



RANCH & RESORT  
REALTY

# FLYING J RANCH

COLORADO—ROUTT COUNTY—STEAMBOAT SPRINGS



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## RANCH OVERVIEW

The Flying J Ranch is located in one of Steamboat's most coveted areas, a place known for its scenic beauty and rich variety of outdoor recreation throughout all four seasons. The property sits below the year-round maintained county road at 6,940 feet in elevation. The west end of the property is a spectacular park-like setting with the main stem of the Elk River plus two smaller braids and an irrigation ditch weaving through the cottonwood trees. The property balances irrigated hay meadows that surround the home with forested land along the river corridor. Completely rebuilt in 2018, the home has 5 bedrooms and 9 bathrooms, an impressive chef's kitchen, a dedicated yoga studio and a sophisticated western saloon. The outdoor space is anchored by a massive stone fireplace under a covered deck. Large flagstone patios, a screened-in porch and attractive high mountain landscaping seamlessly link the indoors and outdoors. The house is oriented to take full advantage of painted western skies as the sun sets between the iconic Sleeping Giant and Sand Mountain. With a diverse and healthy ecosystem on the ranch, it naturally attracts and supports the big game, small game and avian species found in northwestern Colorado.







# LOCATION

The property is located 12 miles north of Steamboat Springs in the Elk River Valley. Much of the drive from town follows the river corridor and its appurtenant hay meadows that make up this historic ranching valley. The paved road crosses two corners of the Routt National Forest, both with trailheads that provide access to over a million acres of public land. The road also parallels a State Wildlife Area with over 2 miles of access on the Elk River. Just a few miles north of the ranch is a massive expanse of public land with several lakes, hundreds of miles of trails, fishing streams and backroads that surround two small villages. The nearby town of Clark offers a neighborhood store with a full deli serving breakfast and lunch, a post office, general provisions, unique local gifts, a liquor store, and summertime ice cream on the deck and gourmet oven-fired pizza. Hahn's Peak, a few miles farther north, has two restaurants regularly featuring live music and a small store with fuel. The area is a magnet for residents and visitors who take full advantage of the great outdoors.









## LAND

The property consists of 35 acres and is bordered on the southwest side by a large conservation ranch. Approximately 20 acres are native grass hay meadows irrigated with senior water rights from ditches drawing water from the Elk River upstream. Because the meadows are mostly level, irrigating is relatively efficient and results in a very good hay crop each season. The western 15 acres are mostly covered in tall cottonwood trees punctuated by pockets of open meadows. Three portions of the Elk River weave through the property, providing varied fishing opportunities throughout the spring, summer and fall. The deciduous forest provides a wonderful setting for the wood-framed wall tent with a nearby tree swing that kids can't resist and, as if by serendipity, is conveniently sized for adults, too!





# RANCH IMPROVEMENTS

The intelligently designed home features essential modern upgrades including dedicated fiber optic cable internet, mesh internal network, and Sonos audio throughout the common areas. Timeless finishes have been incorporated into modern design features. Special spaces that cater to the three generations who have enjoyed the home for years include a spacious bunk room with four queen and four full size beds, each with reading lights and outlets. A well-equipped yoga studio, an opulent western saloon, a theater room, and inviting outdoor living areas appeal to all. The great room is defined by a massive floor-to-ceiling moss rock fireplace and a ten feet wide window that captures the countless sunsets and changing seasons. The gourmet kitchen has top of the line appliances and a thirteen-foot granite breakfast island that offers plenty of space for eager little helping hands. Two prep islands, a dual fuel Wolf range, a Wolf warming drawer, a full-size side by side refrigerator/freezer, refrigerator drawers, dishwashers, and a walk-in pantry complement the well-designed space.















## RANCH IMPROVEMENTS

Slip away to the privacy of the main-level primary suite that is warmed by its own fireplace, has a deep soaking tub, and a door to the cozy screened-in porch, perfect for watching a summer rainstorm move across the valley. A separate guest wing with its own sitting area has two en-suite bedrooms and an additional bedroom and bath. Its intimate den with warm wood beams and ceilings, custom stone fireplace, and its own deck provides a private space for morning coffee while attending to emails and phone calls. The younger generations have their own space on the upper level with an 8 bed-bunk room, a cozy den with a large screen TV, and bathrooms customized for cowboys and cowgirls of all ages. The home has a garage and storage wing that accommodate multiple vehicles and every type of gear needed to enjoy Colorado's outdoors. Custom ski lockers and several storage stalls are located just off of the garage. On the (unusual) uninspiring weather days, the garage transforms into the ultimate indoor gymnasium. With a basketball hoop, concrete floors for skating or pedaling around, even room for a singles pickleball court, this space is much more than a traditional spot to park vehicles and toys!









