism, and strong year-round recreational appeal. Steamboat Springs, referred to as “Ski Town, U.S.A.,” is an attractive hub offering world-class skiing, sporting pursuits, and a vibrant arts and culinary scene. The surrounding Yampa Valley is celebrated for its ranching heritage, trout-rich rivers, and panoramic mountain landscapes, making the area highly desirable for residents and visitors alike.

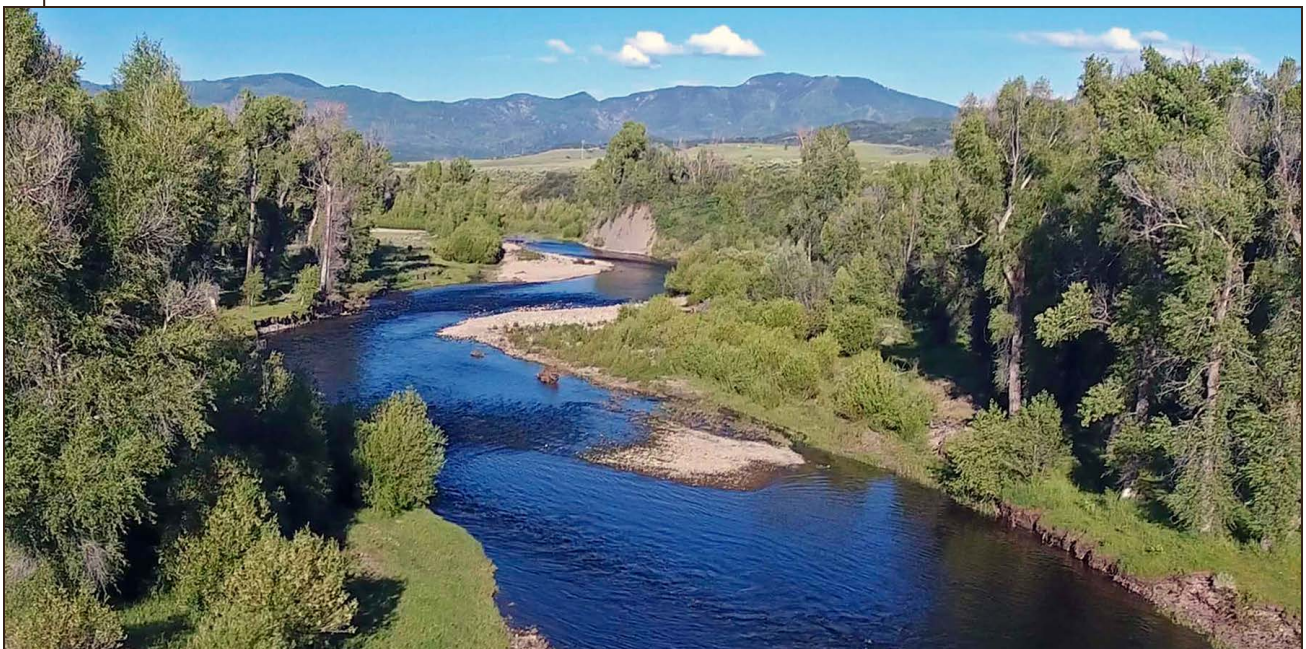


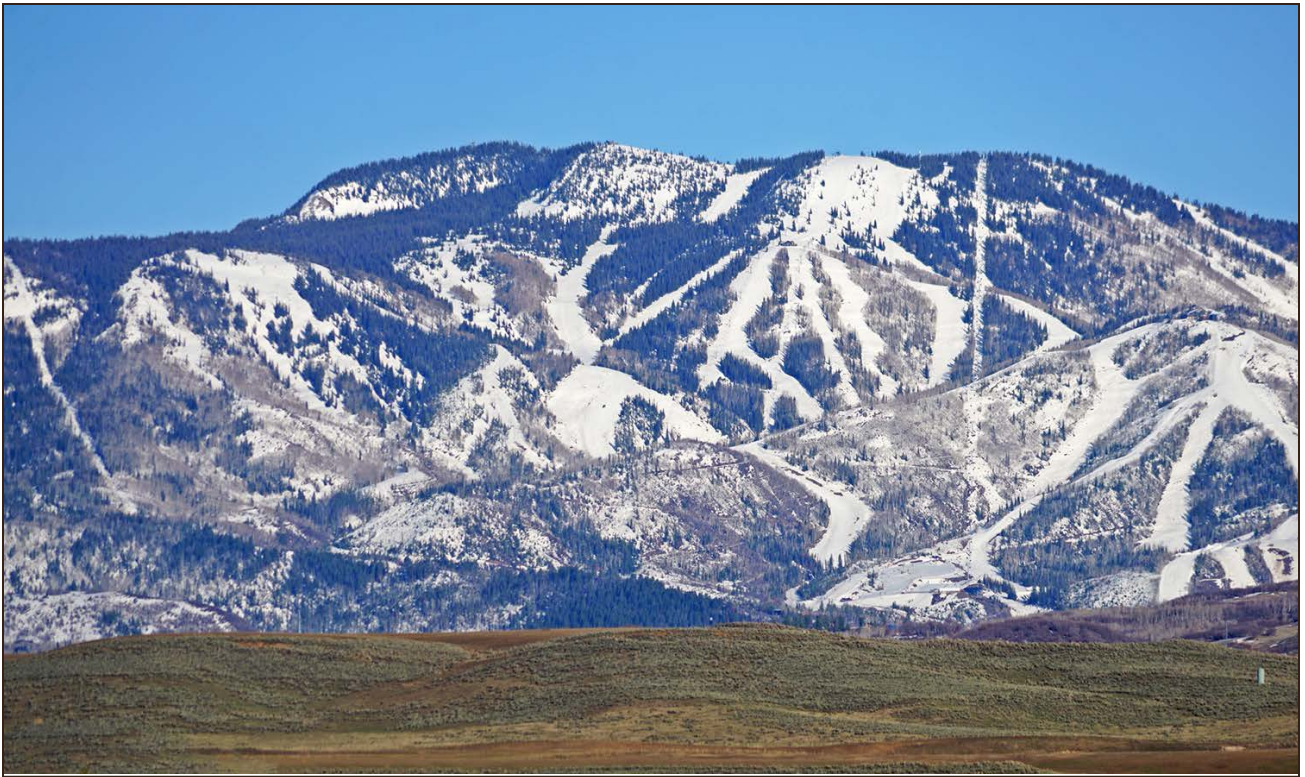
General Description

Yampa River Ranch is composed of a contiguous block of deeded land measuring approximately two miles north to south and 1.5 miles east to west. The Yampa River traverses the center of the ranch from east to west, anchoring the heart of the property with its meandering course through old-growth cottonwood forests and riparian wetlands.



From the river, the ranch lands rise onto bluffs on both the north and south ends of the property. The middle third of the ranch encompasses the river corridor, its associated wetlands, and the primary irrigated hay production area totaling approximately 120± acres. The historic headquarters and the currently operating commercial gravel pit are located in this central section.





The northern third rises roughly 130 feet above the valley floor to a bluff that peaks at 6,900 feet in elevation. This elevated portion offers panoramic views of the Steamboat Ski Area, Sleeping Giant, Flat Tops, and other surrounding mountain ranges. Accessed via a private gravel ranch road from Highway 40, this area includes reclaimed gravel mining zones, alfalfa fields, and recreational amenities such as shooting and driving ranges.



