



BROOKSHIRE MOUNTAIN RANCH

STEAMBOAT SPRINGS, COLORADO | 198 ACRES | \$2,750,000

Brookshire Mountain Ranch offers 198± acres which commands sweeping, unobstructed views across the Elk River Valley, with a visual corridor that captures Elk Mountain (Sleeping Giant), Pilot Knob, Round Mountain, Sand Mountain, and Wolf Mountain. The property's elevated position and natural orientation provide a sense of scale and openness rarely found in parcels of this size and proximity to town. Balancing privacy, accessibility, and proximity to Steamboat Springs, Brookshire Mountain Ranch represents a compelling blend of lifestyle, recreation, and long-term land investment, equally suited for immediate enjoyment or thoughtful future improvement.

Situated approximately ten miles northwest of Steamboat Springs along the eastern flank of the Elk River Valley, the ranch benefits from year-round, county-maintained access via Elk River Road (County Road 129).



LOCATION & ACCESS

Despite its convenience, the property retains a strong sense of seclusion, positioned at the end of a private road and buffered by surrounding topography. This accessibility without compromise to privacy is increasingly rare in the valley.

The property lies within a highly sought-after corridor that connects the amenities of Steamboat with the broader recreational landscape to the north, including Steamboat Lake State Park, Pearl Lake and the Mount Zirkel Wilderness. Daily conveniences, medical services, dining, and the Steamboat Ski Resort are all within a short drive, while regional air service is available via Yampa Valley Regional Airport.

This location provides a valuable balance of private living and recreation with proximity to one of Colorado's most desirable resort communities, enhancing both lifestyle enjoyment and long-term value in one of the state's most sought-after mountain regions.

INVESTMENT OPPORTUNITY

Brookshire Mountain Ranch presents a convergence of attributes that underpin long-term land value in the Steamboat market: Proximity to a recognized resort destination, protected views and strong aesthetic appeal, year-round access and privacy, adjudicated water rights, and a blank canvas for future improvement. As larger tracts near Steamboat continue to be fragmented or improved, properties of this scale, offering both usability and discretion, are becoming increasingly limited. The ranch is well-suited for a discerning buyer seeking a foothold in a supply-constrained, high-demand market.

WATER RIGHTS & IMPROVEMENTS

The property includes two adjudicated springs along with two small, permitted reservoirs, providing both functional and aesthetic water features. There are no existing structures on the property, allowing a future owner flexibility to improve with their vision.



RECREATION

Brookshire Mountain Ranch is positioned within one of the most recreation-rich regions in the Rocky Mountain West.

- Winter Sports: World-class skiing at Steamboat Ski Resort, along with extensive Nordic skiing and snowmobiling opportunities throughout the valley and surrounding public lands.
- Water Recreation: Access to the Elk River and Yampa River systems, both known for exceptional fly fishing. Nearby lakes and reservoirs include Steamboat Lake and Stagecoach Reservoir, offering boating, angling, and seasonal recreation.
- Outdoor Adventure: Hiking, horseback riding, mountain biking, and backcountry access extend in all directions, with vast adjoining lands within Routt National Forest and the Mount Zirkel Wilderness.
- Golf at Haymaker Golf Course, natural hot springs, and a vibrant yet understated western community culture define the Steamboat lifestyle.

TRANSPORTATION ACCESS

Yampa Valley Regional Airport (approximately 20 miles west) provides commercial air service and accommodates private aircraft. Steamboat Springs Airport (Bob Adams Field) serves general aviation needs. U.S. Highway 40 provides primary east-west access through the Yampa Valley.

WILDLIFE

Located within Colorado Game Management Unit 14, the property supports a variety of migratory wildlife species, with the property offering suitable habitat and migration patterns to supplement. While not a dedicated hunting ranch, the acreage and surrounding landscape provide a meaningful opportunity for limited recreational hunting consistent with the property's scale.







