

STRAWBERRY CREEK RANCH 9N

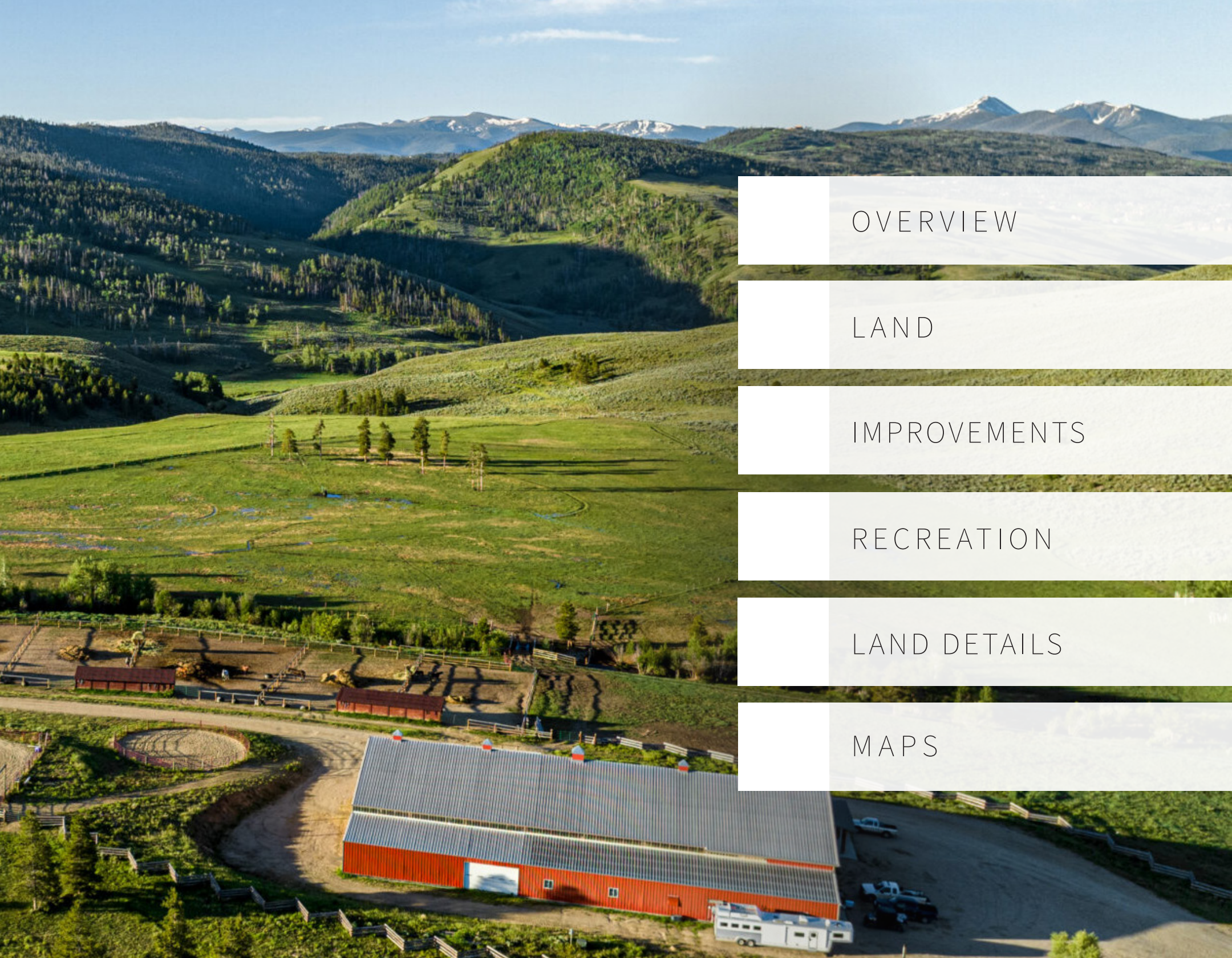
306.50 ACRES | GRAND COUNTY, COLORADO



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OVERVIEW





WELCOME TO **STRAWBERRY CREEK RANCH 9N**

Nestled in the heart of Colorado, just 5 minutes from downtown Granby, Strawberry Creek Ranch spans 306.5 acres and offers an authentic Colorado ranch experience. It features lush pastures, live water, and stunning views of Granby Ranch Ski Resort and whitecapped mountains, enhancing its rustic charm.

