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Middle Creek Ranch Oak Creek, Colorado | \$65,000,000



Executive Summary

Spanning 9,758± deeded acres, Middle Creek Ranch is the largest available offering in close proximity to world-class skiing in Colorado. Bordering national forest and BLM lands, this beautiful and ecologically diverse holding is located along the northern flank of the Flat Tops Mountain Range and possesses a balance of valley floor, trout stream and forested mountain country not easily found nor replicated in the Western United States. At Middle Creek Ranch, the discerning buyer will find privacy, expansive viewsheds, vast aspen and pine forests, productive agricultural lands, abundant wildlife and limitless recreational opportunities, including fly fishing. All of this within Middle Creek's borders and all within 17 paved miles of world-class skiing, vibrant resort community amenities, as well as commercial and private air services. Middle Creek Ranch is a place where one can be close to everything while feeling so far away.

Held by the same family since 1991 and professionally stewarded by exceptional managers, Middle Creek has long been utilized as a family retreat, wildlife sanctuary, and operating bison and cattle ranch. Exceptionally private, the ranch is comprised of two large blocks of adjacent lands separated by paved road as well as the nearby Trout Creek parcel, which includes 1.5± miles of frontage on both banks of Trout Creek. Middle Creek is unencumbered by conservation easements, and unlike other large acreage offerings, there is no public access into or through any of the ranch's deeded lands.

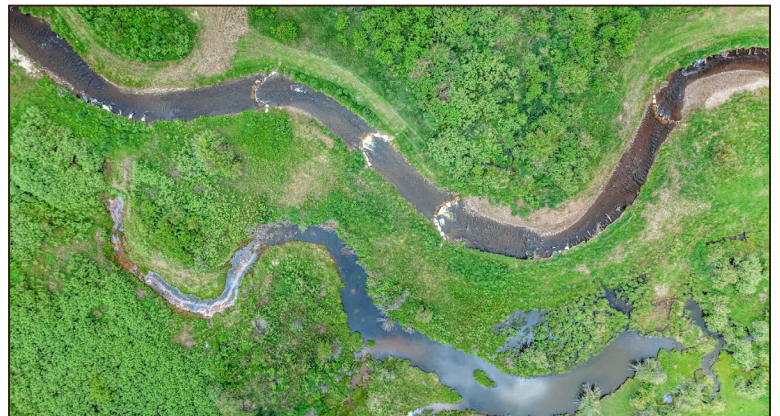
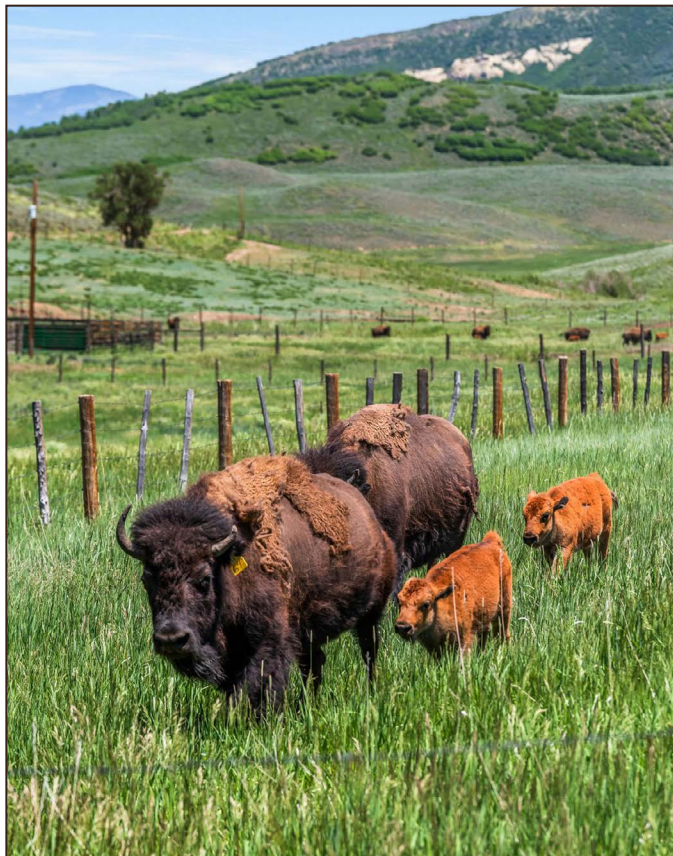
Middle Creek is a recreational haven with an abundance of on-site recreational activities and amenities available to ownership and guests. Befitting the surrounding mountain lands and ready for immediate use, the owner's residence, two guest cabins and lodge are located in an aspen grove within the heart of the ranch. These classic, log construction improvements feature professionally decorated interiors that are welcoming and appealing. The viewshed from the owner's residence is unique to Routt County in that it takes in completely private down-valley views of rimrock and the upper slopes of the Steamboat Ski Resort. Additional improvements include historic headquarters with the ranch manager's residence and barn, a cowboy house, shop and facilities required for working livestock.