## RANCH IMPROVEMENTS

Double doors lead from the modern elegance of the open and bright great room to the intimate atmosphere of the saloon. Outfitted to accommodate easy gatherings, the rich leather furniture and polished accents are enveloped by dark wood floors, beetle kill pine ceilings, and wood beams. A traditional western style bar, complete with TV and stereo sound, is an ideal place to ease into the evening on a barstool or treat expectant kids to a root beer float. The entertainment spills out to the covered deck where a massive rock fireplace warms the sandstone hearth. A separate fire pit lies just beyond the deck and a few steps away a brilliant galaxy of stars appears.









## WATER RIGHTS

1.5 CFS decreed to the Upper Elk Ditch Company Ditch. Priority #141, appropriation date June 6, 1897, adjudication date September 15, 1902.

.5 CFS decreed to said Upper Elk Ditch Company Ditch. Priority #298c, appropriation date June 1, 1908, adjudication date June 25, 1943.

Water for the improvements is supplied by a well. There is a 2400 gallon cistern and a filter system. The well permit is 137097.







# THE ELK RIVER

Elk River, a magnificent freestone river that drains part of the Routt National Forest and the Mt. Zirkel Wilderness Area, is known for its relatively high flow rate given its length, making it one of the highest flowing rivers for its size in Colorado. With only 34 miles to drain approximately 780 square miles of Colorado's high country west of the Continental Divide, the river is the lifeblood for recreation and the backbone for agriculture. Spring runoff is fast and furious, but the smaller channels tame the flow and offer some excellent early season fishing. The crisp early mornings and quiet evenings of summer are a slam dunk for netting the feisty rainbows and large browns found in this section of the Elk. The slower flows of late summer, still shaded by trees and brush, extend the fishing well into the fall. The river freezes over during the colder months with a thick layer of ice that is occasionally interrupted by a riffle that refuses to give in to the forces of winter.







## RECREATIONAL AMENITIES

The Flying J offers the best of easy access to the variety of recreational activities. It simultaneously serves as a private retreat, with a long list of activities to enjoy without leaving the ranch boundaries. The private stretch of the Elk River provides a variety of fishing opportunities. The live flowing water attracts big game species like elk, deer, moose, and bear. A mobile, covered platform is a great spot for a riverside picnic and doubles as a music stage, perfect for a 4th of July celebration or family wedding. The canvas wall tent nestled in the cottonwood forest is a comfortable way to enjoy the crisp air and clear skies while a camp stove keeps the chill off. A short drive away, the Routt National Forest covers much of the local area, encompassing over 2M contiguous acres stretching from Steamboat to southern Wyoming. The huge expanse of public land provides hiking, cycling and horseback riding trails, hunting, additional fishing, plus snowmobiling and cross-country skiing on groomed trails. There are several lakeside campgrounds in the area as well as day-use trailheads. Whether exploring the mountains of northwest Colorado or enjoying the outdoors steps away from the house, a lifetime of outdoor adventure comes with living at the Flying J.







# AREA

The Flying J Ranch is located just north of the resort town of Steamboat Springs. The area is known for its respect for the outdoors, agricultural roots, laid-back culture, and skiing. Epic downhill skiing is a short commute to the Steamboat ski mountain. Now Colorado's 2nd largest resort, a \$200M expansion added more terrain, a new ice rink, several restaurants, and the fastest 10-person gondola in North America. Steamboat Springs is a friendly community of about 13,000 that features great amenities usually only found in larger towns: a state-of-the-art music pavilion that attracts speakers and acts from around the world, an indoor tennis/pickleball center, beautiful botanic gardens, natural hot springs, an award-winning full service acute care hospital, and the City-owned Howelsen Hill Ski Complex, the training grounds for over 100 Steamboat Olympians. The Yampa Valley Regional Airport is about a half hour drive and serves private and commercial aircraft. During the ski season, direct flights are available from 16 major cities around the country. Southwest and United provide daily, year-round service to Denver International Airport, the 3rd busiest in the U.S. with numerous options for convenient travel to every corner of the world.







