



Colorado Haven
STEAMBOAT SPRINGS, COLORADO





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\$15,000,000 | 1,414± ACRES



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Land... that's where it all begins. Whether it is ranch land or family retreats, working cattle ranches, plantations, farms, estancias, timber or recreational ranches for sale, it all starts with the land.

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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STEAMBOAT SPRINGS, COLORADO	COLLEGE STATION, TEXAS
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TETON VALLEY, IDAHO	LUBBOCK, TEXAS
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BILLINGS, MONTANA	TUTTLE, OKLAHOMA
BOZEMAN, MONTANA	ARCADIA, OKLAHOMA
MISSOULA, MONTANA	CHARLOTTESVILLE, VIRGINIA

SALES | AUCTIONS | FINANCE | APPRAISALS | MANAGEMENT



Executive Summary

Colorado Haven is a 1,414± acre mountain recreational property located within 20 miles of the Yampa Valley Regional Airport. This off-grid property combines a thoughtfully designed luxury camp with a broad array of outdoor pursuits, offering a retreat of uncommon scope and quality. Rolling meadows, scrub oak hillsides, and mature stands of aspen, fir, and spruce provide habitat for trophy elk, mule deer, antelope, and grouse. Improvements on the property are substantial, with custom yurts and log cabins provide luxe lodging. Modern systems support the property with reliable off-grid running water and electricity, camp-wide Starlink internet, and multi-zone sound. Multiple shop buildings and storage facilities provide for equipment, vehicles, and supplies, much of which will convey with the property. Colorado Haven has been designed and maintained to a high standard, with accommodations, infrastructure, and recreational resources that distinguish it as a premier mountain retreat that combines comfort, access, and wilderness in a single holding.



Location

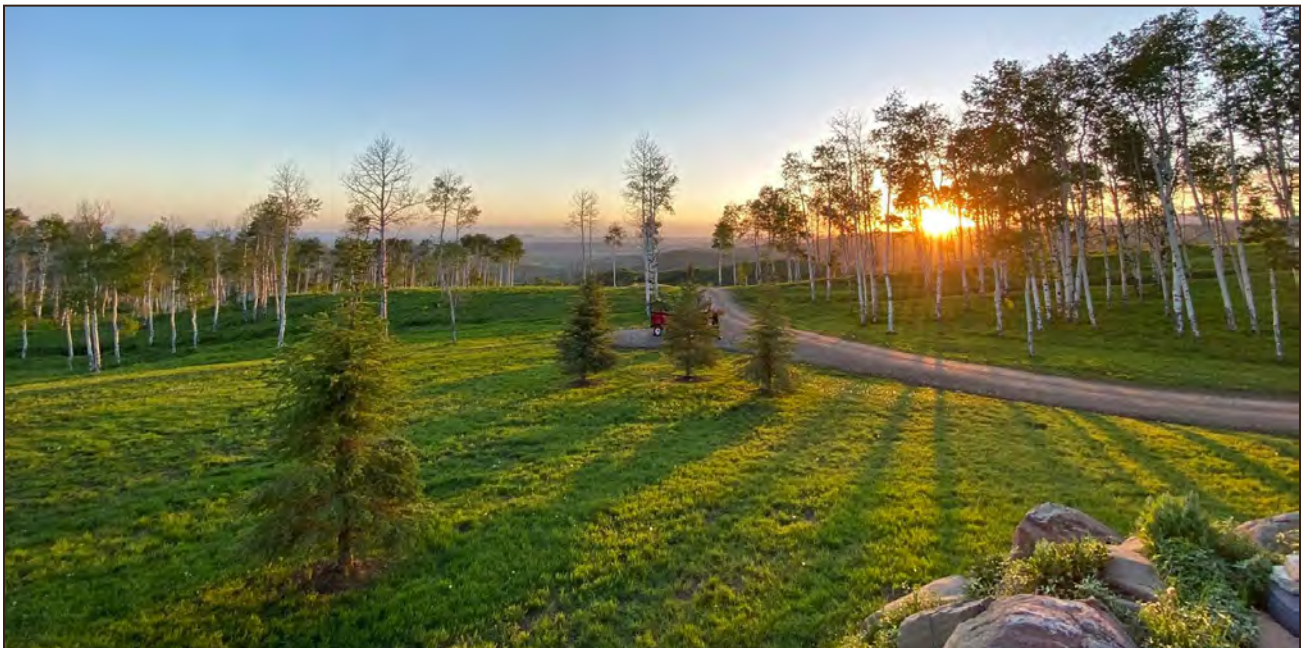
Colorado Haven is located in the Elk Head Mountains of northwest Colorado, approximately 20 miles from the Yampa Valley Regional Airport in Hayden, and 37 miles from Steamboat Springs. The ranch borders County Road 80, situated about halfway between Hayden and the recreational playground of California Park, in Routt National Forest. Hayden offers access to shopping, fuel, and other basic services, while Steamboat Springs is a resort community known for its world-class skiing, dining, and amenities. The other large town serving the Yampa Valley, Craig, is 32 miles from the ranch, offering additional hunting and ranch supply retailers such as Murdochs and Walmart Supercenter. Yampa Valley Regional Airport offers both general aviation and commercial service.



