



HALL AND HALL®

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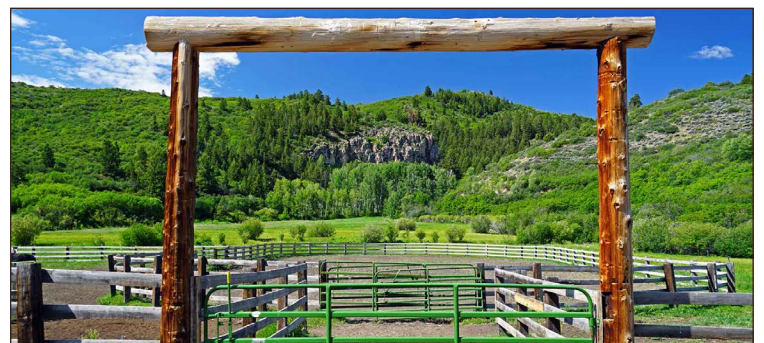
SALES | AUCTIONS | FINANCE | MANAGEMENT | APPRAISALS

Ranch on Sweetwater Gypsum, Colorado | \$17,500,000



Executive Summary

In the secluded northwest corner of Colorado's world-renowned Vail Valley lies the upper Sweetwater Creek valley—a pristine alpine setting that's both picturesque and accessible. Flanked by 10,000 to 11,000-foot peaks of the Flat Tops mountains, it's an ideal setting for an extraordinary fishing and equestrian retreat. Clear streams tumble out of the adjacent national forest and BLM lands, feeding ponds and providing cool flows for rising trout. Abundant stream and pond resources have been professionally enhanced to elevate the habitat and angling experience, especially using dry flies. For those seeking variety, the legendary Colorado River is just nine miles away, offering additional blue-ribbon fishing. The Ranch on Sweetwater packs a lot of diversity in its 411± acres, encompassing both lush valley floor and forested mountain areas. The property's irrigated meadows, rolling pastures, aspen groves and mountain parks attract wildlife including elk, mule deer, black bear, bald eagles, grouse and waterfowl.

