

BEAVER CREEK RANCH

WALDEN, COLORADO | 3,293 ACRES | \$8,000,000

Nestled along the western edge of Colorado's North Park, Beaver Creek Ranch spans an impressive 3,293 acres of irrigated meadows, live water, and mixed timber. Set against the eastern slopes of the Park Range, bordering the Routt National Forest and Mount Zirkel Wilderness, the property offers a stunning natural backdrop just east of the Continental Divide. Its prime location, adjacent to public lands and surrounded by diverse terrain and vegetation, provides unmatched views of the surrounding mountains and valleys. Tucked away at the end of a private, well-maintained gravel road, the ranch offers year-round access and exceptional seclusion. At its heart sits a comfortable 3,200-square-foot log cabin with full utilities, an ideal headquarters for both recreation and relaxation.

The ranch boasts extensive water rights, complemented by ponds and roughly 5.5 miles of live water along Beaver Creek and Butler Creek, offering limited fishing opportunities. Multiple irrigation ditches and seasonal drainages further enhance the property's water resources, supporting both livestock and wildlife. With a focus on livestock production and recreational use, the land's premier natural features are safeguarded by a conservation easement. Ranging in elevation from approximately 8,200 to 9,200 feet, the ranch sits at an ideal height for enjoying summer and fall activities in the Central Rockies. The landscape transitions gracefully from mixed timber to open meadows and mountain pastures, eventually flowing into irrigated hay fields and willow-lined stream corridors.



HUNTING AND WILDLIFE

The property's mixed timber, open meadows, and water resources provide excellent habitat for many wildlife species. The ranch is in GMU16. There is an abundance of wildlife in the surrounding neighborhood that are common to the ranch including elk, mule deer, pronghorn, bear, and moose. Grouse are also common. With current ownership and management, there has been limited hunting pressure on the ranch.

LOCATION

The ranch is located about 21 miles southwest of Walden, around 40 miles northwest of Kremmling, and around 55 miles to Steamboat Springs (via Rabbit Ears Pass). North Park and the surrounding area are characterized by a somewhat sparse population, long revered for its ranching and recreation – within a short travel distance from regional airports and services. The North Park area supports a tremendous amount of additional recreational opportunities.

SUMMARY

Beaver Creek Ranch offers a rare expanse of acreage on the edge of North Park, blending diverse vegetation and land uses to support both agricultural operations and outdoor recreation. With its abundant water resources, scenic setting, and multi-functional landscape, the ranch embodies the quintessential Colorado mountain experience.



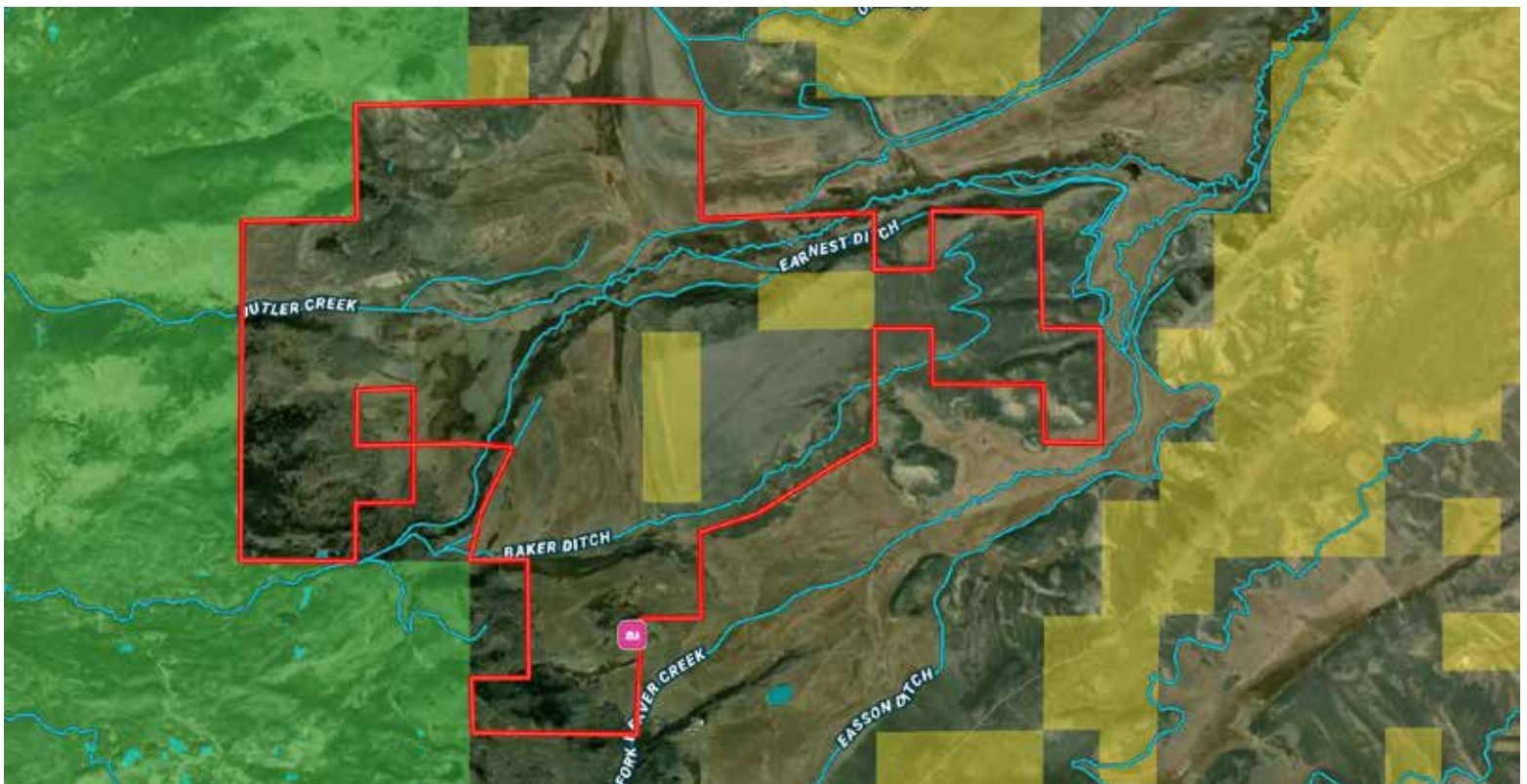




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