Locale

Routt County is known for its year-round recreational offerings, including world-class skiing, fly fishing, mountain biking, and hiking. Steamboat Springs features a vibrant cultural scene, diverse dining options, and essential services, making it a desirable base for both seasonal and full-time residents. The surrounding region is defined by expansive ranchlands, national forest, and a legacy of western land stewardship.





General Description

Set along the western slope of Anthracite Ridge, a southern spur of the Elk Head Mountains, the property climbs from approximately 7,200 feet to 9,100 feet in elevation over a span of three miles. As a result, the ranch features a diverse landscape, including open meadows, scrub oak stands, and mature groves of aspen, fir, and spruce. The location, terrain, and vegetation together create an exceptional wildlife habitat, especially for elk and mule deer. It also results in attractive mountain scenery, both on the property and the views it commands of the surrounding valley and mountain ranges. The property has been thoughtfully developed into a private luxury camp, with improvements carefully situated to balance comfort with a wilderness setting. An internal trail system extends across the acreage, providing access for recreational use and property management.

Improvements

The improvements at Colorado Haven have been designed to provide comfortable lodging and functional infrastructure while preserving the character of a private mountain retreat. Accommodations include three custom-built yurts and two log cabins. The yurts consist of a central great room with a chef's kitchen, a master suite with a kitchenette and an ensuite bathroom, and a third yurt with a private bedroom, a bunkroom, a bathroom, and laundry facilities. Each of the two log cabins is complete with a full kitchen, an ensuite bathroom, and a covered porch, facilitating both comfort and privacy for guests.



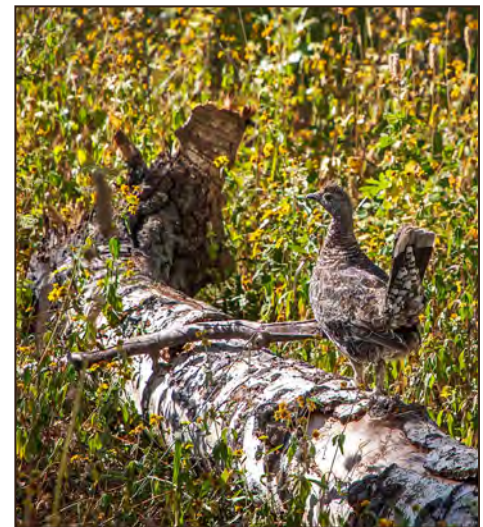


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The property is equipped with comprehensive water and utility systems that support reliable year-round use. Electric power is provided through three solar arrays connected to a modern bank of lithium-ion batteries, ensuring continuous service day and night. The system is fully monitored and operated by remote control, with two backup generators for reliability. Propane storage exceeds 5,000 gallons, delivering fuel for appliances and generator needs. Electrical service has been extended across the camp to provide abundant indoor and outdoor access. Together, these systems establish a dependable off-grid infrastructure that complements the property's wilderness setting while maintaining modern standards of comfort.