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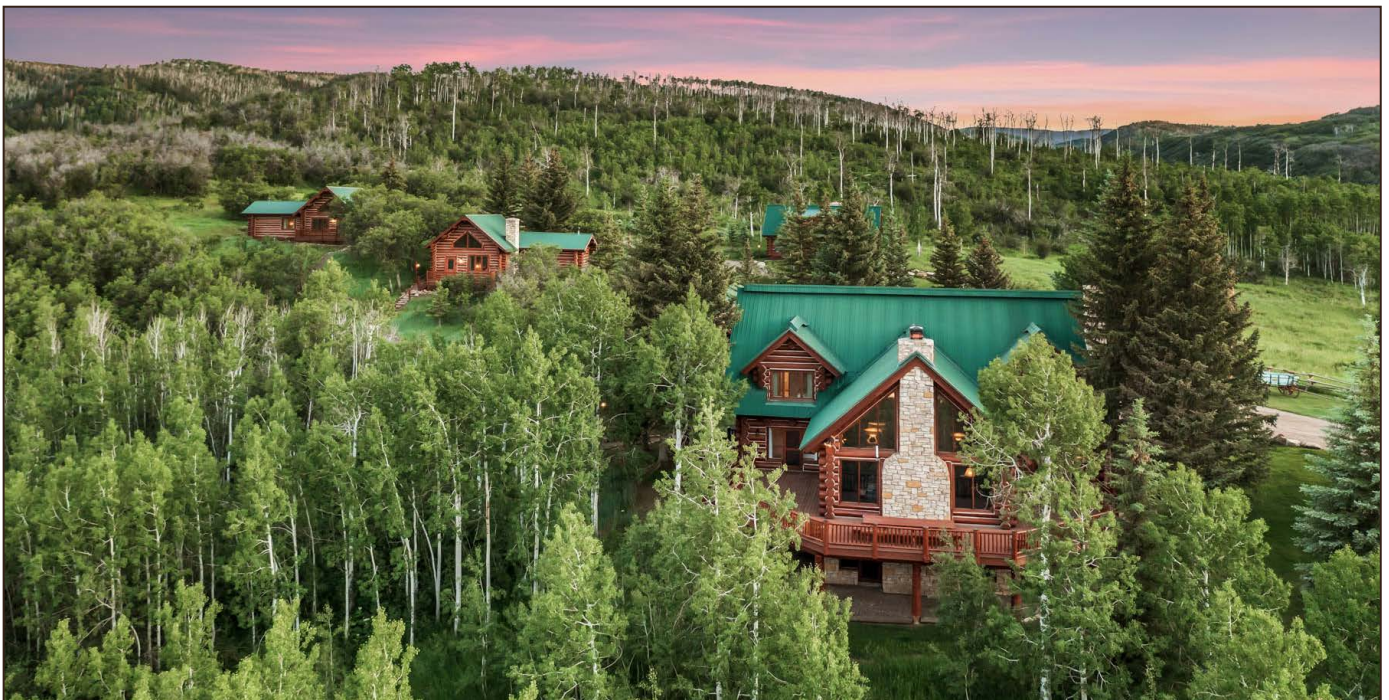
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Just The Facts

- 9,758± deeded acres (15.25 square miles)
- 995± BLM grazing allotment acres
- 10,753± total acres (16.8 square miles)
- 17± paved miles to Steamboat Springs, Colorado
- 17± miles to Yampa Valley Regional Airport and Atlantic Aviation FBO
- 7± miles from Oak Creek, Colorado
- Bordering national forest and BLM lands
- No conservation easement
- Angling on approximately one and a half miles of frontage on both banks of Trout Creek
- Two private trout ponds
- 6,159± square foot owner's residence with four bedrooms with en suite bathrooms, one bunk room with a bathroom
- 2,548± square foot lodge featuring chef's kitchen, dining room, great room, game room, office area, exercise room & bedroom with en suite bathroom
- 1,134± square foot detached garage
- Columbine cabin with two bedrooms with en suite bathrooms, and an upstairs loft
- Cookhouse cabin with two bedrooms with en suite bathrooms, and an upstairs loft
- Historic ranch manager residence, barn, and outbuildings
- Cowboy house with drive-through maintenance shop and barn
- Riding arena, corrals, and miscellaneous outbuildings
- Hay production on 130± acres of irrigated and dryland hay meadow, averaging 200 tons of hay a year
- 80± head of bison plus bulls (not included in offering price)
- 10± head of horses (not included in offering price)



