



TEMPLE'S YAMPA RIVER RANCH

HAYDEN, COLORADO | 135 ACRES | \$2,300,000

Over 1/2 mile of live water on the Yampa River and 135± acres come together at Temples Yampa River Ranch, creating an exceptionally rare opportunity to own a private stretch of riverfront in the heart of Northwest Colorado. River frontage of this scale is difficult to find and even harder to replace, particularly on a property that also offers senior water rights, productive irrigated hay ground, fenced pasture, practical ranch improvements, strong fishing, and close proximity to both Hayden and the mountain resort town of Steamboat Springs. In a market with limited live water offerings, properties of this caliber are highly coveted and rarely remain available for long.

With ownership extending to the centerline of the Yampa River and practical access to both sides of the river corridor, the ranch offers a highly uncommon private waterfront setting for fishing, recreation, and day-to-day enjoyment. Seller-owned mineral rights are currently included.



LOCATION & ACCESS

The ranch is located on County Road 65 with dependable year-round access and lies just 3 miles, or approximately 6 minutes, from the town of Hayden. Hayden offers daily conveniences including newly built schools, grocery access, dining, and community services, while still maintaining the feel of a true western ranching community.

The resort town of Steamboat Springs is also within easy reach (30 min), adding another dimension to ownership. World-class skiing at Steamboat, along with dining, shopping, air service, and year-round recreation, is close at hand, making the ranch appealing as either a full-time residence, seasonal retreat, or legacy holding.

Set within a broad and scenic valley, the property enjoys a dramatic mountain backdrop, with the Elkhead Mountains, Park Range, and Flattops helping define the surrounding landscape. In addition, millions of acres of nearby public lands expand the recreational appeal well beyond the ranch itself.

Yampa Valley Regional Airport in Hayden adds another layer of convenience, with year-round daily flights to and from Denver and seasonal nonstop service to numerous major destinations. The airport is also home to a private FBO, adding further convenience for private air travel to and from the Yampa Valley.

WATER RIGHTS

Water is one of the defining strengths of the ranch. The property includes senior water rights totaling 2.88 cfs from the Yampa River with priority dates ranging from 1883 to 1888, together with an additional 1.0 cfs right with a 1981 priority date. These rights irrigate all 34 acres of productive hay meadow and materially enhance both the agricultural utility and long-term value of the property.

WATER RIGHTS & IMPROVEMENTS

ACREAGE & DESCRIPTION

Temples Yampa River Ranch encompasses ±135 acres and presents a rare combination of river frontage, irrigated production, pasture, and recreation. The ranch includes approximately 34 acres of fertile irrigated river-bottom hay ground, all served by the property's water rights, along with approximately 26 acres of riparian recreational ground that enhances the ranch's fishing, hunting, and wildlife value.

The acreage south of County Road 65 is fenced and cross-fenced for pasture grazing, making it well-suited for horses, small-scale cattle use, and general ranch utility. The balance of the ranch supports the homesite, improvements, access, and the diverse habitat that makes this property so appealing from both an agricultural and recreational standpoint.

One of the rarest features is the live water itself. The ranch offers over 1/2 mile of Yampa River frontage, with ownership to the centerline of the river. Because the land immediately north of the river is Colorado State Park ground, the owner benefits from practical access to both sides of the river corridor, an uncommon and highly desirable attribute for fishing, enjoyment, and overall river use.



WILDLIFE & RECREATION

Riverfront ranches of this scale and quality are exceptionally difficult to find, particularly those with productive ground and strong accessibility. Fishing is a major attribute here. With ownership to the centerline and practical access to both sides of the river, the ranch offers a highly appealing private fishing setting along the Yampa. Rainbow trout and brown trout utilize this stretch of river, while the surrounding riparian habitat supports ducks, geese, deer, and elk.

Beyond the river itself, the ranch offers the kind of recreational diversity that broadens its appeal well beyond a typical small acreage. The wildlife-rich river corridor, irrigated meadows, fenced pasture, and nearby public lands create a property that is equally suitable for the landowner interested in fishing, waterfowl, horseback use, grazing, or simply enjoying a private valley setting with live water and mountain views.

Its location also places the owner within easy reach of Steamboat Springs and the broader year-round recreation of Northwest Colorado, including skiing, snowmobiling, hunting, hiking, horseback riding, and public-land access in nearly every direction.

IMPROVEMENTS

The ranch is improved with a comfortable ranch residence and a practical set of agricultural and utility buildings that support both residential enjoyment and working-ranch use.

Main residence

- 3 bedrooms, 3 baths
- 2,404 square feet
- Log construction with warm western character
- Vaulted wood ceilings with exposed beams
- Floor-to-ceiling stone fireplace anchoring the main living area
- Large windows capturing views across the meadow and valley
- Elevated deck overlooking the meadow, river corridor, and surrounding landscape
- Lower-level living/flex space opening toward the improvements and yard and including a full kitchen.







Shop building

- 70' x 40' metal shop
- Insulated
- Concrete floors
- Oil heater
- 240V service

Hay shed / loafing shed

- 45' x 60'
- Useful for hay storage, equipment cover, or livestock shelter
- Covered loafing shed north of the shop
- 35' x 25' with 3 bays

Horse barn

- 25' x 60'
- Three covered stalls
- Tack/feed room

Chicken coop

- Additional support structure for hobby-ranch or farmstead use

Additional structure on 6375 CR 65

- A titled manufactured home is associated with the parcel
- Based on current condition, it is best viewed as an existing improvement with potential for future replacement, renovation, storage, or site utility rather than as a primary habitable improvement in its present state



RESIDENCE CHARACTER

The home carries a comfortable and authentic ranch feel, with features that fit the setting well rather than feeling overdone. The main living area is defined by vaulted ceilings, exposed beams, natural wood finishes, and a substantial stone fireplace that gives the home warmth and scale. Large windows and glass doors bring in natural light and connect the interior to the surrounding meadow and river-bottom views.

The kitchen and baths appear functional and well-kept, while the overall floor plan offers a practical blend of comfort and usability for full-time living, weekend use, or seasonal occupancy. The elevated deck is an especially attractive feature, creating an inviting place to look out over the irrigated meadow, river corridor, and mountain-framed valley.

SUMMARY

Temples Yampa River Ranch is a highly unusual offering in today's market: ±135 acres with over 1/2 mile of Yampa River frontage, access to both sides of the river, fishing for brown and rainbow trout, productive irrigated hay meadow, fenced pasture for horses or cattle, usable ranch improvements, and seller-owned minerals currently included. With limited live water offerings in Northwest Colorado, this is the kind of coveted river property that commands immediate attention when it reaches the market. Just minutes from Hayden and within easy reach of Steamboat Springs, the ranch offers the increasingly rare combination of waterfront recreation, agricultural function, year-round access, and true western scenery.





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