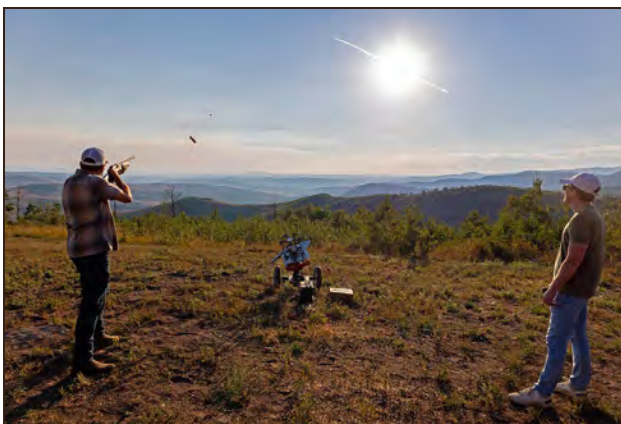
Wildlife

Colorado Haven supports an extensive range of wildlife, with terrain and vegetation that provide year-round habitat for big game species. Elk are particularly abundant, drawn to the property's mix of meadows and dense timber. Mule deer, antelope, and grouse also inhabit the acreage. The ranch is ideally located to take advantage of big game migration from summer habitats in the higher elevations to the north and east, to the lower elevation winter range to the west. The combination of forage, cover, and water creates favorable conditions for sustaining healthy populations throughout the seasons. Heated blinds and strategically placed stands enhance hunting, while the property's location near Routt National Forest and state land allows game to move freely across private and public lands. The ranch is located in Game Management Unit 441, and the local elk and deer herd is known as the Bears Ears Herd, which is one of the largest in Colorado. Careful stewardship and limited hunting pressure have maintained the habitat quality, establishing Colorado Haven as a reliable setting for productive hunts and wildlife observation.



Recreation

Colorado Haven offers a wide spectrum of year-round recreation. Miles of internal trails provide routes for hiking, mountain biking, and ATVs in summer, while winter months support snowmobiling, Nordic skiing, and snowshoeing across untouched terrain. Hunting resources include heated blinds, a secure firearms room, and designated shooting ranges for rifle, clay, and pistol. A golf chipping area, outdoor bonfire pit, and the open-air pavilion extend the variety of activities available at camp.