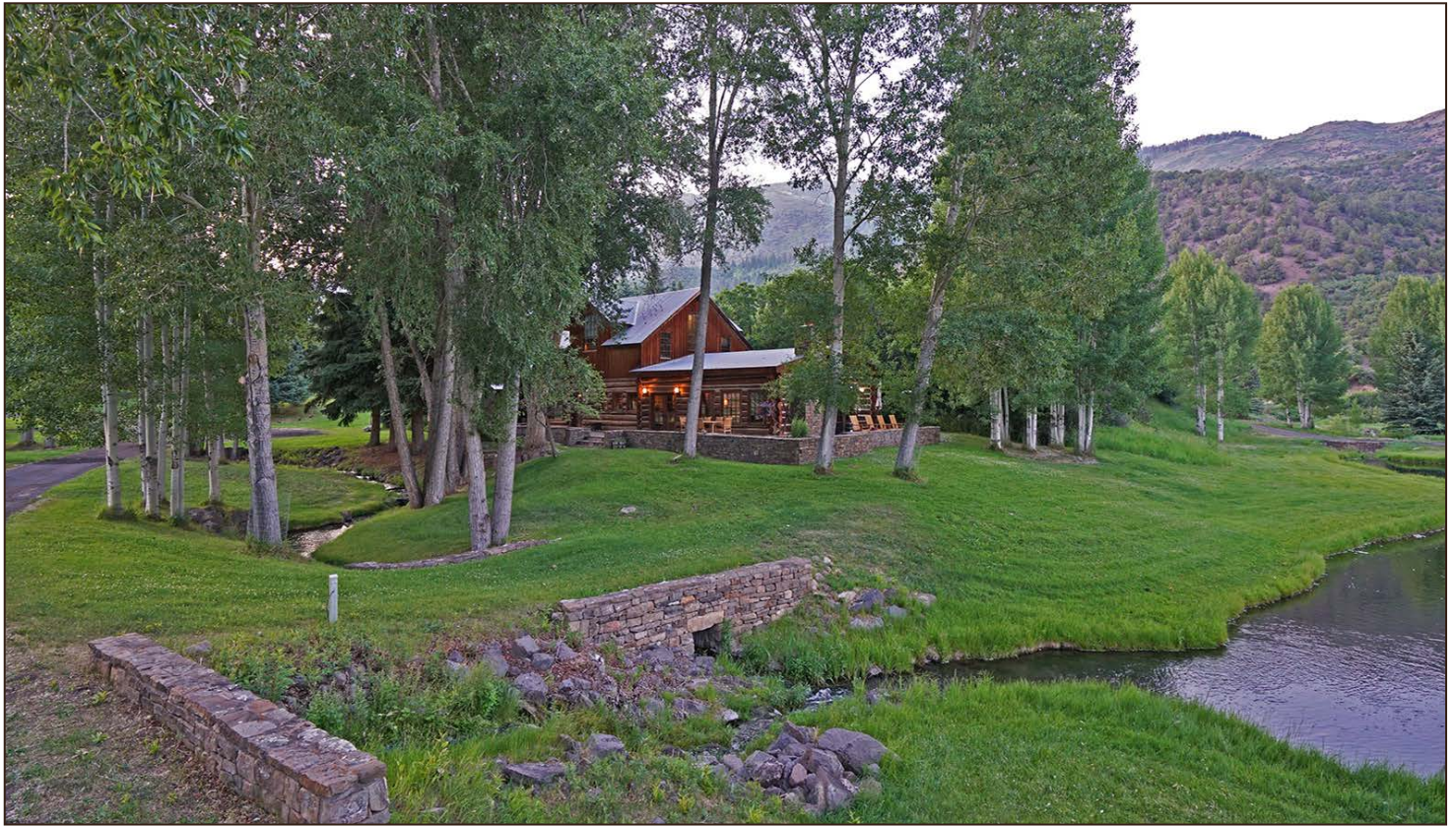




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At the heart of the ranch is a fully restored 1880s lodge—a stunning centerpiece where historic charm meets refined comfort. Renowned Western architect Jonathan Foote supervised the restoration and expansion to a primary residence. Signature features include the original stone fireplace, hand-hewn timbers, and a gourmet kitchen with bar area, perfect for entertaining. The expansive pondside stone patio invites outdoor gatherings beneath the canopy of old-growth spruce, cottonwood, and aspen trees. Three beautifully preserved guest cabins—charming relics of the property's Girl Scout camp era—offer cozy, private accommodations. The equestrian and caretaker/operational structures are thoughtfully concentrated into areas that are close yet separate from the owner and guest compound.





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Secluded mountain retreats can often be challenging to access, but not so with the Ranch on Sweetwater. A well-maintained county road provides year-round access to the ranch. Topography and dense vegetation screen the road from the headquarters, creating remarkable privacy. Notably, the county road dead-ends just past the ranch at Sweetwater Lake, meaning it only sees local traffic. An easy drive down valley to the Colorado River Road and I-70 puts the commercial airport in Gypsum at 25 miles from the ranch (35–40 minutes), and Vail at 59 miles (60–65 minutes). Fully improved and offered turnkey, this well-appointed property is ready for immediate enjoyment—a rare opportunity that blends timeless Western heritage with luxurious accommodations and immersive outdoor pursuits.





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Just The Facts

- 411± deeded acres
- Senior water rights dating back to 1890
- Two creeks, Sweetwater and Gruner, bisect the ranch
- Fisheries and aquatic habitats professionally enhanced by Urbani Fisheries
- Multiple ponds and springs for fishing and wildlife
- Current owner acquired the initial portion of the ranch in 1994
- 1.75± miles of boundary with national forest and BLM
- Property elevations range from 7,500 to 8,700 feet
- Several scenic hiking and horse trails radiate from Sweetwater Lake up into the Flat Tops
- Historic log and stone lodge is 3,464± square feet
- Three two-bedroom cabins are 550± square feet each
- Caretaker's house is 1,210± square feet
- Additional cabin is 780± square feet
- Three-stall horse barn with tack room, hay storage building



