

# Willow Creek Ranch

2,890.00 Acres

Moffat County, CO

\$11,000,000



HAYDEN  OUTDOORS.

# Willow Creek Ranch

TOTAL ACRES:

2,890.00

PRICE:

\$11,000,000

COUNTY:

Moffat County

CLOSEST TOWN:

Slater, CO

*Presented by*



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### **Property Summary**

With 2890 +/- acres (970 in Wyoming and 1920 in Colorado), this unit is made up of a combination of two irrigated pivots covering approximately 370 +/- acres of alfalfa grass mix hay ground and large sagebrush and native grassland pastures. The pivots are serviced by wells with good producing power and electric motors. One pivot is a 13-tower, and the other is an 8-tower. The headquarters has a long list of good improvements.

### **Land**

The Willow Creek Ranch Colorado is the primary livestock headquarters. The headquarters improvements include two large and well-designed corral systems that allow for ease of handling livestock, three homes, and a bunk house, as well as the "Cantina," which is an excellent lodging area featuring four guest rooms with private bathrooms as well as a nice open kitchen and living area for entertaining guests. The "Cantina" is attached to the large 60'X130" shop building that is used for working on equipment and equipment storage.

The Willow Creek Ranch has the #1 water right on Willow Creek and has the Elk Lake (OVO Reservoir), which is 22 acres in size and at max holds 398-acre feet of water for late season water after Willow Creek drops later in the year.

The Willow Creek Unit is also home to large herds of pronghorn antelope and mule deer, as well as sage grouse and one of the largest concentrations of sharp-tail grouse in the area. There are also grazing permits on the adjacent state and BLM lands that border the ranch, making this a well-rounded ranch for any producer. The Wyoming portion of the ranch could qualify to receive two deer, two antelope, and two elk landowner tags since it is not part of the Colorado RFW program. Please check current state and local game regulations for verification.

## Activities & Amenities

ATV/Off Road  
Cattle/Ranch  
Fishing  
House/Cabin  
Hunting - Predator/Varmint  
Outbuilding/Barn/Shed/Shop  
Stream/River  
Water Rights  
Waterfront  
Borders Public Lands  
Farm/Crops/Ag  
Hiking/Climbing  
Hunting - Big Game  
Hunting - Small Game  
Skiing/Snowmobiling/Snow Sports  
Water Access  
Water View  
Wooded  
State Hunting Unit: 4

## Land Details

Address: 6919 County Road 1, Slater,  
Colorado 81653, USA  
Closest Town: Slater  
Total Acres: 2,890.00  
Deeded Acres: 2,890.00  
Leased Acres: 0.00  
Zoning: Ag  
Elevation: 7800  
Source of lot size: Unknown



## Recreation

The ranch is currently collectively enrolled in the Ranching for Wildlife program with other ranches in the area. Under current management, the wildlife and habitat are managed for quality to produce better quality feed and habitat as well as older age class elk, mule deer, and pronghorn antelope. The program allows landowners to maximize their opportunity to utilize their property in exchange for public access on a limited basis. The ranches do yearly habitat projects such as brush and timber mitigation and water projects to enhance the availability of quality feed and water.

Colorado Ranching for Wildlife is a cooperative program with private landowners and Colorado Parks and Wildlife that includes incentives to improve habitat on private land. Landowners create diverse plant communities that benefit wildlife throughout the year by managing grazing systems, working on various habitat improvement projects, and developing viable water sources. These well-managed lands provide essential habitat for various species, including grassland-nesting birds, migratory ungulates such as elk, mule deer, and pronghorn, as well as any other wildlife within the ecosystem and pollinators. The program introduced in 1986 was designed to give public hunters access to private ranches. Still, in turn, a considerable benefit allows private landowners to dictate their season dates for optimal hunting opportunities. For landowners, the elk and pronghorn season is a 90-day season that coincides with any open public season. The Mule Deer season is a 60-day season. The RFW license is a weapon of choice license.