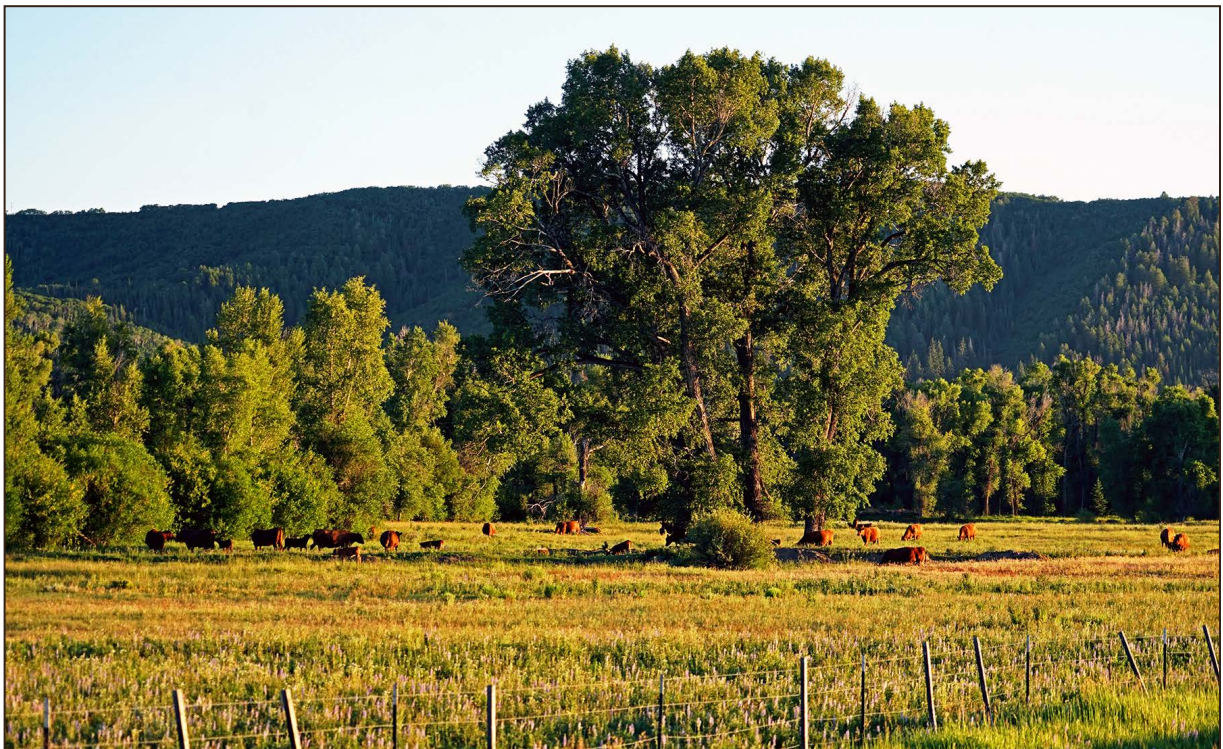


The southern third of the ranch is marked by an elevated plateau planted in alfalfa that is about 50 feet above the river. This portion of the ranch is bordered by County Road 33A on the west and south boundary lines. The county road crosses the river via a modern bridge, providing easy year-round access to both sides of the river. Two additional residences are on this third of the ranch, each with access from the county road. This part of the ranch also features panoramic views of the valley and surrounding mountains.





Yampa River Ranch has been thoughtfully stewarded for decades. It is an excellent candidate for a future conservation easement. Current ownership has chosen to allow the new owners the choice of how and when to preserve this exceptional property. The ranch has no known unusual limitations on future building, subdivision or preservation.



Acreage

The ranch consists of approximately 1,113.48± deeded acres, per survey.



Improvements

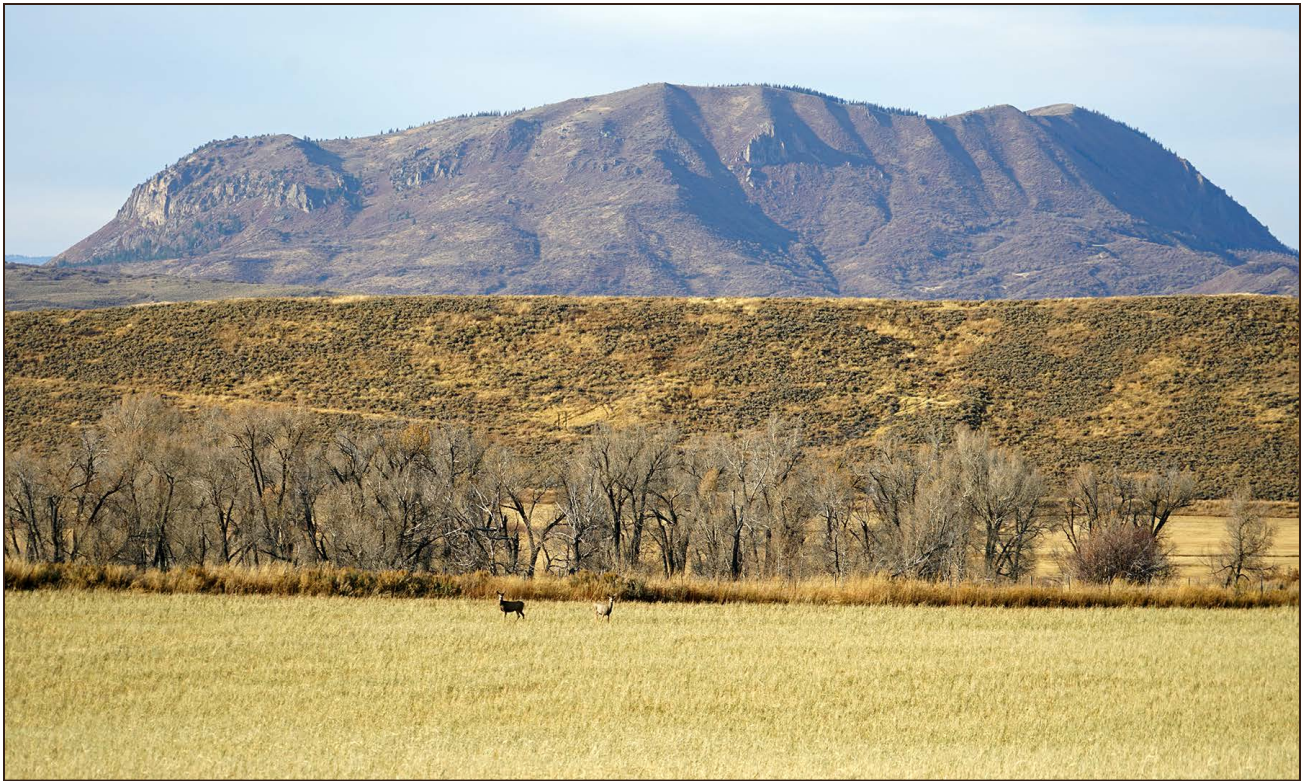
Existing structural improvements include three modest residential homes as well as multiple agricultural support buildings, storage sheds, and barns. The overall infrastructure reflects the property's low overhead-focused operation, supporting its blend of agricultural, recreational, and investment uses.