Water Resources

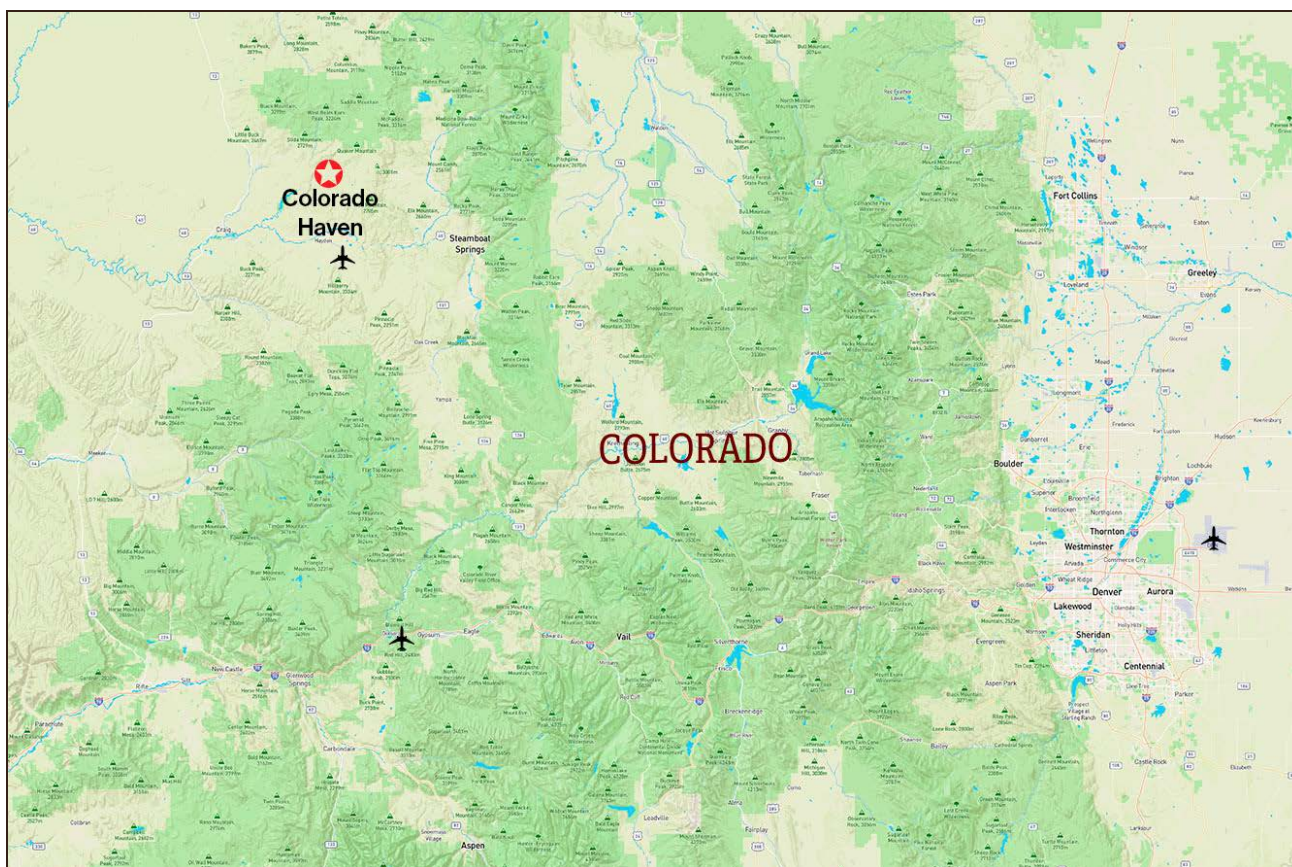
Multiple spring-fed ponds provide water for wildlife. A mountain spring serves as the domestic water source, and more than 10,000 gallons of fresh water are stored on site, with inline UV and media filtration systems serving each structure. Hot and cold running water is available throughout the camp, supported by on-demand gas water heaters.



Broker's Comments

Colorado Haven represents a rare opportunity to acquire a turn-key mountain recreational property that offers a high level of privacy, comfort, and natural beauty. With its substantial infrastructure, off-grid systems, and refined accommodations, the property uniquely suits buyers seeking a private retreat with rustic character and modern capabilities. Its proximity to the amenities of Steamboat Springs and the Yampa Valley Regional Airport only adds to its desirability.





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

Price

\$15,000,000

Offered in cooperation with Chris Paoli and Nancy Jarchow of The Agency, Steamboat Springs.

Some of the outstanding photography herein was provided by David Dietrich. (Contact information is available upon request.)

Information provided by Hall and Hall concerning real estate listed for sale is believed to be reliable but is not guaranteed and should be independently verified by potential purchasers. Information is subject to change, withdrawal, or correction. Hall and Hall makes no representations or warranties about the property or the accuracy or completeness of the information concerning the property including, without limitation: that the actual square footage, measurements, acreage, zoning, tax information, school district and other factors that may affect the value or use of the property may vary from that listed or shown in maps or public records and may change; the property's condition, income potential, or compliance with applicable laws or regulations; that estimates of potential rents, income, expenses, and capitalization rates may not be achieved; that some photographs of the property may be digitally enhanced; the legality or enforceability of any covenants, conditions or restrictions that may affect the use any enjoyment of the property; and any changes in market conditions or the future investment value of real estate listed for sale. Hall and Hall is not liable for any inaccuracies, errors, or omissions concerning information about the property or losses that result from the use of this information. Information provided by Hall and Hall concerning the property is not a substitute for inspections, surveys, title searches or other due diligence by potential purchasers. Potential purchasers should perform their own due diligence including legal and financial review before purchasing.