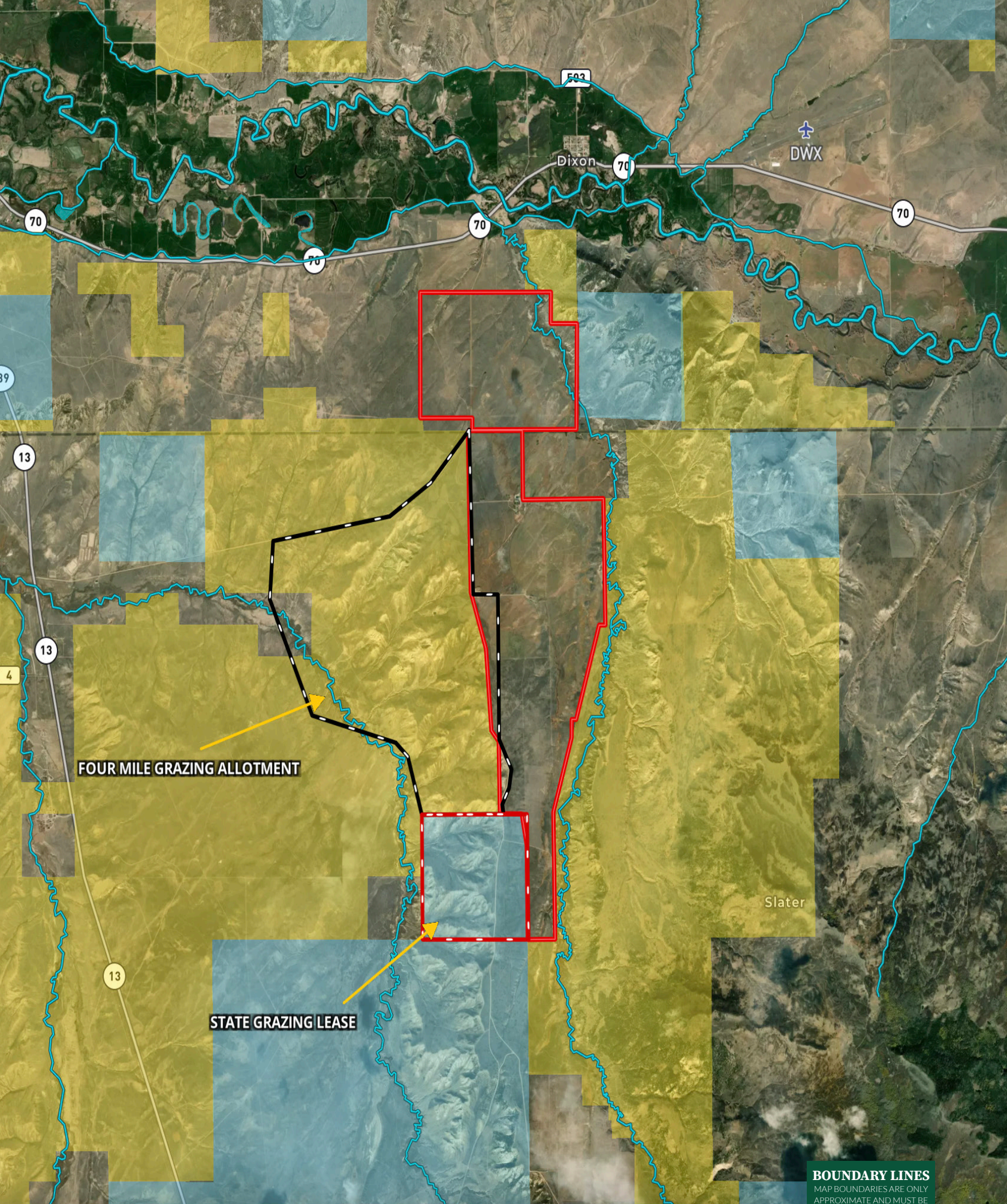
RFW is limited to ranches with at least 10,000 contiguous acres that contain a significant number of species for which licenses can be drawn. These species include elk, mule deer, and pronghorn on the Slater Creek Ranch.

