

BEAVER VALLEY RANCH

STEAMBOAT SPRINGS, COLORADO



INTRODUCTION

Hidden in the heart of one of Colorado's last unspoiled mountain valleys, Beaver Valley Ranch is tailor-made for hunting and fishing of exceptional quality. Beaver Valley Ranch lies less than an hour southwest of Steamboat Springs, and nestles against Routt National Forest on the flanks of the Beaver Flat Tops.



Dave Harrigan / Hunter Harrigan

(800)524-1818 / www.harriganland.com



TERRAIN

Blessed with a diverse mosaic of aspen and oak brush groves, heavy timber, mountain meadows, riverine woods, springs and lakes, the ranch has been managed specifically for high-quality big game and trout habitat.

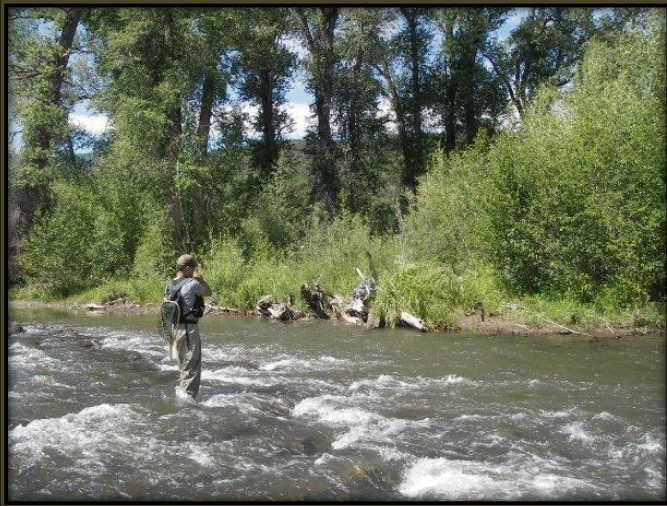




HUNTING

Mule deer and elk have responded well to the habitat maintained by Beaver Valley Ranch. Healthy herds of both species have room to roam on its 2,665 acres, and have access to a huge portion of the Routt National Forest, with which the ranch shares a 2-mile boundary.





FISHING

4.5 miles of the East Fork of the Williams Fork River, an unsung trophy trout stream, flow through the ranch's cottonwood and spruce bottomlands. With excellent natural trout habitat and a superb aquatic insect population, the East Fork supports strong populations of rainbow and cutthroat trout that grow to over 20 inches.



WATER RIGHTS

Water rights on the ranch are excellent, with over 11 CFS dedicated to irrigate approximately 300 acres, and 19 adjudicated springs, several of which have the potential to be developed into fishing ponds.

Ranch Owner's House



Guest House



IMPROVEMENTS

Beaver Valley Ranch is blessed with excellent accommodations to serve the needs of family, friends or even a corporate retreat at any season of the year. Included on the property are a spacious three-bedroom, three-bath owner's log home, a new two-bedroom, two-bath guest cabin, a three-bedroom manager's house and a fisherman's cabin at streamside. Beaver Valley Ranch is served by both power and phone.

Fishing Hut



Ranch Manager's House





LOCATION / PRICE

Accessible year-round, Beaver Valley Ranch is only a 30-minute drive from daily commercial air service.

In order to preserve this pristine ranch the owner has placed approximately 2/3 of the ranch under a conservation easement. Please contact Harrigan Land Company for more information.

\$14,000,000



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BEAVER VALLEY RANCH QUICK FACTS

Ranch Overview

Beaver Valley Ranch consists of 2,665 acres adjoining Routt National Forest, less than one hour from Steamboat Springs, Colorado.

Ranch Improvements

Beaver Valley Ranch has power, telephone, running water, intricate trail system and the following structures:

- Owners House – 3 bedrooms, study, and 3 full bathrooms
- Guest Cabin – 2 bedrooms, and 2 full bathrooms
- Ranch Managers House – 3 bedrooms, 2 full bathrooms
- Fishing Hut
- River A-Frame Cabin
- Barn, pole barn, and cattle facilities

Transportation and Airport

Yampa Valley Regional (YVRA) Airport is 30 minutes from Beaver Valley Ranch offering commercial flights as well as general aviation. YVRA is host to six major airlines and provides direct flights to many of the country's largest cities.