LAND



Significant ranch improvements have accommodated hundreds of weddings and blend tradition with modern convenience, including a 130-year-old historic barn and a newly built event barn (can seat 200 guests). The ranch also boasts a well-equipped equestrian center, comfortable living quarters, and comprehensive agricultural facilities.

Scenic ponds and live water throughout the property enhance the landscape. The ranch is sold with 95 shares of Vail Ditch used for irrigation, representing valuable water rights. Wildlife like moose, elk, and deer thrive here, and the ranch borders vast BLM and National Forest lands, making it perfect for exploring, hunting, and outdoor activities. The views are some of the best in Colorado, featuring Byers Peak, Granby Ranch Ski Resort and golf course views, providing a picturesque backdrop.



IMPROVEMENTS





The main income streams include hosting weddings, horse boarding services, and cattle/ hay operations generating substantial and consistent revenue. Located 5 minutes from Granby Ranch Ski Resort, 20 minutes from Winter Park Ski Resort, two hours from Denver, and only 2 miles from the Granby airport the ranch offers convenience and tranquility, making it a unique and special property.

Weddings – With facilities that include a rustic barn, a scenic ceremony deck, a spacious reception barn, a cozy bridal cabin, and groom quarters, this place ensures every detail of your special day is perfect. The venue has proven itself as a desirable wedding venue. In the past the ranch has hosted up to 35 weddings a year.

The building improvements include a 14,000 sq ft equestrian center with an indoor arena, three indoor paddocks, a heated tack room, two heated wash stalls, a kitchen, and a bathroom. Attached to the equestrian center is a 2,000 sq ft apartment with two bedrooms, two and a half bathrooms, and a two-car garage, as well as a 810 sq ft studio apartment with a kitchen, one bedroom, and one bathroom. Additional structures include an 1,800 sq ft hay barn, a 912 sq ft heated shop, a 240 sq ft full log homestead cabin, a 1,800 sq ft full log homestead barn(weddings), and a 4,032 sq ft outback barn (weddings) built in 2019, along with a cattle working facility. Other improvements feature a 19,000 sq ft outdoor arena, eight outdoor paddocks and corrals, and an outdoor round pen.





Piece this ranch all together, and you get something incredibly special: a beautiful setting of lush hay fields, water rights and rugged mountainsides, complemented by thriving income streams from wedding venues and top-notch horse boarding services. This unique combination creates a blend of natural beauty and sustainable business, making the ranch an extraordinary and cherished place for its next owner.

RECREATION









LAND DETAILS





FEATURES

- ATV/Off Road
- Borders Public Lands
- Cattle/Ranch
- Cycling/Mountain Biking
- Development Potential
- Equestrian/Horse Property
- Farm/Crops/Ag
- Fishing
- Hiking/Climbing
- Hunting - Big Game
- Income Producing
- Irrigation
- Outbuilding/Barn/Shed/Shop
- Pond/Lake
- Recreational Business
- Skiing/Snowmobiling/Snow Sports
- Stream/River
- Water Access
- Water Rights
- Waterfront
- Wooded
- State Hunting Unit: 28



