



## HILLTOP RANCH

CRAIG, COLORADO | 17 ACRES | \$850,000

Hilltop Ranch is a scenic 17.5-acre ranchette located just two miles outside of Craig, Colorado. Positioned on a ridgeline overlooking the Yampa River Valley, the property features a 3,684 SF custom Mennonite-built home with five bedrooms and three bathrooms across two levels. The 30x48 heated and insulated shop with an attached barn and three stalls adds excellent utility. With fenced pasture and productive dryland alfalfa/grass mix, the ranch combines comfort and function for families, hobby farmers, and animal lovers alike.

The 17.5-acre property consists of rolling terrain with a fully fenced 3.9-acre pasture connected to the barn and corral. Nine acres are planted in a productive dryland alfalfa/grass mix, yielding 12.5 tons in 2023. The property sits at an average elevation of 6,600 feet.

Hilltop Ranch is conveniently located just two miles from downtown Craig, CO, at the end of a quiet, private road. Residents enjoy quick access to local restaurants, a grocery store, movie theater, parks, and the fairgrounds—all within a 15-minute drive. The vibrant town of Steamboat Springs is less than an hour away, offering world-class skiing and year-round recreation.





## OPERATIONS

Hilltop Ranch is ideal for equestrian and hobby farming pursuits. With every square inch thoughtfully utilized, the layout supports livestock, 4-H projects, and recreational use. The private road is maintained cooperatively with neighbors. An opportunity exists to generate seasonal income through snow plowing services.

## WILDLIFE & RECREATION

Wildlife is abundant in this region. Deer and elk are frequently seen, and the second-largest elk herd in Colorado migrates through the nearby Elkhead Mountains each fall, offering excellent wildlife viewing and hunting potential.









## IMPROVEMENTS

The 3,684 SF Mennonite-built home features five bedrooms and 3 full baths plus an office characteristic of the thoughtful design and craftsmanship. An open floor plan connects the main-level kitchen, dining, and living areas, filled with natural light from the south- and east-facing windows. The kitchen includes custom cabinetry, ample counter space, a corner pantry, and child-friendly built-in slide-out steps. The main level also features a bedroom, bathroom, and laundry room. The lower level houses the spacious primary suite, three additional bedrooms, another full bathroom, a den/office, and additional storage. Step out to the lower patio and soak in the included hot tub with unobstructed views of the Elkhead Mountains.

The 30x48 insulated shop is heated with in-floor radiant heat and includes integrated wall storage nooks. Attached to the shop is a barn that includes three stalls and extra vehicle/toy storage.



















## WATER RIGHTS AND RESOURCES

Water is provided via a cistern, filled with water transported from the town of Craig using the included ranch truck and water tank. Seller is offering a buyer credit of \$25,000 that a buyer can apply towards a well. Several nearby properties operate wells, so the potential to drill exists. No adjudicated water rights are included with the sale.

**TAXES:** \$2,037 (2024)

## SUMMARY

Hilltop Ranch offers the best of rural living with a spacious, well-built home, room for animals, and close proximity to town amenities. Whether for recreation, equestrian pursuits, or peaceful country living, the ranch provides flexibility, privacy, and functionality. It's a rare find that blends craftsmanship, location, and usability in Northwest Colorado.









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