Taxes

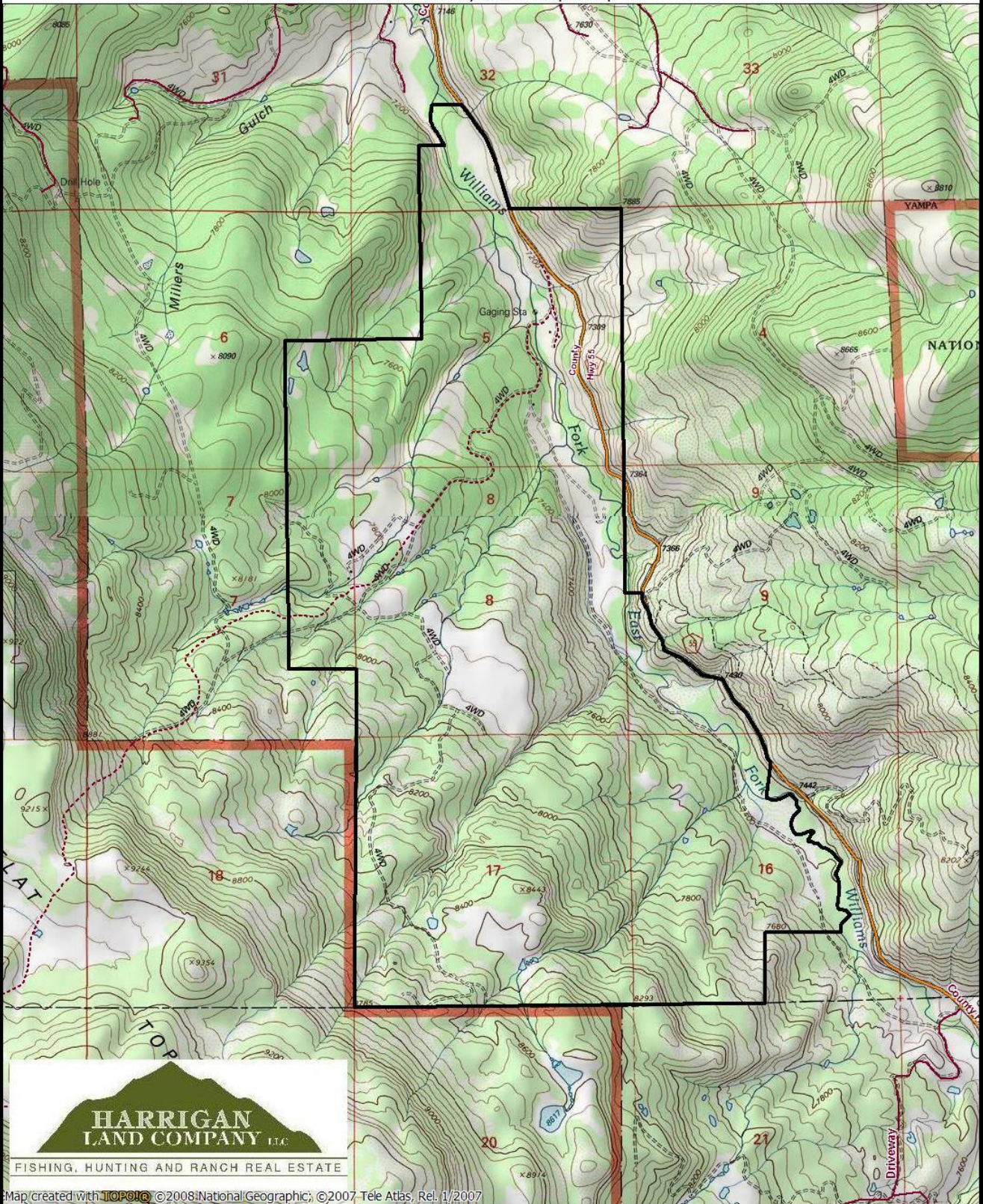
Property taxes for 2008 were approximately \$5,067

Broker Comments

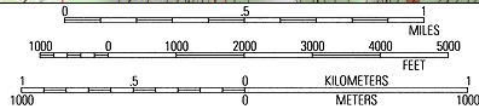
We have seen a lot of properties and this is one of the best all around recreational ranches there is. It is hard to find a ranch with over 4.5 miles of trophy trout fishing, National Forest access, great big game hunting, unsurpassed beauty, full utilities, year-round access, 30 minutes from a commercial airport, and one hour from one of the country's greatest resort towns.