In addition to hunting, that ranches have a great road system through out the property provides additional recreational opportunities that include hiking, mountain biking, UTV and snowmobiling.









DWX


Dixon

**FOUR MILE GRAZING ALLOTMENT**

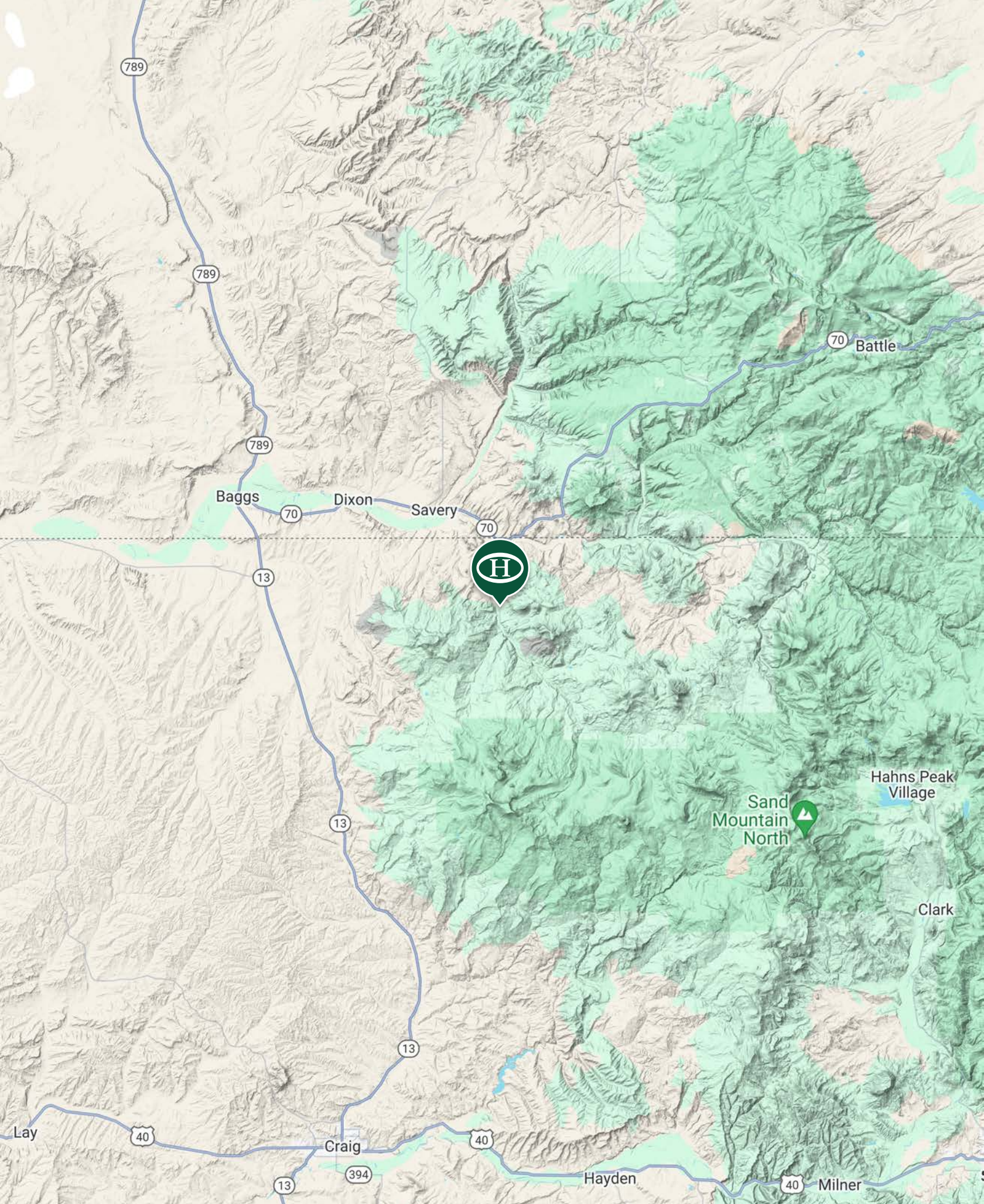
**STATE GRAZING LEASE**

Slater

**BOUNDARY LINES**  
MAP BOUNDARIES ARE ONLY APPROXIMATE AND MUST BE VERIFIED FOR ACCURACY.

 Boundary







### Region & Climate

The area is known for more than 300 days of sunshine and “Champagne Powder” snow. The area averages 154 inches annually of normal accumulations. Winters are beautiful, with the valley remaining snow-covered for most of the season, but the summer and fall keep people coming back year after year to visit the beautiful Rocky Mountains.







## Location

Northwest Colorado is surrounded by endless beauty and filled with history. The nearest towns include Slater, Craig, Hayden, and Steamboat Springs, Colorado. The Slater Dixon Ranches are 45 minutes from Yampa Valley Regional Airport. The nearby town of Dixon, Wyoming, has a private airport with a 7000 x 75 ft runway just minutes from the ranch.

The town of Steamboat Springs is located at 6,732 ft in elevation in Colorado's Yampa Valley. It is home to the Howelsen Hill ski area and the Steamboat Ski Resort. Not only is Steamboat known for its legendary skiing & snowboarding, but the nearby hot springs are therapeutic in nature, especially after a long day on the slopes. Located near the city center, the long-standing Old Town Hot Springs is equipped with swimming, soaking pools, and water slides. This experience is worthwhile and fun for all ages.



## Hayden Outdoors

# Buyer Process

**BUYER QUALIFICATION:** Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

**PROPERTY SHOWINGS:** With regards to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

**REPRESENTATION OF OFFERS:** Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

**BROKER PARTICIPATION:** Hayden Outdoors welcomes outside brokers to bring buyers to purchase our properties. We offer cooperating commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

**EQUAL HOUSING:** Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."



*"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"*