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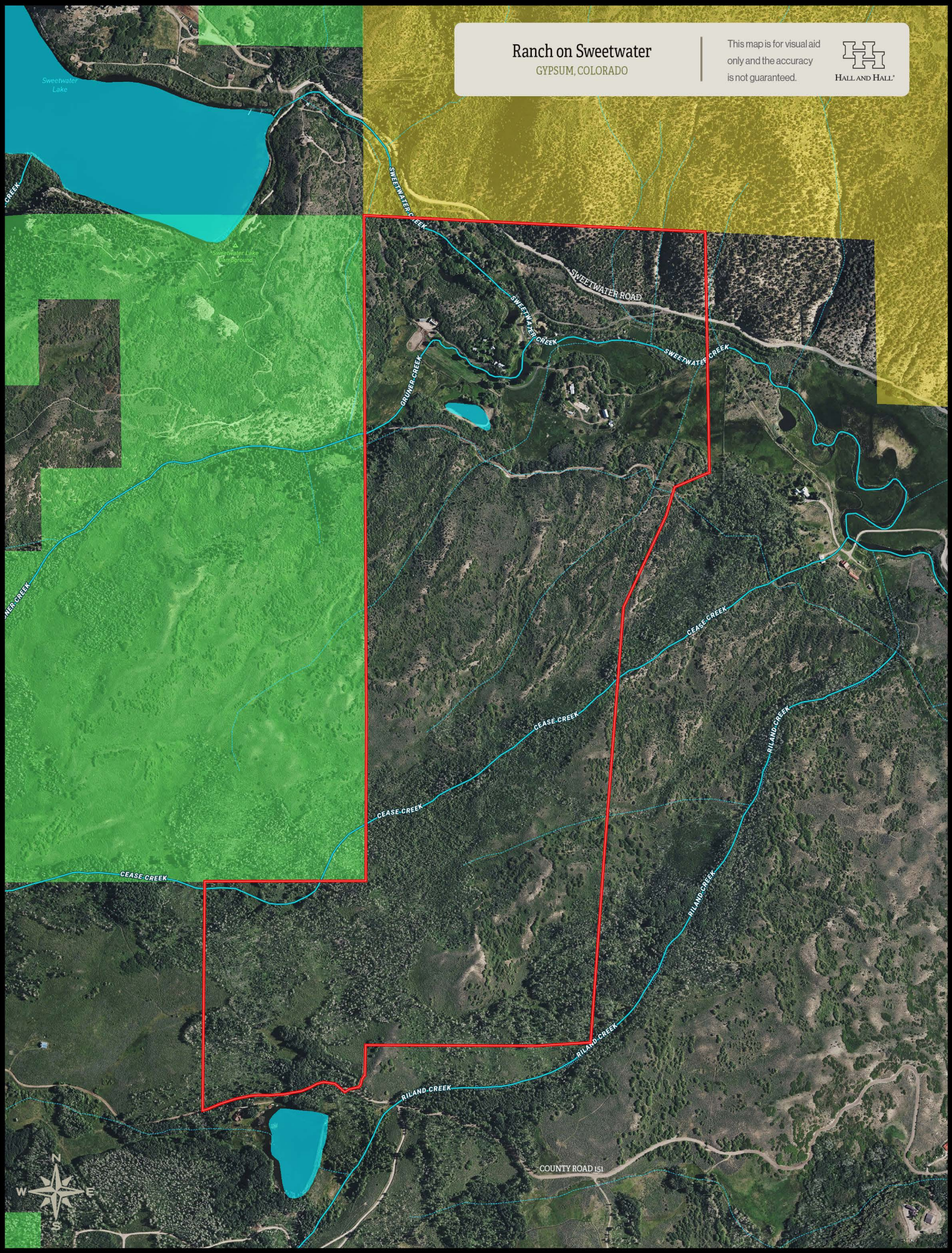
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