General Operations

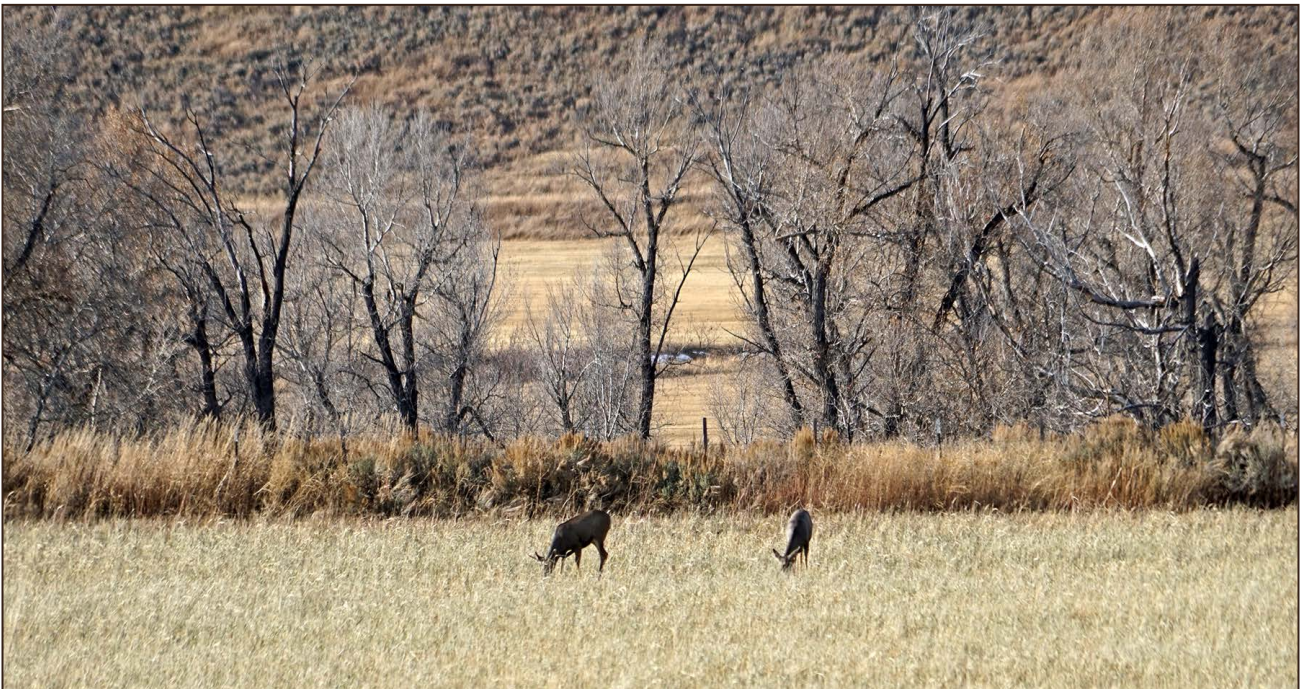
Yampa River Ranch operates as a low-overhead, multi-revenue ranching property. Agricultural activities include irrigated hay production and cattle grazing, while a commercial lease on an active 62.7± acre gravel pit provides a steady royalty income. Recreational leases for fly-fishing, shooting sports, and driving ranges add to the property's earning potential. Upon completion of gravel extraction, the pit is subject to reclamation by the lessee, maintaining the land's long-term integrity. This diverse mix of income sources and modest operational expenses position the ranch as a viable long-term hold.

