

SHINING MOUNTAIN RANCH

1,335 ACRES | ROUTT COUNTY, COLORADO



HAYDEN
OUTDOORS
REAL ESTATE

SHINING MOUNTAIN RANCH





OVERVIEW

LAND

IMPROVEMENTS

RECREATION

OPERATIONS

REGION & CLIMATE

HISTORY

MAPPING

OVERVIEW





WELCOME TO SHINING MOUNTAIN RANCH



QUICK FACTS

1,335 Acres

Fishing

Hunting

Water Rights

Custom Log Home

Outfitting/Guide Service

Cattle/Ranch

ATV/Off Road

The Shining Mountain Ranch is rare holding of 1335+/- acres within 20 minutes of Steamboat Springs and Yampa Valley Regional Airport. A mix of alpine meadows, pine, aspen and oak brush ridges, this property is an exceptional hunting, fishing and recreation playground. The property has multiple lakes, several springs and 3/4 of a mile of Tow Creek. Amenities include a 2760 Sq. Ft, 3 + bedroom 3.5 bathroom home and rustic 1 bedroom cabin.

LAND

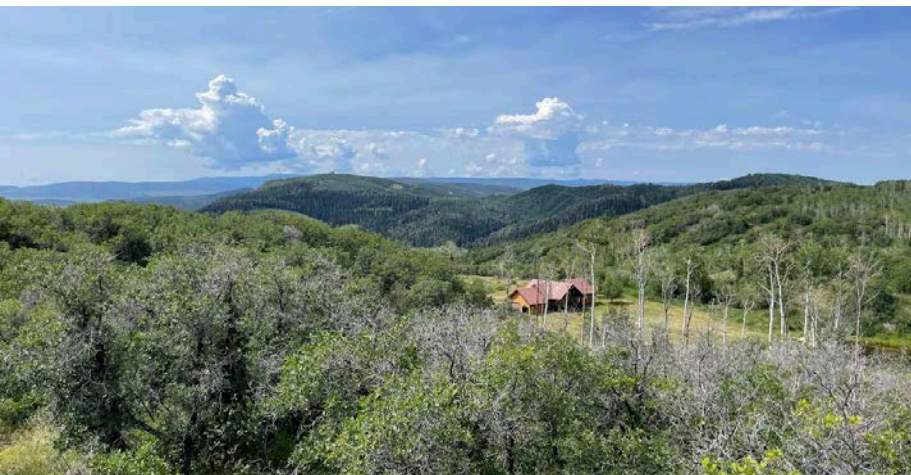


This beautiful 1335+/- acres of exceptional high mountain ranch land, has three freshwater lakes that range from 2.75-4 acres in size. There are multiple springs on the property as well as 3/4 miles of Tow Creek flowing through the property that supply water for cattle and wildlife alike. There are large aspen groves and stands of mixed pines that include Lodgepole, Engleman Spruce and Subalpine Fir covering the property. There are several large open high mountain meadows that are located throughout the property as well. Four historic log cabin sites are located on some of the large meadows where the springs feed out. Looking around from the highest ridges provides views of Mt. Werner, the Zirkel Wilderness and the Park Range as well as Pyramid Peak and the Flat Tops and the Gore Range to the south. There is currently a grazing lease in place with a well known producer, providing some income and allowing the ranch to maintain its agricultural status. The ranch has a very good road and trail network that allows travel to just about every portion of the ranch either by pickup, side by side or ATV. Elevations of the ranch are from approximately 7200' -7700'.



IMPROVEMENTS





Shining Mountain Ranch Ranch features a custom built Western Cedar log home constructed in 1988. The home has 1980 Sq.ft. on the main level with 3 bedrooms and 3 bathrooms. Additionally the main level has a spacious open floor plan with the kitchen, dining and living area all facing large windows that look south towards the Gore Range and the Flat Tops. Up top is a 780 Sq. Ft loft with a bunk room and a half bath as well. There are large windows in the loft providing natural light an excellent views of the mountains to the south. A large wood stove backed by a native rock facia in the living area provides warmth on those cool fall days. Many custom touches in the home including built in china cabinets, book cases, gun cabinet and log spindle railing on the stairs. The large laminated beams that create a beautiful cathedral ceiling in the open living area. The home also has large covered porches on the south and north sides. The north porch overlooks Mirror Lake which has a dock and has historically been an excellent fishery. Beyond Mirror lake are views of the large stone spires of Sand Mountain. There is a large 3 car garage and additional shed that houses the solar batteries and generator.

