

G5 NORTH RANCH

28140 County Road 6D, Yampa, CO 80483

www.G5NorthRanch.com



\$7,930,000 | #6904074

G5 North Ranch - Yampa, CO

Spectacular Vistas | Abundant Recreation | Quality Cattle Operation | Senior Water Rights

Location

One of the last family-owned, working cattle ranches remaining in the area, the G5 North Ranch has history and heritage with the George family and the Yampa area dating back to 1912. The G5 North Ranch is located just south of Yampa, CO along the State Highway 131 corridor, with year-round access via Routt CR 6d and State Highway 131. Yampa is centrally located to the resort community of Steamboat Springs, 25 miles north, and to the Interstate 70 corridor, 50 miles south.

Additionally, Yampa Valley Regional Airport, with daily flights to Denver and non-stop flights to major US cities, is only 35 miles northwest in the Town of Hayden. Yampa is noted as the Gateway to the Flattops, an area rich with outdoor recreational opportunities – hiking, biking, climbing, fishing, back country skiing, hunting - along with all the nearby amenities of Steamboat Springs and the Steamboat Springs Ski Area. And, the Town of Yampa offers small town hospitality, with grocery, shopping, and restaurant amenities.

Ranch Improvements

The ranch improvements consist of barns, corrals, and hay sheds appropriate and functional for a working cattle ranch. Residential improvements include two modest modular homes, and a new hunting cabin. Perimeter and cross fencing are well-maintained. A complete list of improvements is available.

Ranch Land

The G5 North Ranch offers a landscape supportive a 200 head cow operation, with approximately 241 acres of irrigated hay. However, considering the 1.5 miles of border with Routt National Forest, recreational offerings, particularly hunting, are remarkable and private. Elk, deer, bear, and other wild game are plentiful.

Elevations on the ranch, base elevation of 8,000 ft climbing to 8,800 ft above sea level at the eastern ranch boundary which connects with Routt National Forest, allow for dramatic views to the Flattops and surrounding areas. Topography and vegetation range from level hay meadows to undulating sagebrush covered hill sides to mountainous terrain of dark timber and aspen groves. The 200-acre East Finger Rock BLM Allotment, will also transfer with the ranch.

Conservation Easements

The majority of the G5 North Ranch has been conserved by a conservation easement, protecting the agricultural and recreational landscape in perpetuity. This protection thoughtfully allows for two, unrestricted building envelopes, and 480 acres remains unencumbered and available for future conservation efforts. Recorded deed of conservation easement available.

Water and Water Rights

Extensive, senior water rights, approximately 30 cfs plus reservoir rights, are a defining feature of the G5 North Ranch. Associated water rights are arguably the best water rights in the basin, with reliable water delivery even during drought years. Irrigated land totals approximately 241 acres, with irrigation water skillfully distributed to maximize quantity and quality of hay production, and there is potential to increase irrigated acres if desired. The ranch also includes the live water amenity of Phillips Creek (fishable) traversing the ranch. A complete list of water rights is available.

Summary

The G5 North Ranch, located adjacent to Yampa, Colorado, has an array of landscapes difficult to find in a single land holding. From 1.5 miles of high-country bordering Routt National Forest, to Phillips Creek, to irrigated hay meadows and pastures, the G5 North Ranch hits the high notes. Extensive, senior water rights, approximately 30 cfs plus reservoir rights, are a defining feature of the G5 North Ranch.

Associated water rights are arguably the best water rights in the basin, with reliable water delivery even during drought years. Irrigated grass hay land totals approximately 241 acres. Improvements consist of barns, corrals, and hay sheds appropriate and functional for a working cattle ranch, and residential improvements include two modest modular homes and a new hunting cabin. Perimeter and cross fencing are well-maintained. Considering the ranch characteristic and its Yampa, CO location, an area rich with outdoor recreation opportunities, ranching heritage and convenience to Steamboat Springs and the I-70 corridor, the G5 North Ranch is an exceptional ownership opportunity.

