



FAY

**PAPOULIS
CANYON
RANCH**

Steamboat
Springs,
Colorado
\$5,457,957
687± ACRES



FARMS ■ TIMBER ■ RANCHES ■ SPORTING PURSUITS ■ VINEYARDS

INTRODUCTION

Only 20± minutes west of Steamboat Springs, Colorado, lies a desirable 687± deeded acres known as Papoulis Canyon Ranch. Surrounded by larger conserved ranches, this property presents a blank canvas for those looking for a hunting retreat near Steamboat Springs or the buyer looking for that special acreage to develop a private ranch containing attractive home sites, suitable habitat for small agriculture operations, water resources and topography that attracts big game.

Bordering Wolf Creek on its eastern boundary, nestled between large conserved ranches and Wolf Mountain to the north, this ranch includes grasslands, creek bottom coverage, and timbered areas, including cottonwood trees, gambrel oaks, and aspen forests. Free from restrictive covenants, Papoulis Canyon Ranch consists of two parcels: 535± acres and 152± acres. The land is unencumbered and, under Colorado law, could be developed into 19 thirty-five-acre lots or the agricultural and wildlife attributes protected under a conservation easement while still retaining limited development for homesites and ag operations.

This diverse ranch consists of multiple spring-fed ponds with water rights and picturesque rock cliff outcroppings throughout the property. Various animals occupy the ranch, including big game species such as elk and mule deer, bear, and pronghorn, as well as multiple small game species.

Papoulis Canyon Ranch includes two private gated entrances off of maintained County Road 52, and once through the gates, tree-lined roads pass through the secluded canyons to the perfect building sites and main ponds. Due to the unique topography and canyon entrances, the level of privacy is remarkable for a ranch of this size. Once through the protective entrances, the ranch uniquely unfolds into attractive grasslands and private valleys bordered by sandstone cliffs. Papoulis Canyon Ranch is a very unique opportunity with many options and only a short distance from Steamboat Springs.

QUICK FACTS

- 19± miles from Steamboat Springs, Colorado
- The perfect canvas to develop your turnkey ranch
- Big game hunting for elk and deer
- Surrounded by conserved ranches on Wolf Mountain Ranch
- Multiple ponds with water rights
- 687± unencumbered acres
- Two parcels 535± acres and 152± acres
- Conservation opportunity
- Can be subdivided into nineteen 35± acre parcels
- Permitted well in place
- Qualifies for Colorado's Landowner Preference
- Diverse habitat







ACREAGE

- 687± acres

Papoulis Canyon Ranch is just north of State Highway 40 with easy access off of County Road 52. The land includes two gated and graveled accesses along tree-covered roads that pass through the secluded canyons to the perfect building sites and main ponds.







SCENIC VISTAS

Viewing the photography of the ranch allows one to appreciate the exceptional views and vistas within the deeded acreage. The topography of Papoulis Canyon Ranch is very diverse for a ranch of this size, and overall, the ranch feels much larger than comparable 650± acre properties. The ranch is highlighted by the sandstone cliff faces, which offer a dramatic visual component throughout.



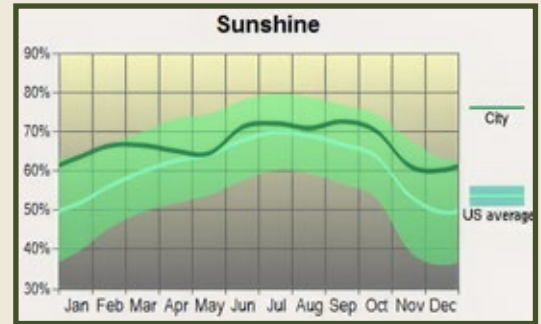
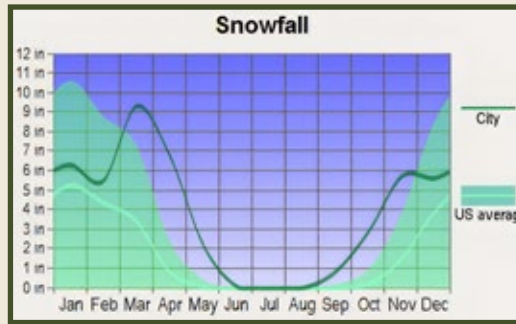
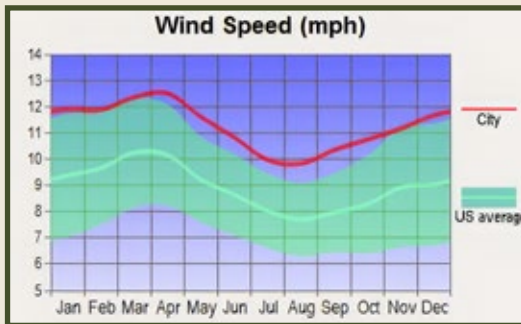
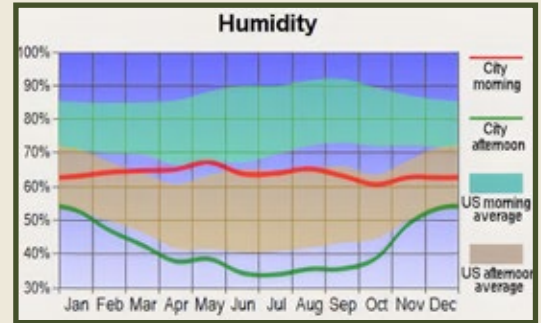
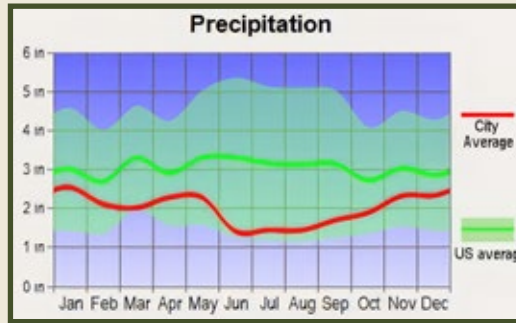
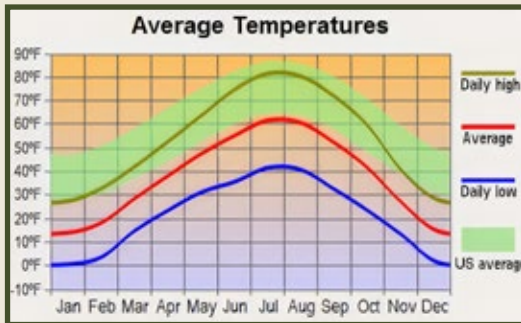
IMPROVEMENTS