*- RICK STEINER, SELLER/BUYER*

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testimonials





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OUTDOORS®  
REAL ESTATE**

**THE BRAND THAT SELLS THE *Land*®**

Hayden Outdoors is a family-owned real estate company and brokerage with a background in the cattle and ranching business. In 1976, Leo Hayden founded the company as the Property Exchange, working with farms and ranches for sale near Hays, Kansas. The brokerage moved to Goodland, Kansas in 1981 and became Hayden Inc. In the late 1990's, Leo was joined by his two sons, Dax and Seth, to help grow the business in multiple states. In 2003, Hayden Outdoors was formed to represent sellers and buyers on farm, ranch, and recreational properties in the Great Plains and Rocky Mountains.

The team at Hayden Outdoors has grown and prospered to include over 200 brokers, agents, and an excellent full-time staff supporting the sale of rural land. Hayden Outdoors represents the finest farms, legacy properties, working ranches, hunting lands and recreational properties from coast to coast.

Over time, we have built our team to be composed of brokers and agents with experience and knowledge in their markets and an affinity to "Do what they say they will". Hayden Outdoors is about honesty and integrity with customers and a rich sense of land stewardship. We understand land, water, habitat, livestock, wildlife, minerals and what is necessary to maximize value for our clients. **We truly love the great outdoors!**

We are blessed to work with the owners and buyers of the farms, ranches and other fine recreational properties we represent, because it is still the diversity of owners over the years that make these places so special.

At Hayden Outdoors, we're proud to say that we only work with the **best** brokers and agents who are experienced farmers, ranchers & outdoor enthusiasts.

**Hayden Outdoors Real Estate**

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