	G5 NORTH RANCH CE ACREAGE SUMMARY			
	Parcel Common Name	Routt Co. PIN No.	Unencumbered Acreage	Encumbered Acreage
G5 North Ranch	Hinkle/George Exemption	965142004	38.73	-----
	Yampa East Parcel	119602001	2.32	-----
	G5 North Ranch	964184001	-----	1,600.00
			8.29	-----
	G5 Pasture Ranch	965244001	280.00	-----
	MG Pasture Ranch	964193001	201.20	-----
	Total Acreage		2,130.54	

G5 North Ranch CE Summary (Reception No. 736208 - CCALT, Grantee):

The 1,600 acre, perpetual CE precludes subdivision of the encumbered area. The perpetual CE allows the hay shed and small cabin to remain, the cabin being located within a one acre building envelope. New minor agricultural structures are allowed within the one acre building envelope and major agricultural structures are allowed with written approval of the grantee.

The 8.29 acres adjacent, but unencumbered, is too small to be legally separated without additional county approval. This 8.29 acre portion of the G5 Ranch includes two residences and several agricultural outbuildings, and essentially acts as a building envelope for the adjacent, 1,600 acre, CE encumbered land.

G5 NORTH RANCH IMPROVEMENTS		
Description	Year Built	No. of Units (SF)
Modular Residence	2000	1,248
Modular Residence	1979	1,008
Hunting Cabin	2019	1,000
Agricultural Outbuildings		
Barn	1930	1,080
Barn	1930	880
Barn	1935	800
Stock Shed	1929	2,240
Stock Shed	1929	1,654
Stock Shed	1929	1,280
Stock Shed	1935	1,040
Stock Shed	1930	2,420
Shed	1930	620
Shed	1941	280
Shed	1940	144
Shed	1940	120









Full Property View - Client

28140 County Road 6D, Yampa, CO 80483

\$7,930,000 - Active



Listing ID: **6904074**
 County: **Routt**
 Property Type: **Farm**
 Property Subtype: **Farm**
 Structure Type: **House**
 Levels: **One**
 Subdivision Name: **South Routt**
 Listing Contract Date: **04/26/2021**
 Days in MLS: **175**
 Association: **N** Multiple: **Cov/Rest: N** Assoc Fee Tot Annl: **\$0.00**
 Tax Annual Amt: **Tax Year:**
 Tax Legal Desc: **R4604133 (PIN 964184001): LAND IN 2-84, NW4SW4 SEC 17-2-84 SE4, SW4, SW4NW4 SEC 18-2-84 N2 SEC 19-2-84. LAND IN 2-85, NE4NW4, S2NW4, S2NE4, SE4, E2SW4, TRS IN NW4SW4 SEC 13-2-85 TRS IN NW4NW4, NE4NW4 NE OF COLO HWY 131 & RR, S2SW4NW4, TRS IN SE4NW4, SW OF HWY AND RR, N2SW4, S2NE4, N2SE4 SEC 14-2-85 NW4NE4 SEC 24-2-85 - R8163709 (PIN 965142004): TR IN NW4NW4, NE4NW4, SW4NW4 SEC 14-2-85 (AKA PARCEL B HINKLE/GEORGE EXEMPTION 38.731AC + 3.13AC TR IN NE4NW4) TOTAL 41.86AC - R4605573 (PIN 119602001): LOTS 1-14 BLOCK 2 & LOTS 1-4 & 7-17, BLOCK 3 EAST ADD TO YAMPA - R8179161 (PIN 965244001): E2NE4, SW4NE4, SE4NW4, NW4SE4, N2SW4 SEC 24-2-85 TOTAL 280 AC - R8179162 (PIN 964193001): NE4SW4, LOTS 3 & 4 SEC 19-2-84; E2SE4 SEC 24-2-85 TOTAL 201.2 AC - ALL LOCATED IN ROUTT COUNTY, COLORADO - 2,130.54 TOTAL ACRES**

MLS Status: **Active**
 List Price: **\$7,930,000**
 Original List Price: **\$9,100,000**
 Year Built: **2000**
 Basement: **No**
 Spec. Listing Cond: **None Known**