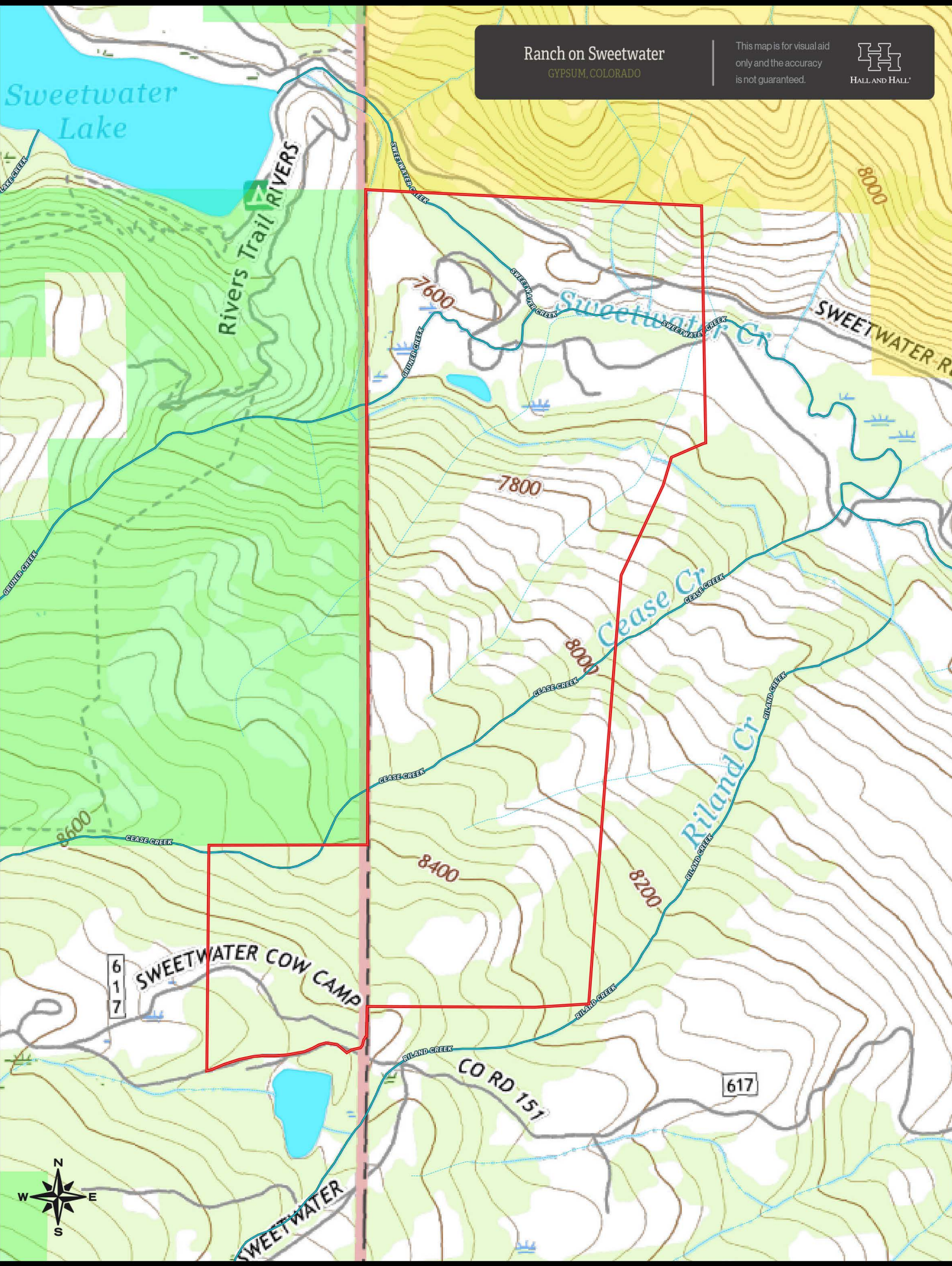
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Ranch on Sweetwater
GYPSUM, COLORADO