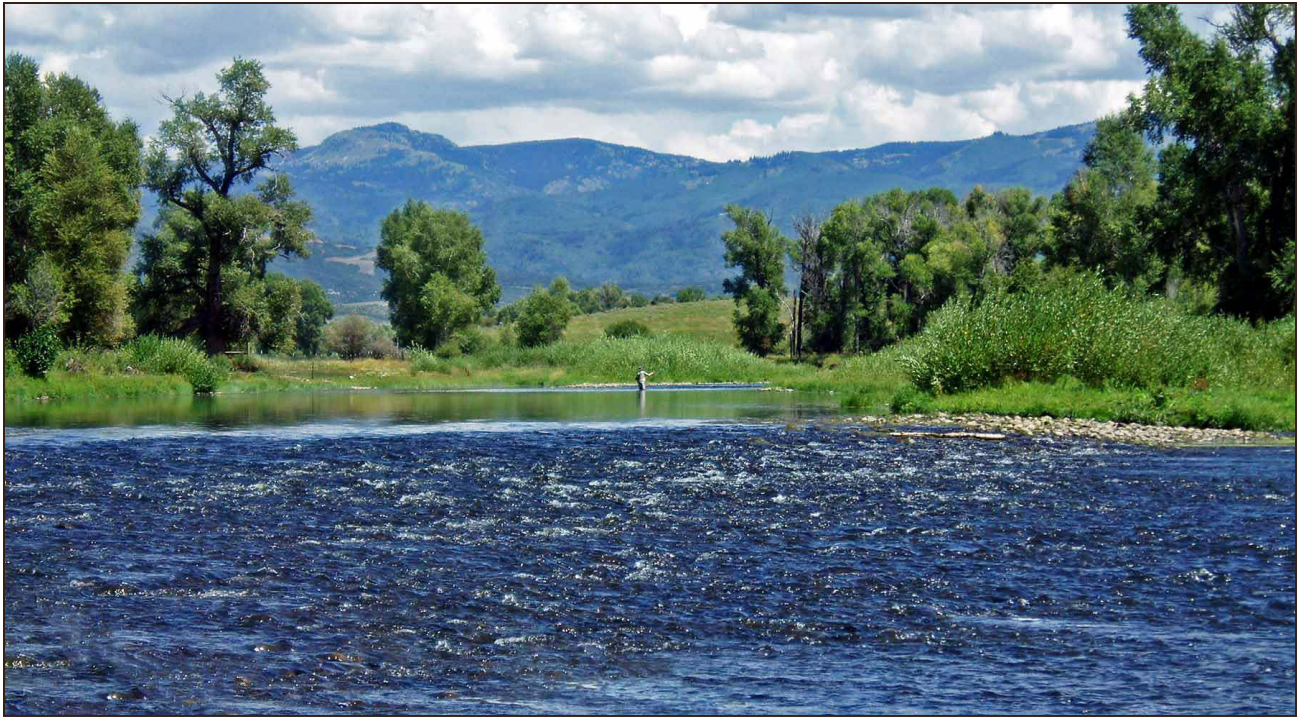




Wildlife Resources

The cottonwood-lined Yampa River corridor and productive agricultural fields offer prime habitat for a range of wildlife. Species commonly observed on the ranch include mule deer, migratory elk, waterfowl, and raptors. The diversity of ecosystems on the property—from riparian to upland—supports both resident and migratory species throughout the seasons.





Fishing Resources

Well known as one of Colorado's premier trout fisheries, the Yampa River gets its start in the high elevations of the Flat Tops, Gore, and Park mountain ranges surrounding Steamboat Springs. The river grows quickly as it gathers flows from a multitude of feeder streams and creeks. By the time the Yampa flows through the ranch, the river has grown to 40 - 80 feet in width. It is big water, yet is still easily wadable in all but the highest flows during runoff.



The stretch of river on the property measures 1.5± miles in length, plus there is another .85± mile of multiple side channels. The deeded ranch includes both sides of the river in all but one short stretch, where it still includes the north bank. You can fish the entire length from bottom to top without ever leaving the river. This section of the Yampa is very healthy with a cobble streambed, cottonwood and willow-lined banks, and strong aquatic biomass, insect and baitfish populations. The braided side channels provide an uncommon but beneficial natural element that is used by trout for spawning and rearing habitat for juvenile fish, as well as for fish seeking refuge during high water.





On Yampa River Ranch, a very high quality fishery is the result of abundant holding water and a variety of riffles, pools, runs and confluences that consistently produce large wild trout. The river is typically fishable in every season, whether with dry flies, nymphs or streamers. Rainbows and browns are the most common trout, with an occasional whitefish and northern pike.



Recreational Opportunities

Recreational amenities on the ranch include a high-quality private fishery, sporting clays, shooting ranges, and driving ranges. Its proximity to Steamboat Springs further enhances year-round recreational access to skiing, snowboarding, golf, mountain biking, hiking, and fine dining, making it an ideal base for a variety of pursuits.



History

The ranch was originally homesteaded in 1886 and acquired by the current ownership family in 1917. With over a century of continuous family ownership, it has been officially designated as a “Centennial Ranch” by the state of Colorado. This designation underscores its historical significance and legacy status in the Yampa Valley.