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

[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:

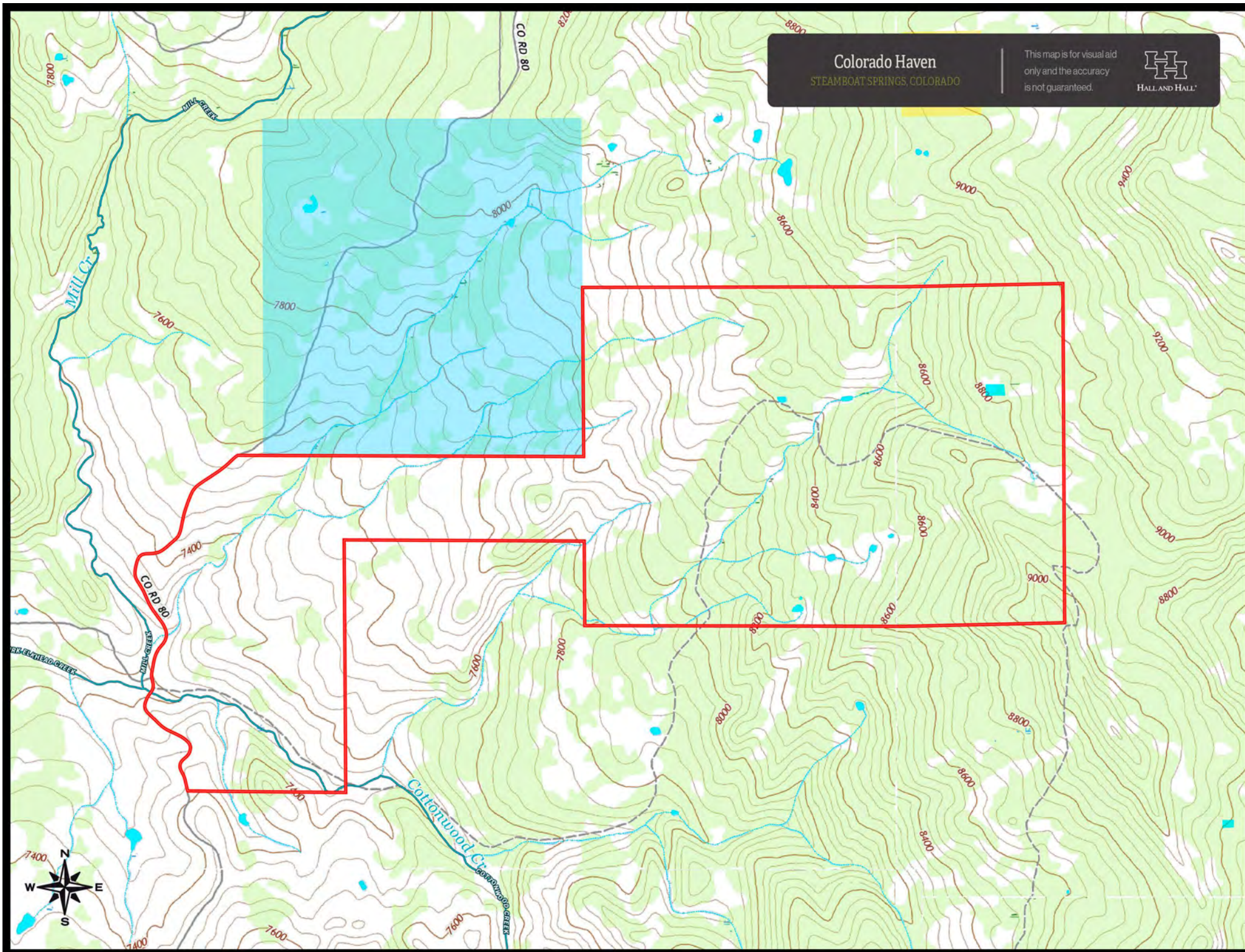
A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party's agent or as the party's transaction-broker.