Recent: 10/08/2021 : DOWN : \$7,980,000->\$7,930,000

Site & Location Information

Lot Size: **2,130.54 Acres / 92,806,322 SqFt**
 Lot Features: **Borders National Forest, Irrigated, Meadow, Mountainous, Suitable For Grazing**
 Waterfront Feat: **River Front, Stream**
 Road Surf/Front: **Gravel, Paved/Easement, Public Road, Year Round**
 Horse: **Yes**
 Exclusions: **Owner personal property. Ranch equipment negotiable at time of contract. Crops negotiable at time of contract.**
 Fencing: **Fenced Pasture, Full**
 Vegetation: **Aspen, Brush, Grass Hay, Grassed, Partially Wooded, Pine, Sagebrush**
 Road Responsibility: **Public Maintained Road**
 Ski Features:
 Elementary School: **South Routt / South Routt RE-3**
 Middle/Junior Sch: **Soroco / South Routt RE-3**
 High School: **Soroco / South Routt RE-3**
 Parcel Number: **R4604133 plus 4**
 Additional Parcels Description: **n/a**
 Is Incorporated: **No**
 City Region: **Oak Creek/Phippsburg/Yampa**
 Walk Score: **9**
 Exclusions: **Owner personal property. Ranch equipment negotiable at time of contract. Crops negotiable at time of contract.**
 Zoning: **AGF**
 Development Name: **Yampa**
[View Walk, Bike, & Transit Scores](#)

Water & Utilities

Water Included: **Yes**
 Water Source: **Agriculture/Ditch Water, Private, Spring, Well**
 Sewer: **Septic Tank**
 Well Type: **Private**
 Well Usage: **Electric:**
 Issued Well Permit #'s: **-**
 Irrigation Source: **Ditch**
 Utilities: **Electricity Connected, Phone Connected, Propane**
 Water Tap Paid: **Water Tap Fee:**
 Water/Mineral Rights: **Mineral Rights, Water Rights**

Farm & Ranch Features

Crops Area: **Agricultural, Fishery, Hunting, Irrigation, Livestock, Residential**
 Current Use: **Agricultural, Fishery, Hunting, Irrigation, Livestock, Residential**
 Cultivated Area: **Agricultural, Fishery, Hunting, Irrigation, Livestock, Residential**
 Possible Use: **Agricultural, Fishery, Hunting, Irrigation, Livestock, Residential**
 Irrigated Area: **241.00**

Parking

Parking Total: **2**
 Garage Spaces: **2**
 Offstreet Spaces: **0**
 Parking Type: **Garage (Detached)**
 # of Spaces: **2**
 Parking Length: **Driveway-Dirt**
 Parking Width: **Driveway-Dirt**
 Parking Description: **Driveway-Dirt**
 Parking Features: **Driveway-Dirt**

Interior Area & SqFt

Building Area Total (SqFt Total): **1,248**
 Living Area (SqFt Finished): **1,248**
 Area Source: **Public Records**

Above Grade Finished Area: **1,248**
 PSF Total: **\$6,394** PSF Above Grade: **\$6,394** PSF Finished: **\$6,394**
 Foundation: **Concrete Perimeter**
 Heating: **Forced Air, Propane** Fireplace:
 Cooling: **None**
 Security Features: **Smoke Detector(s)** Flooring:
 Window Features: **Window Coverings** Spa Features:
 Appliances: **Dryer, Oven, Refrigerator, Washer**

Bed & Bath Summary

Bedrooms Total:	3	Bathrooms Total:	2	<u>Bathrooms</u>	
Upper Level Bedrooms:	0	Upper Level Bathrooms:	0	Full:	2
Main Level Bedrooms:	3	Main Level Bathrooms:	2	Three Quarter:	0
Lower Level Bedrooms:	0	Lower Level Bathrooms:	0	Half:	0
Basement Level Bedrooms:	0	Basement Level Bathrooms:	0	One Quarter:	0

Building Information

Architectural Style: **Modular**
 Direction Faces:
 Construction Materials: **Frame, Log, Wood Siding** View: **Meadow, Mountain(s), Valley**
 Roof: **Metal** Exterior Features:
 Patio/Porch Feat: **Front Porch** Pool Features:

Livable Structures

<u>Structure Type</u>	<u># Beds</u>	<u># Baths</u>	<u>SqFt</u>	<u>Flooring</u>	<u>Description</u>
Living Quarters	2	1	1,008		Modular Residence
Living Quarters	1	1	1,000		Hunting Cabin

Outbuildings

of Outbuildings: **14**

Horse Amenities: **Arena, Corral(s), Loafing Shed, Pasture, Water - Stream/Spring**