RECREATION







Shining Mountain Ranch is a place that truly has the recreationalist in mind. There are 3 spring fed lakes located around the ranch. Mirror Lake sits just a short walk out the back door of the house and has historically been an excellent fishery. There are two docks with composite decking and the water in the lake is controlled by a gate valve. Additionally the lake has a culvert type overflow. During the summer the lake produces approximately 30GPM flow to the stream that feeds into Tow Creek on the east side of the ranch. The two lakes on the northern portion of the property are currently utilized for wildlife and livestock water. There is a possibility that both could be stocked with fish but would require an aerator for any chance of winter survival or the understanding of winterkill. The big game hunting on Heritage Mountain Ranch is the keystone feature and some of the very best in the area. The ranch is home to elk, mule deer, black bear, mountain lion, coyotes and many small mammals as well. Upland birds such as Dusky

and Sharp-tail grouse are also native to the ranch. Historically, the ranch has held large numbers of elk throughout the summer months where the cows will have their calves in large lush meadows. During the fall as temps begin to cool and bugling bulls will be scattered across the ranch, hunters will have ample opportunity for an amazing hunting experience. Mostly utilized as a family hunting sanctuary, the property has also been leased to a local outfitter for additional income opportunities. There are ample numbers of black bears that frequent the area and give hunters a good chance for seeing them every time they are in the field. Moose have recently been seen on the ranch and are becoming more and more common every year as they expand their range west. Additionally the ranch can be utilized for a multitude of activities such as hiking, mountain biking, horseback riding, ATV/UTV riding, snowmobiling, snowshoeing and cross country skiing.



OPERATIONS





AGRICULTURE

Cattle spend the summer grazing on the plentiful native grasses on Shining Mountain Ranch. The neighboring rancher who has a long history on the ranch has leased the property for many years and has exceptional knowledge of the property and surrounding area. Cattle come on to the ranch in early summer and will be moved out by the third week of September.

GENERAL OPERATIONS

The ranch has been in the same family for decades and started off as a homestead cattle ranch. In recent years it is primarily used as a vacation and recreation property with grazing being leased for additional income and tax benefit. The property is set up to continue as a recreational retreat for hunting, fishing, horseback riding, ATV/UTV riding, hiking, mountain biking in the summer and snowmobiling, snowshoeing and cross country skiing in the winter months.



REGION & CLIMATE





Routt County is known for its mild summers and snowy winters. On average the area sees over 243 days of sun. Rainfall in the area is around 18-20 inches annually and snowfall on average is 130+ inches. Typically summers temps will average 55-85 degrees and winter will see 6-40 degrees average. Higher and lower temps are always possible. Steamboat Springs is known for its exceptional skiing snow referred to as Champagne powder. This describes the dry, fluffy powder that is common on the mountain. The area is home to the Yampa River, Elk River and many tributary streams that feed those two main rivers.



LOCATION

Shining Mountain Ranch sits just 20 minutes west of downtown Steamboat Springs and 20 minutes east of the Yampa Valley Regional Airport. The property is very private in its location sitting above Tow Creek just off RCR 50. The drive winds into the property from the south and opens into a large meadow where the home sits at approximately 7200 feet. There are breathtaking views in every direction from the ranch.



HISTORY



Historically, the Routt County area was home to nomadic Ute Indians before the mid-nineteenth century, when gold discoveries near Hahn's Peak, above the Elk River valley, attracted white prospectors. Ranchers and farmers followed the miners, taking advantage of the area's fertile river valleys. Steamboat Springs was originally named for the sound of the hot springs along the river making the chug, chug sound of a steamboat. There are many accounts of the vast herds of wildlife in the area as settlers came into the valley and that still holds true today with large herds of elk, mule deer and pronghorn antelope covering the landscape.