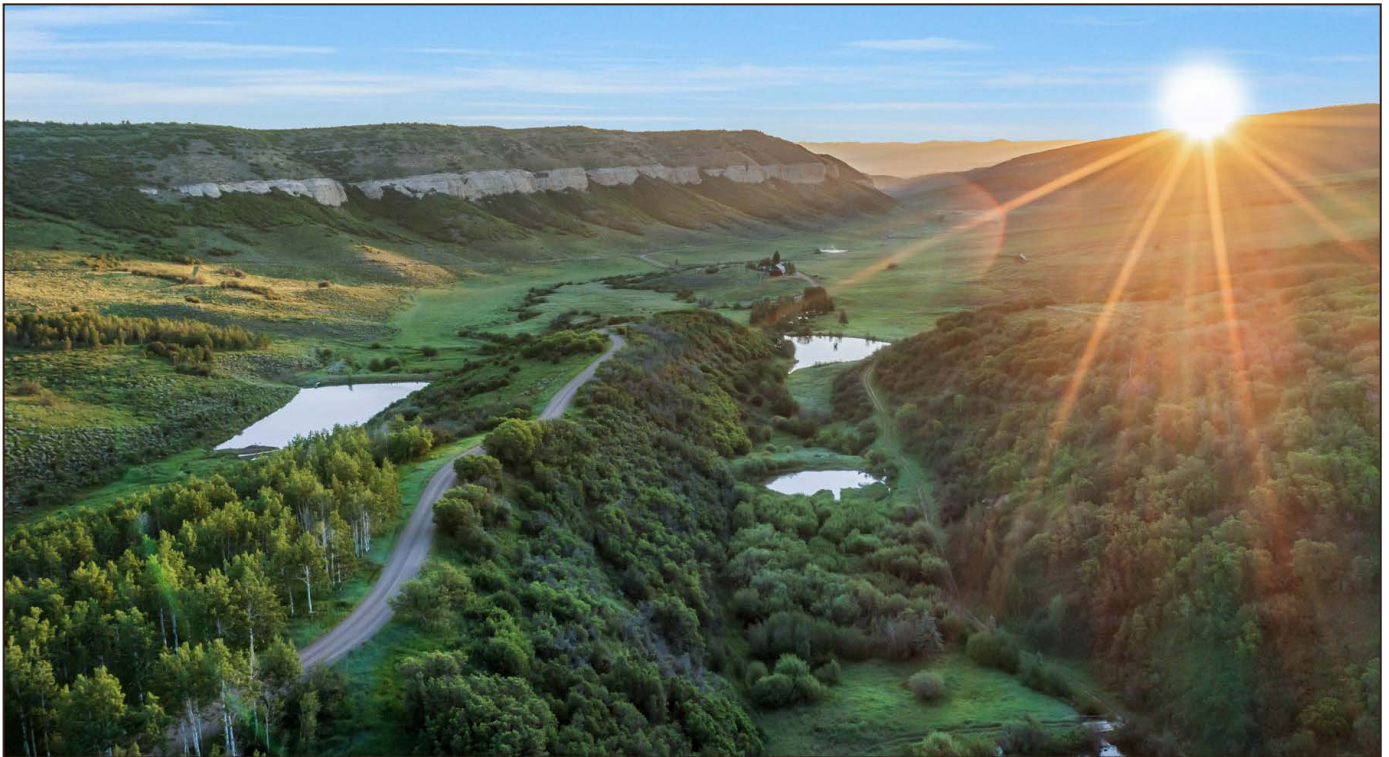


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- Conservatively grazed with current summer leases for 100 cow/calf pairs and 300 yearlings
- Numerous watering resources, including springs, creeks, ponds, and dirt tanks
- Shooting range and sporting clays
- Fly fishing on Trout Creek or ponds
- Horseback trail rides
- Swimming hole with dock
- 50+ miles of private internal roads and trails for trail riding, mountain biking, 4-wheeling, snowmobiling, and cross-country skiing
- Large populations of wildlife, including elk and deer
- The annual estimated property taxes are \$25,691