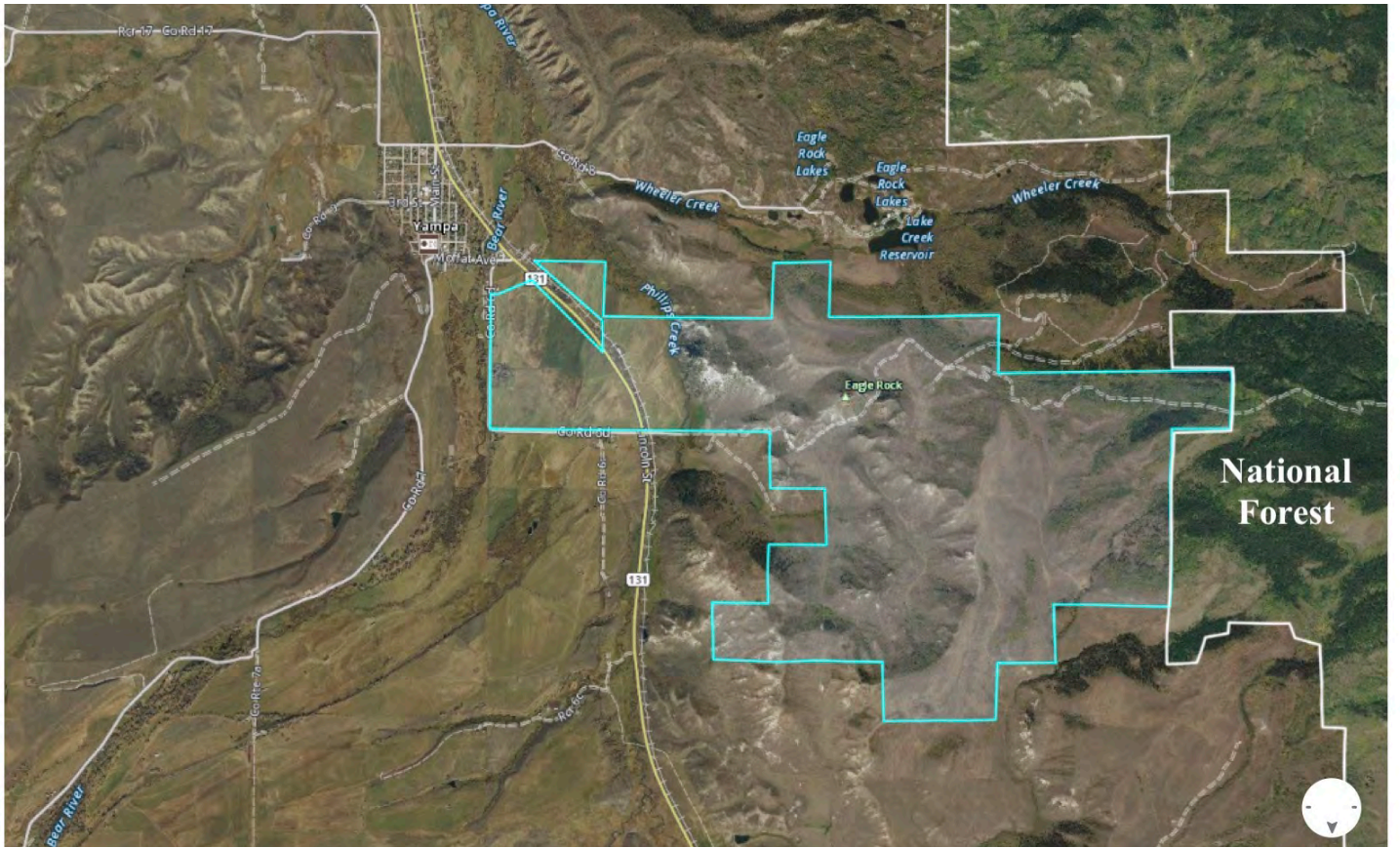
<u>Outbuilding Type</u>	<u>SqFt</u>	<u>Stories</u>	<u>Yr Blt</u>	<u>Stalls</u>	<u>Doors</u>	<u>Length/Width</u>	<u>Floor</u>	<u>Stall Floor</u>	<u>Features</u>	<u>Description</u>
Shed(s)	2,420		1930							Stock Shed
Shed(s)	1,040		1935							Stock Shed
Shed(s)	1,280		1929							
Shed(s)	1,654		1929							Stock Shed
Shed(s)	2,240		1929							Stock Shed
Barn/Storage	800		1935							
Barn/Storage	880		1930							
Barn/Storage	1,080		1930							