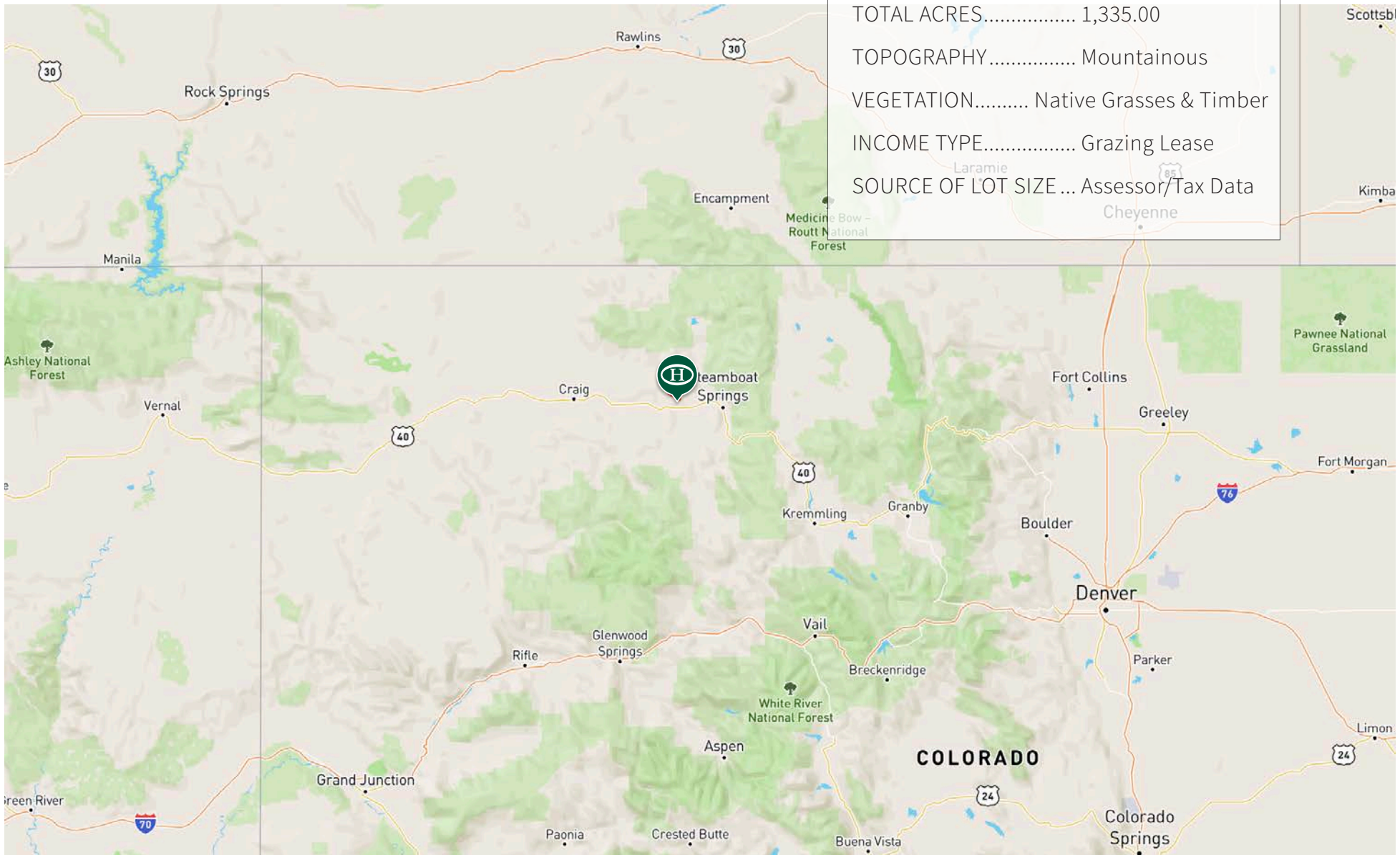
Shining Mountain Ranch was homesteaded by, and has been in the same family for decades. The ranch has rich history of being a part of a larger cattle ranch that produced cattle that were driven to Steamboat Springs to the railhead in the early days of the Cowntown.

