



VISTA VERDE RANCH
Steamboat, Colorado

Considered to be one of the premier luxury “Dude and Guest” ranches in Colorado and the western United States, Vista Verde Ranch is located just north of Steamboat Springs. The ranch has a long history, dating back to 1916 when it was homesteaded. A subsequent owner, who ran a prosperous hunting and fishing camp, added other homesteads to create the present day ranch. Since 1975 Vista Verde has been operated as a modern day “dude ranch.” During the last 11 years the current owners have built or rebuilt every structure on the ranch. And, as they very modestly say, “they are rustic on the outside, anything but on the inside.” The Ranch Consists of 540 acres, of which approximately 225 acres of meadows and pastureland are irrigated or sub-irrigated. The lodge, which is the focal point of the ranch, is of log construction, as are all the buildings on the ranch. The main-level dining room can seat approximately 50, at four-person tables. Also on the main-level is a warm, inviting sunroom for reading and relaxing, and it is where evening cocktails are served. There is a gift shop, and a computer room with satellite

internet access for the guest’s convenience. On the upper level there are three beautifully appointed guest rooms, each having a balcony; and the ranch office. There are nine luxury guest cabins, each with a different floor plan and warm, western

décor. All cabins have been built or re-built between 1992 and 2002. Water rights out of Hinman and Coulton Creeks provide water for the irrigation of approximately 225 acres. Hinman Creek courses through the eastern position of the ranch and supplies water to the pond (Lake Suzanne) in front of the lodge. Coulton Creek feeds Coulton Reservoir on the western edge of the ranch.

Offered for \$14,500,000
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