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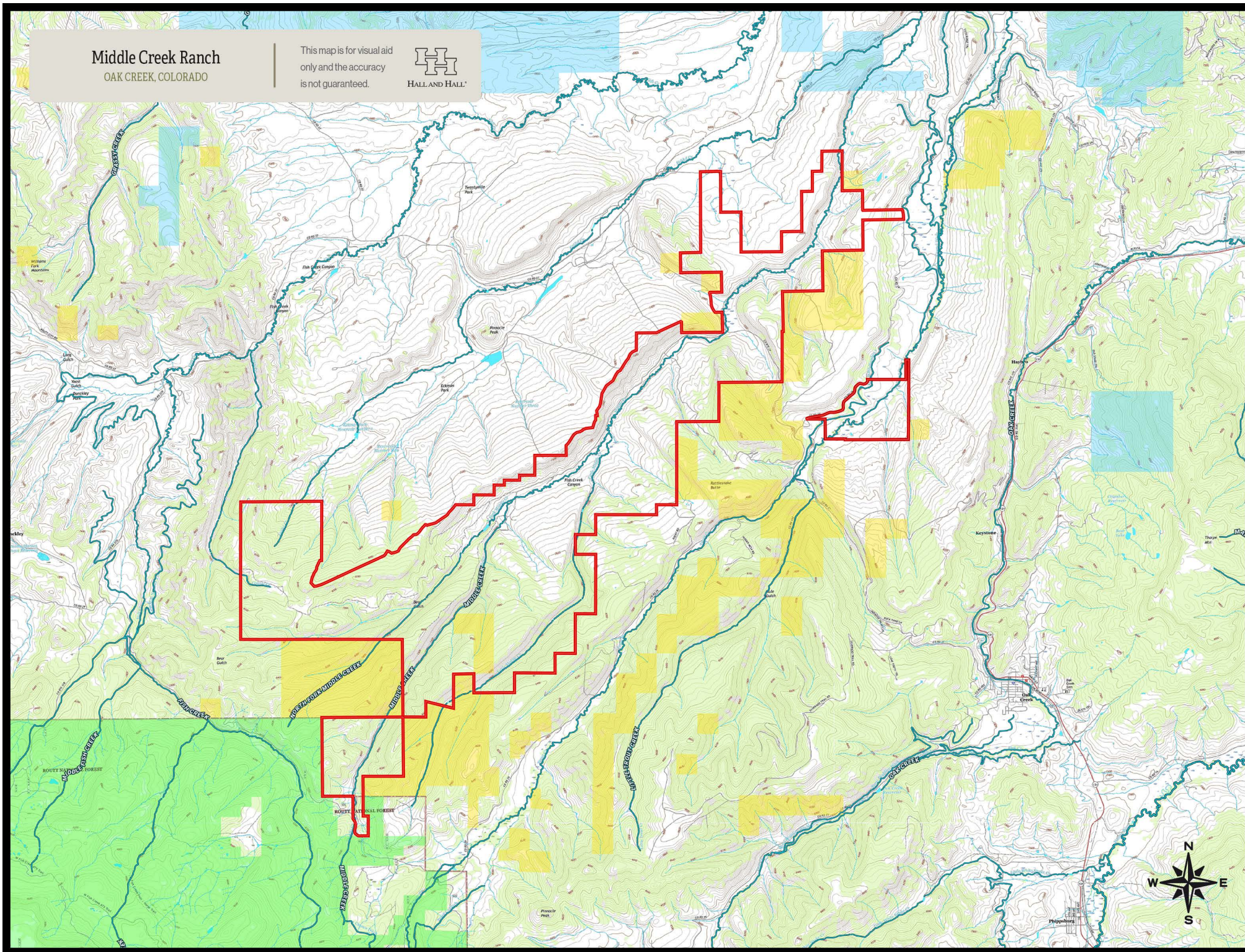
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Middle Creek Ranch

OAK CREEK, COLORADO

This map is for visual aid
only and the accuracy
is not guaranteed.



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Hayden



Yampa Valley Regional Airport
Atlantic FBO

**Steamboat
Springs**

Middle Creek Ranch



Middle Creek Ranch

OAK CREEK, COLORADO

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