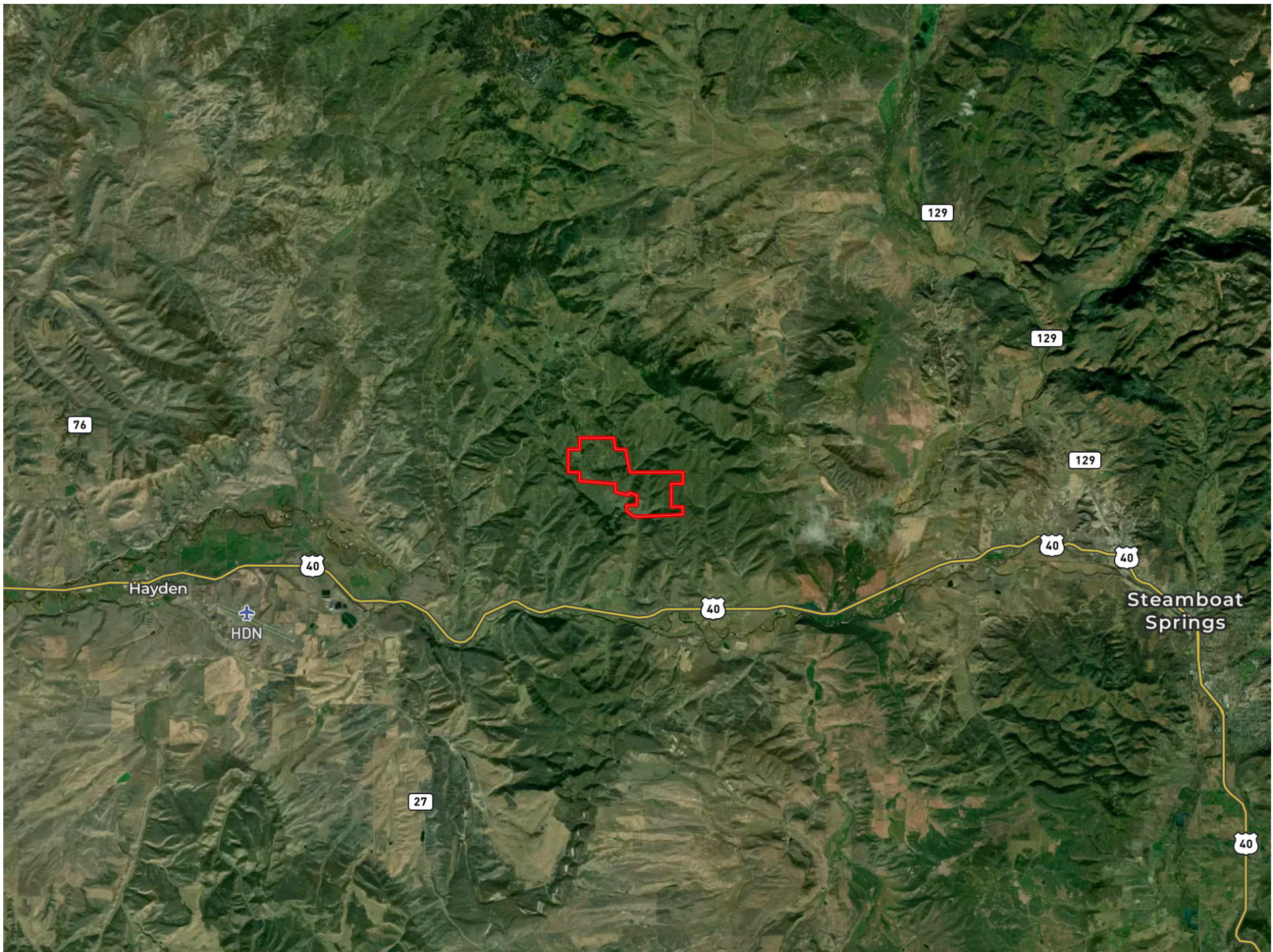


MAPPING

PROPERTY

TOTAL ACRES..... 1,335.00
TOPOGRAPHY..... Mountainous
VEGETATION..... Native Grasses & Timber
INCOME TYPE..... Grazing Lease
SOURCE OF LOT SIZE... Assessor/Tax Data







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