Public Remarks

G5 North Ranch – Yampa, CO - Spectacular Vistas | Abundant Recreation | Quality Cattle Operation| Senior Water Rights -
Located adjacent to Yampa, Colorado, the G5 North Ranch has an array of landscapes difficult to find in a single land holding. From 1.5 miles of high country bordering Routt National Forest, to Phillips Creek, to irrigated hay meadows and pastures, the G5 North Ranch hits the high notes. Extensive, senior water rights, approximately 30 cfs plus reservoir rights, are a defining feature of the G5 North Ranch. Associated water rights are arguably the best water rights in the basin, with reliable water delivery even during drought years. Irrigated grass hay land totals approximately 241 acres. Improvements consist of barns, corrals, and hay sheds appropriate and functional for a working cattle ranch, and residential improvements include two modest modular homes and a newer hunting cabin. Perimeter and cross fencing are well-maintained. Considering the ranch characteristic and its Yampa, CO location, an area rich with outdoor recreation opportunities, ranching heritage and convenience to Steamboat Springs and the I-70 corridor, the G5 North Ranch is an exceptional ownership opportunity.

Directions

US Highway 40 to Yampa. Turn west onto CR 7, then south onto CR 6D. Entrance is approximately 1/2 mile down 6D on the left.



G5 North Ranch Water Rights

1. All of the Pennsylvania Ditch from the Roaring Fork of the Yampa River, adjudicated by Decree dated September 22, 1892 as Priority No. 2, with an appropriation date of June 6, 1883, for 5.3 cfs.
2. All of the Pennsylvania Ditch (a/k/a the Pennsylvania Ditch No. 2) from the Yampa River, adjudicated by Supplemental Decree in Case No. CA 2475 dated September 14, 1946 as Priority No. 288-A, with an appropriation date of June 1, 1903, for 5.3 cfs.
3. An undivided one-half of the Little Mountain Ditch from Chimney Creek, adjudicated by Decree dated August 9, 1937 as Priority No.- 159-82, with an adjudication date of April 24, 1900, for 1.5 cfs.
4. All of the little Mountain Ditch from Chimney Creek, adjudicated by Decree in Case No. CA2475 dated September 14, 1945 as Priority No. 287, with an adjudication date of June 1, 1903, for 2.52 cfs.
5. An undivided 1/14th interest in and to the Stillwater Ditch and Reservoir.
6. 0.5 cfs in the South Side Ditch from Spring Creek of Phillips Creek, adjudicated by Decree dated September 22, 1892 as Priority No. 29(28), with an appropriation date of April 18, 1887, for 1.0 cfs.
7. 0.5 ds in the South Side Ditch from Spring Creek of Phillips Creek, adjudicated by Decree in Case No. 2475 dated September 14, 1946 as Priority No. 289, with an appropriation date of June 1, 1904, for 1.0 cfs.
8. All of the Hein Spring No. 2, adjudicated by Decree In Case No. W-0741 with an adjudication date of December 31, 1974, with an appropriation date of June 1, 1959, for 0.5 cfs.
9. All of the Hein Spring No. 3, adjudicated by Decree in Case No. W-0741 with an adjudication date of December 31, 1974, with an appropriation date of June 1, 1959, for 0.5 cfs.
10. 2.0 cfs in the South Side Ditch Enlargement from Spring Creek of Phillips Creek, adjudicated by Decree in Case No. 09CW09, with an appropriation date of June 1, 1979.
11. 4.0 cfs, conditional, in the G Five Pipeline from Phillips Creek of Yampa River, adjudicated by Decree in Case No. 12CWSSS, with an appropriation date of July, 24, 2012.
12. The Southside Ditch Enlargement as decreed on February 17, 2012, in Case No. 09CW09, in the District Court in and for Water Division No. 6, Colorado, for 2.0 cfs, absolute, with an appropriation date of June 1, 1979, for supplemental water to irrigate approximately 38 acres in the NE1/4 of the SW1/4 of Section 14, Township 2 North, Range 85 West of the 6th P.M.
13. 0.66 cfs in the Fix Ditch under Priority No. 140 A with a priority date of June 16, 1884.
14. An undivided 8/25ths interest in and to the Mill Ditch No. 1 Priority No. 1 and the 4.2 cfs adjudicated thereto.
15. 220 shares of Yamcolo Irrigators Association, Inc.