Water Rights

Water resources are a cornerstone of the Yampa River Ranch. The property benefits from senior irrigation rights dating back to 1892, which serve approximately 120± acres of hay meadow, plus additional irrigated pasture lands. In addition to these rights, the ranch includes water storage rights in two reservoirs and diversion rights from nine natural springs. These historic and ample rights enhance the property's agricultural and ecological value. All appurtenant water rights are offered with the sale.



Property Taxes

The current year's property taxes are \$5,998.20. The County Assessor's agricultural property classification results in an extraordinarily low tax rate for a property of this size.



Mineral Rights

Mineral rights include any appurtenant rights owned by the Seller, including the gravel rights associated with the active gravel mining operation currently under lease.



Broker's Comments

Yampa River Ranch is both an outstanding trout fishing ranch ready for immediate enjoyment, and an investment asset with multiple revenue sources and future opportunities ranging from various development scenarios to a monumental conservation easement. It is a rarity to find a significant stretch of high-quality river on a large 1,113± acre parcel that is so close to a major ski resort town, especially one that does not already have a conservation easement. This is a high enjoyment and low cost of ownership property that is an exceptional investment opportunity.



Click on map above for link to Land id™ map of property.

Price

\$22,000,000



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Additional Services Offered by Hall and Hall

- 1. MANAGEMENT SERVICES** – Hall and Hall's Management Division has a very clear mission—to represent the owner and to ensure that his or her experience is a positive one. Services are customized to suit the owner's needs. They often begin with the recruiting and hiring of a suitable ranch manager or caretaker and are followed by the development of a management or operating plan along with appropriate budgets. Ongoing services include bill paying, ranch oversight, and consulting services as needed. Even the most sophisticated and experienced ranch owners appreciate the value of a management firm representing them and providing advice on local area practices and costs. [Jerome Chvilicek](#), [Dan Bergstrom](#) at (406) 656-7500, or [Jim Fryer](#) at (406) 587-3090 are available to describe and discuss these services in detail and welcome your call.
- 2. RESOURCE ENHANCEMENT SERVICES** – Increasingly the value of a ranch is measured by the quality of each and every one of its resources. Coincidentally, the enhancement of a ranch's resources also increases the pleasure that one derives from the ownership of a ranch. Our management services have included the assessment of everything from wildlife habitat to bird habitat to water resources and fisheries and the subsequent oversight of the process involved with the enhancement of these resources. [Jerome Chvilicek](#), [Dan Bergstrom](#) at (406) 656-7500, or [Jim Fryer](#) at (406) 587-3090 are available to describe and discuss these services in detail and welcome your call.
- 3. AUCTIONS** - Hall and Hall Auctions offer "Another Solution" to create liquidity for the owners of Investment-Quality Rural Real Estate. Our auction team has experience in marketing farmland, ranchland, timberland and recreational properties throughout the nation. Extreme attention to detail and complete transparency coupled with Hall and Hall's "Rolodex" of more than 40,000 targeted owners and buyers of rural real estate help assure that there are multiple bidders at each auction. In addition, the unique Hall and Hall partnership model creates a teamwork approach that helps to assure that we realize true market value on auction day. For more information on our auction services contact [Scott Shuman](#) at (800) 829-8747.
- 4. APPRAISALS** - Staying abreast of ancillary market influences in ever-changing economic conditions requires a broad professional network to tap into. Finding an appraiser who not only understands the numbers but also the differences in value from one area to another is a critical part of making an informed decision. The appraisal team at Hall and Hall, formed entirely of Accredited Members of the American Society of Farm Managers and Rural Appraisers (ASFMRA), has that critical network of brokers and lending professionals. This professional network coupled with diverse experience across multiple regions and market segments allows our appraisal team to deliver a quality product in a reasonable timeframe. [Chad Dugger](#) at (806) 698-6882 is available to describe and discuss these services in detail and welcomes your call.
- 5. SPECIALIZED LENDING** - Since 1946 Hall and Hall has created a legacy by efficiently providing capital to landowners. In addition to traditional farm and ranch loans, we specialize in understanding the unique aspects of placing loans on ranches where value may be influenced by recreational features, location and improvements and repayment may come from outside sources. Our extensive experience and efficient processing allows us to quickly tell you whether we can provide the required financing.

Competitive Pricing | Flexible Terms | Efficient Processing

[Tina Hamm](#) or [Scott Moran](#) • (406) 656-7500

[Monte Lyons](#) • (806) 438-0582

[J.T. Holt](#), [Alex Leamon](#) or [Brian McEntire](#) • (806) 698-6882

In Colorado, Buyers should be aware that different real estate brokerage relationships are available which include seller agency, buyer agency or transaction-brokerage.

