

## ELK RIVER RANCH - STEAMBOAT SPRINGS, COLORADO



### EXECUTIVE SUMMARY

Located in the heart of the pastoral Elk River Valley, this 695± acre ranch features an ultra-private luxury riverfront home, fertile irrigated meadows and cottonwood-lined river with trophy trout fishing. The finely crafted 7,937± square foot main home set on the bank of the river is complemented by a horse barn with caretaker unit and a manager's home. Excellent water rights supply productive hay meadows which balance the upland grazing pastures. A beautiful and private stretch of the Elk River meanders through the middle of the ranch providing outstanding fly fishing. Neighboring ranches with conservation easements provide protection on two sides, although the Elk River Ranch is unencumbered. In addition to panoramic views of the surrounding mountains the world class amenities of Steamboat Springs are only 10 miles down the valley via paved roads.

**OFFERED AT \$16,000,000**

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