PROPERTY HIGHLIGHTS

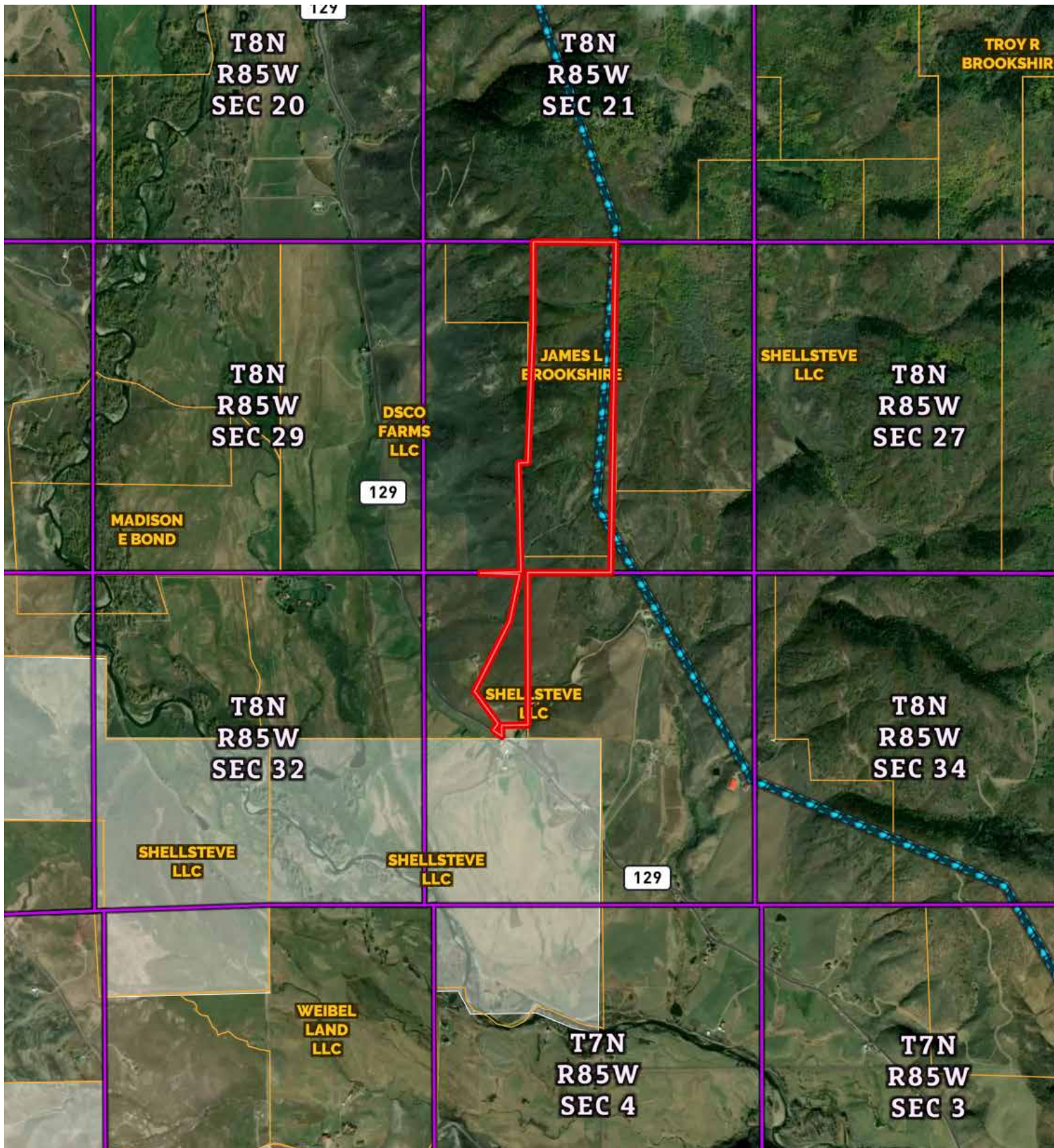
- 198± contiguous acres
- Elevated homesite potential with expansive Elk River Valley views
- End-of-the-road privacy
- Year-round county-maintained access
- Adjudicated water rights
- Proximity to Steamboat Springs and regional air service

SUMMARY

Brookshire Mountain Ranch presents a compelling convergence of panoramic views, access, acreage, and premier Elk River Valley location. This is more than an exceptional investment; it's a landscape that continues to attract discerning buyers looking for lasting value.







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