Brokerage Disclosure to Buyer

Definitions of Working Relationships:

Seller's Agent:

A seller's agent (or listing agent) works solely on behalf of the seller to promote the interests of the seller with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the seller. The seller's agent must disclose to potential buyers all adverse material facts actually known by the seller's agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the seller.

Buyer's Agent:

A buyer's agent works solely on behalf of the buyer to promote the interests of the buyer with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the buyer. The buyer's agent must disclose to potential sellers all adverse material facts actually known by the buyer's agent including the buyer's financial ability to perform the terms of the transaction and if a residential property, whether the buyer intends to occupy the property. A separate written buyer agency agreement is required which sets forth the duties and obligations of the broker and the buyer.

Transaction-Broker:

A transaction-broker assists the buyer or seller or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction without being an agent or advocate for any of the parties. A transaction-broker must use reasonable skill and care in the performance of any oral or written agreement, and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a buyer's financial ability to perform the terms of a transaction and if a residential property, whether the buyer intends to occupy the property. No written agreement is required.

Customer:

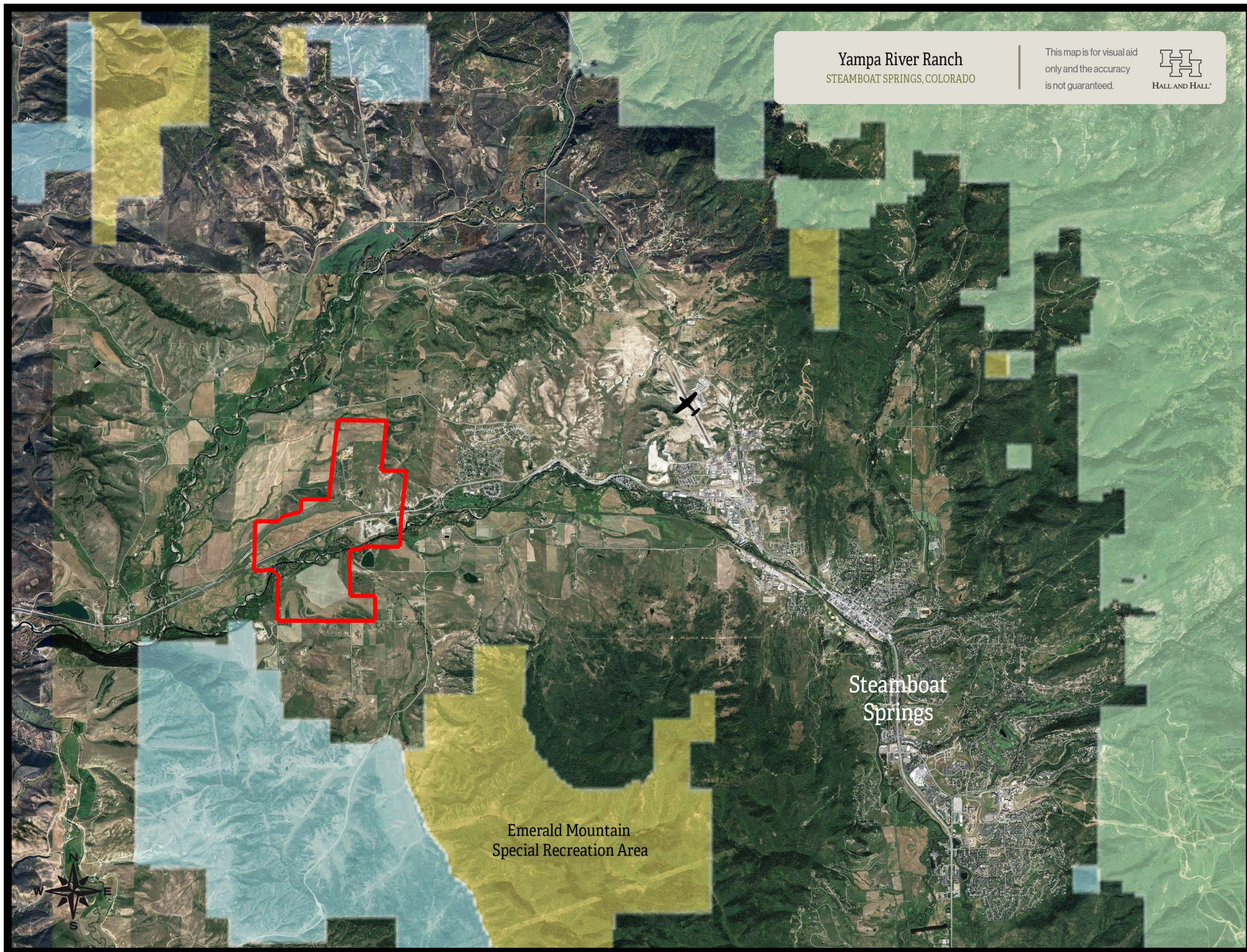
A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party's agent or as the party's transaction-broker.