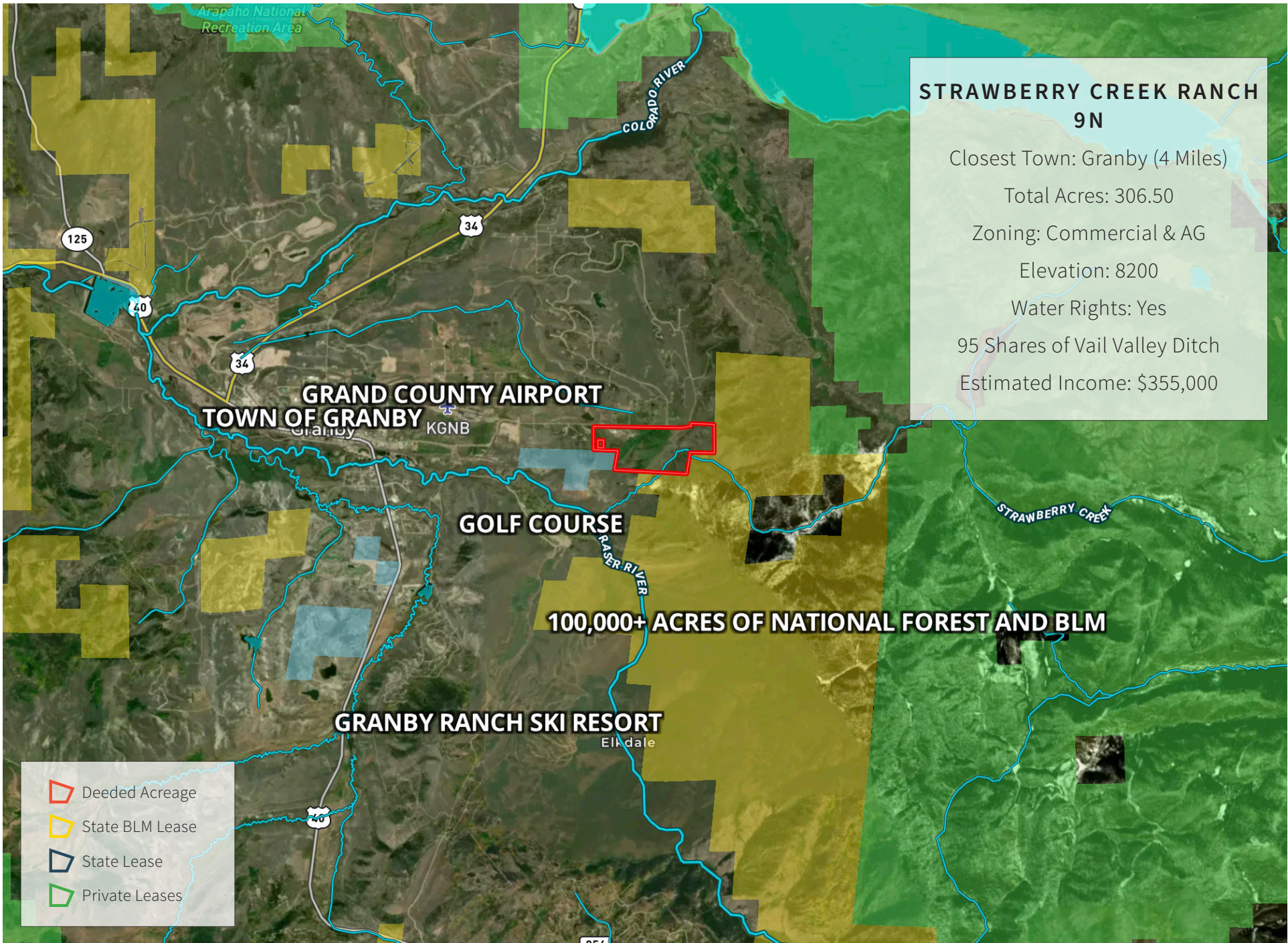






MAPPING





**STRAWBERRY CREEK RANCH
9N**

Closest Town: Granby (4 Miles)

Total Acres: 306.50

Zoning: Commercial & AG

Elevation: 8200

Water Rights: Yes

95 Shares of Vail Valley Ditch

Estimated Income: \$355,000

- ▭ Deeded Acreage
- ▭ State BLM Lease
- ▭ State Lease
- ▭ Private Leases



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