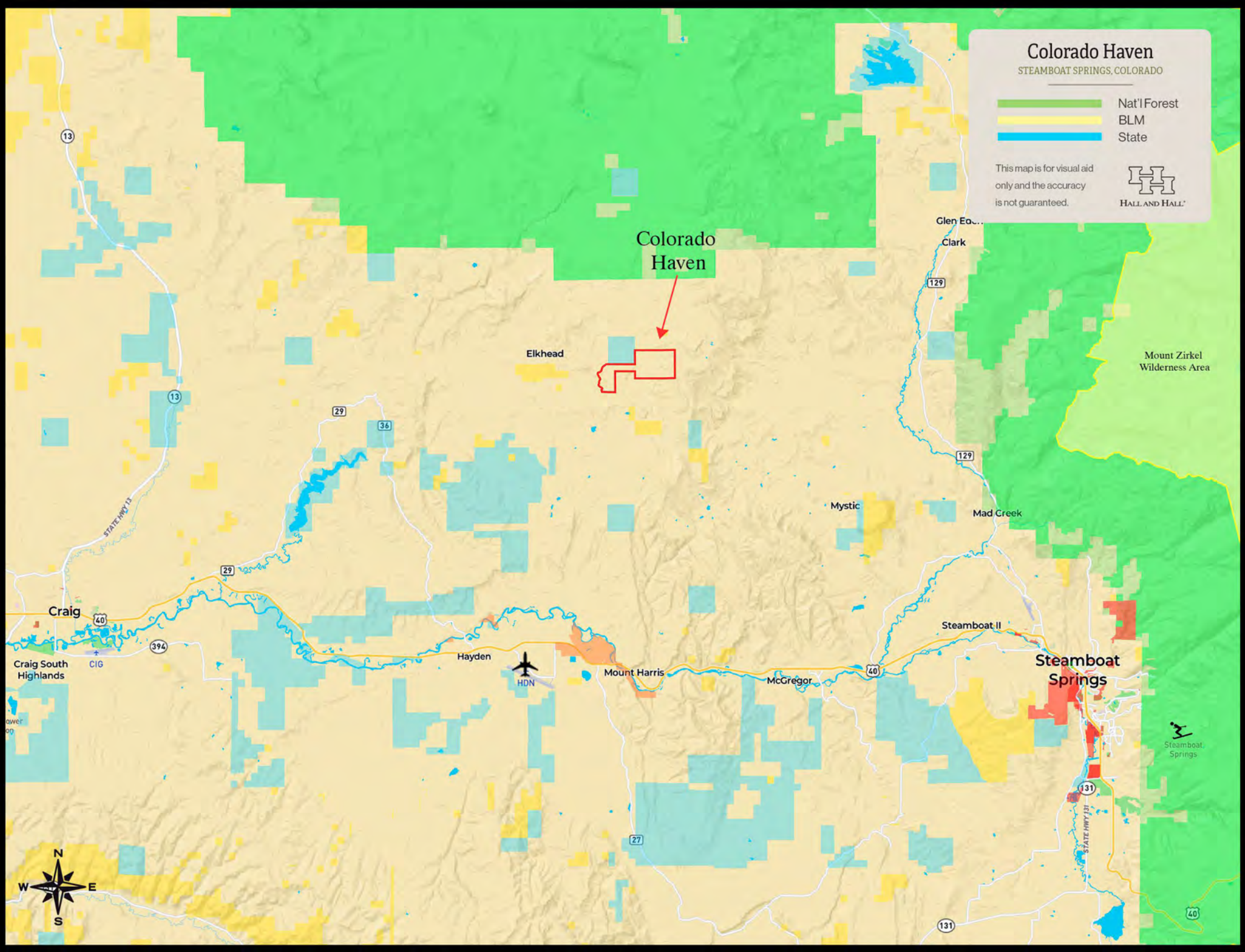
Please contact one of the Hall and Hall brokers for a complete discussion of potential working relationships for this property. A written relationship disclosure will be provided to a prospective buyer prior to engaging in brokerage activities as defined by the Colorado Real Estate Commission.

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

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





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STEAMBOAT SPRINGS, COLORADO

- Nat'l Forest
- BLM
- State

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Colorado Haven

Elkhead

Mount Zirkel Wilderness Area

Mystic

Mad Creek

Steamboat II

Steamboat Springs

Steamboat Springs



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