# TYPICAL NORTHERN COLORADO WEATHER

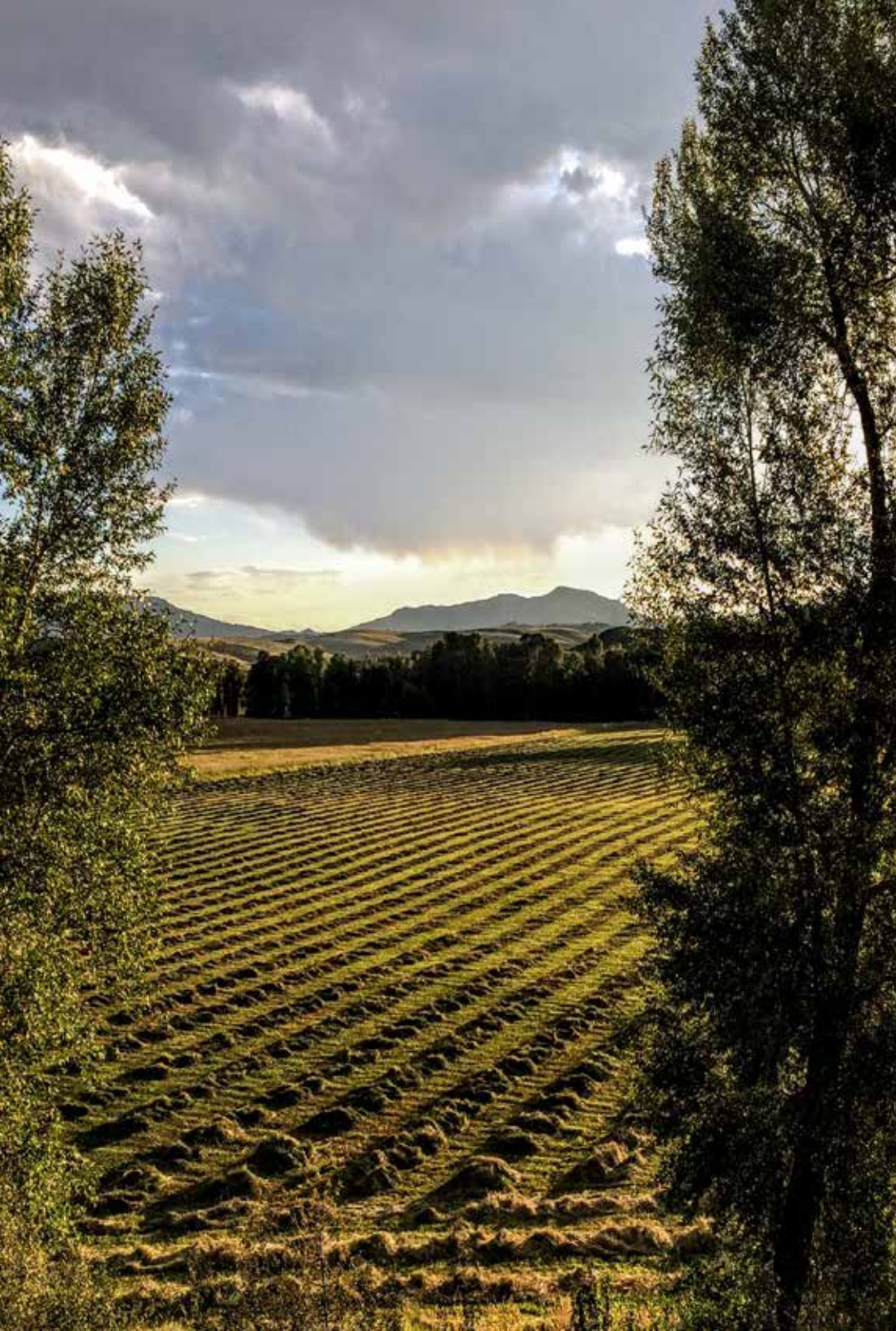
Relatively low in elevation for a Colorado mountain town, Steamboat Springs enjoys four distinct seasons with plenty of sunshine all year. Spring comes in April and May as the snow begins to give way to the grass and new calves sprint across an open meadow. Summer days are long and sunny with every shade of green on display. Daytime temperatures are in the 80's and nights are always cool, dipping into the 40's and 50's. Fall is a sensory delight with crisp air, bugling elk, vivid yellow aspens and orange oak brush. January has shorter days with average temperatures around 1 degree. Coupled with sunshine and Colorado's famously dry air, the cold temperatures result in legendary powder snow. The blanket of snow that covers the region this time of the year is nothing short of post-card perfect.











## RANCH OPERATIONS

The ranch supports summer grazing for horses and cattle. The rich soil, lush grass and irrigated meadows promote healthy feed for livestock and big game animals. A longtime area rancher harvests the native grass hay, typically about 45 tons per season. The property is classified as agricultural for property tax purposes. It is perimeter fenced and there is a cross fence that separates the meadow from the tree pasture. The current owners have enjoyed the ranch for years as a recreational retreat for their family and friends.







# ABOUT THE RANCH

PRICE: \$10,000,000

TAXES: \$8,379.44

## BROKER'S COMMENT:

The Flying J Ranch may be one of the finest recreation/luxury home properties on the resort market today. With a custom home and 35 acres packed with recreational amenities, close proximity to the Steamboat Ski Resort, the regional airport, and the vast expanse of national forest, it is unique among luxury mountain properties. The privately owned live water that flows through the ranch is the most difficult to find amenity in the region. Intentionally set up to entertain and relax, the property is located in one of the most scenic settings in the West. The ranch has served as a luxury family gathering spot for the seventeen members of three generations; for years they have convened to connect, get their hands dirty, and play together while making a lifetime of memories.







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