Beaver Valley Ranch Topo Map

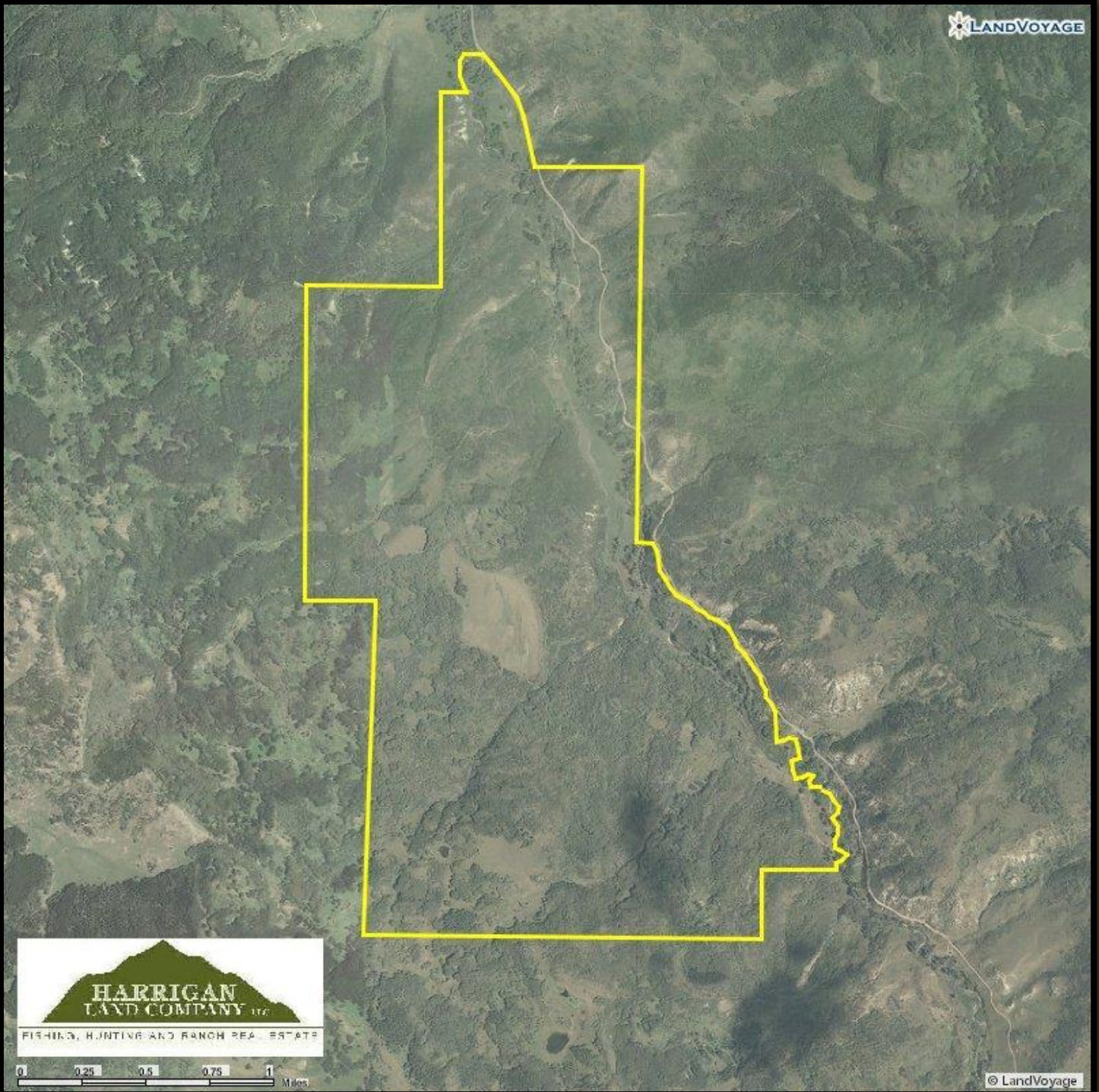


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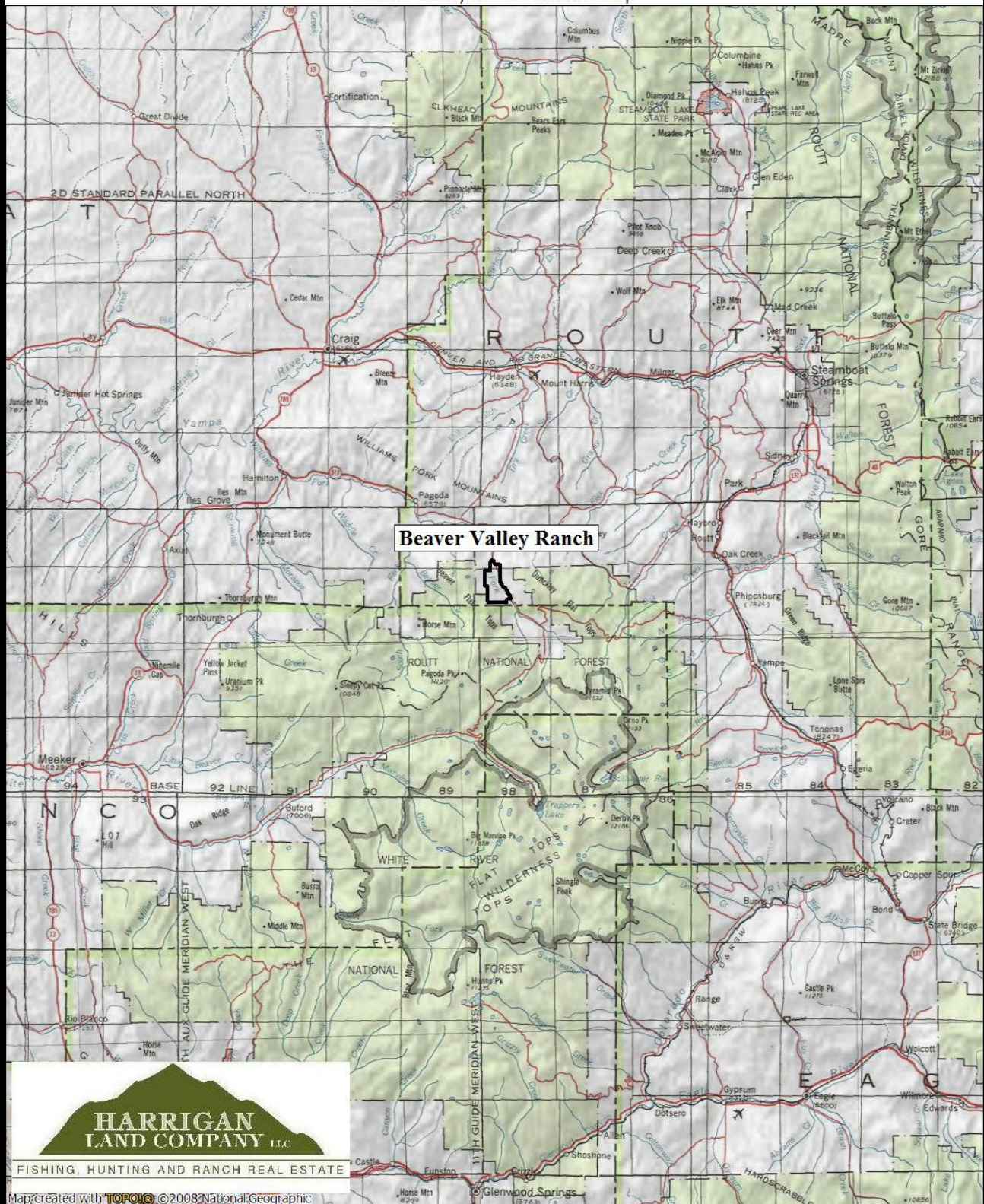


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Beaver Valley Ranch Location Map



Map created with **TOPOIG** ©2008 National Geographic



0 5 10 15 20 25 miles
0 5 10 15 20 25 30 35 40 km

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