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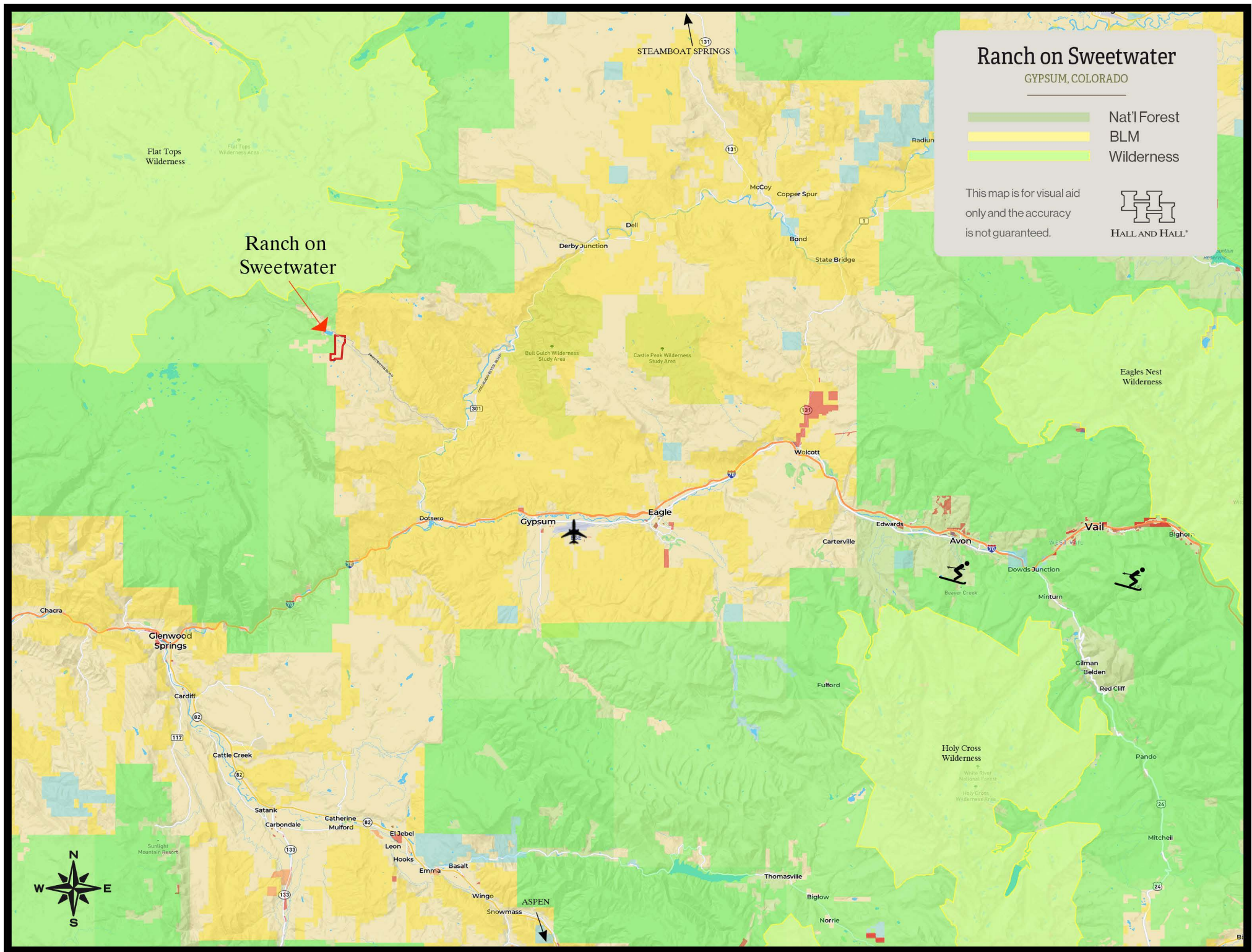




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GYPSUM, COLORADO

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Ranch on Sweetwater

GYPSUM, COLORADO

- Nat'l Forest
- BLM
- Wilderness

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