Please contact one of the Hall and Hall brokers for a complete discussion of potential working relationships for this property. A written relationship disclosure will be provided to a prospective buyer prior to engaging in brokerage activities as defined by the Colorado Real Estate Commission.

[Brian Smith](#) of Hall and Hall is the exclusive agent of the Seller.

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STEAMBOAT SPRINGS, COLORADO

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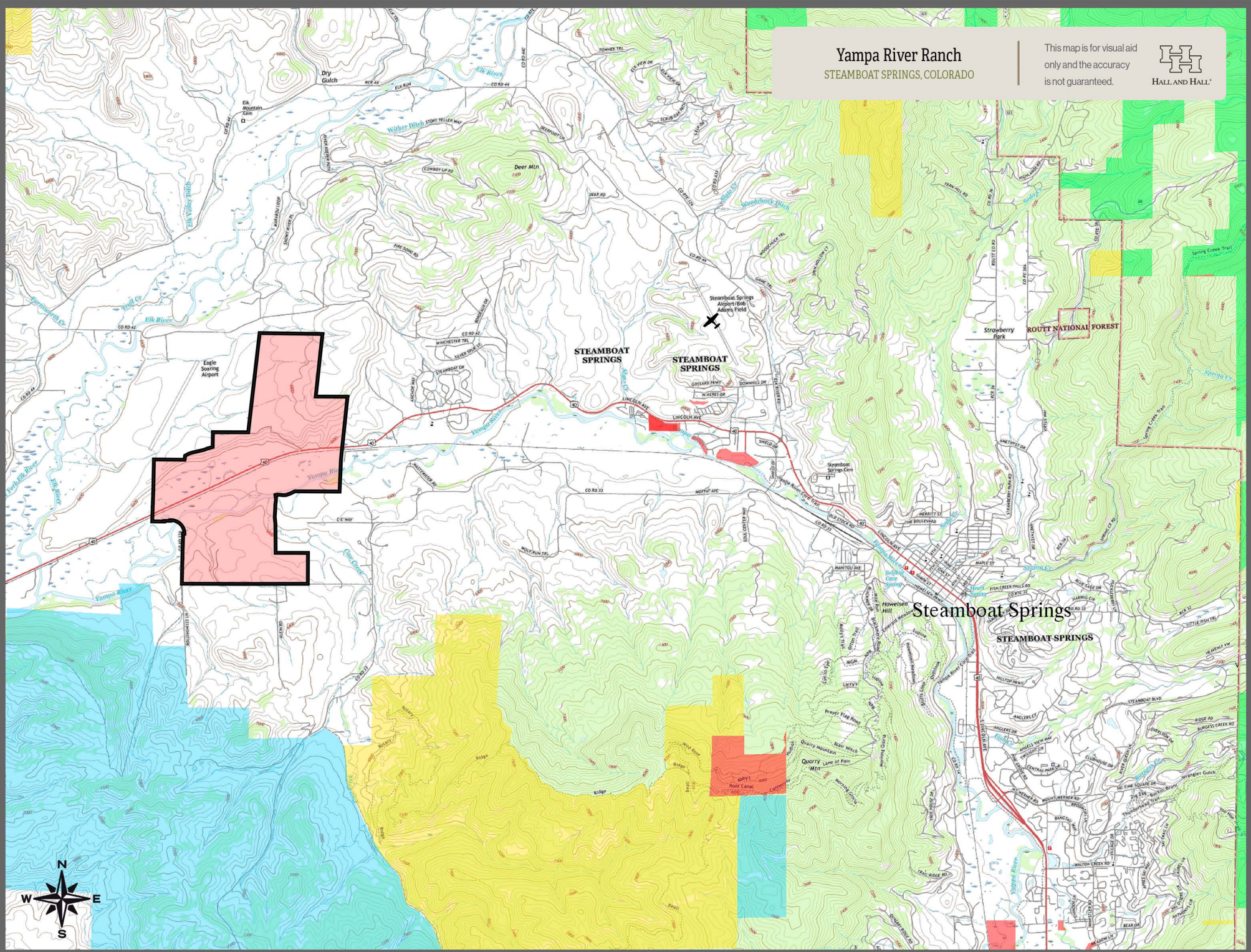
Steamboat
Springs

Emerald Mountain
Special Recreation Area

Yampa River Ranch

STEAMBOAT SPRINGS, COLORADO

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