Free from restrictive covenants, Papoulis Canyon Ranch consists of two parcels: 535± acres and 152± acres. The land is unencumbered and, under Colorado law, could be developed into 19 thirty-five-acre lots or the agricultural and wildlife attributes protected under a conservation easement while still retaining limited development for homesites and ag operations. This diverse ranch consists of multiple spring-fed ponds with water rights and picturesque rock cliff outcroppings throughout the property. Several ideal building sites are present across the ranch.

CLIMATE

Steamboat Springs and the surrounding community experiences a high-altitude climate with cold, snowy winters and mild summers. Winter temperatures often dip below freezing, ideal for skiing, while summers are warm, averaging in the mid 70s°F. The area receives abundant snowfall, making it a popular year-round outdoor destination.

Climate charts courtesy of <https://www.city-data.com/city/Steamboat-Springs-Colorado.html>



RECREATION

Papoulis Canyon lies approximately 20 miles west of Steamboat Springs in Northwest Colorado. The wealth of recreational opportunities for outdoor enthusiasts is known worldwide for its stunning landscapes, many publicly accessible lands, and river access. The area provides year-round activities, including hiking, mountain biking, camping, and fishing in summer, with miles of trails winding through picturesque mountains and valleys. Winter brings skiing and snowboarding within Steamboat Springs, offering pristine slopes. Wildlife viewing extends from three major US-designated wilderness areas: Mount Zirkel Wilderness, Flattops Wilderness, and Sarvis Creek Wilderness. The Yampa River provides rafting and kayaking experiences, and the Colorado River is within an hour's drive. Hot springs, historical sites, and national forests add to the allure, making Northwest Colorado a perfect destination for relaxation and adventure alike.



HUNTING | WILDLIFE

Papoulis Canyon Ranch lies within Colorado's Hunt Unit 441, with over-the-counter and draws tags for big game and bear available for the fall seasons. The ranch qualifies for Colorado's landowner preference. The ranch contains diverse topography, giving mule deer and elk security with multiple valleys, ridgelines, and water sources across the acreage. Large conserved acreages protect the ranch on the north and west, and big game moves easily between these large landscapes.

FISHING

Papoulis Canyon Ranch includes multiple spring-fed ponds with deeded water rights and the opportunity to develop onsite fishing within the ponds. The Yampa River is within 3.5± miles of the ranch, and there are access areas, including the Yampa River River Pump house boat access. This access point is used for a spectacular 7-mile "freestone" float through one of the largest cottonwood habitats in Northwest Colorado. Takeout is at the Hayden State Park & Campground. Multiple river "walk-in" access points are upstream and downstream along the Yampa River corridor.



INCOME OPPORTUNITY

Papoulis Canyon Ranch offer the ability to develop a turnkey ranch with cattle operations. The landscape allows for cattle grazing and is enhanced by water sources spread across the acreage.

AREA HISTORY

Steamboat Springs, Colorado, has a rich history rooted in Native American culture, particularly the Ute tribe, who used the area for its mineral springs. In the late 19th century, fur trappers and settlers arrived, drawn by the area's natural resources. The town was officially founded in 1900 and named after the steamboat-like chugging sound of its hot springs. Steamboat Springs developed into a ranching and farming community but became famous for skiing in the early 20th century. It evolved into a premier ski destination, with Howelsen Hill and later Steamboat Ski Resort playing key roles in its growth.



NEARBY ATTRACTIONS & ACTIVITIES

Just 19 miles east of Doc Utterback Ranch is the town of Steamboat Springs, located in the Yampa Valley. World famous for its world-class skiing at Steamboat Ski Resort, the town offers year-round recreational activities in addition to downhill skiing. Take your pick: river rafting nearby on the Colorado River, flyfishing on the Yampa River, hiking, biking, and backcountry skiing in the surrounding millions of public forest acres, fishing the mountain lakes, or relaxing in the natural hot springs. Steamboat Springs has a vibrant cultural scene with events like the Steamboat Springs Pro Rodeo and many galleries, museums, and diverse restaurants.



Steamboat Springs, Colorado



Photo not taken on property



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Photo not taken on property

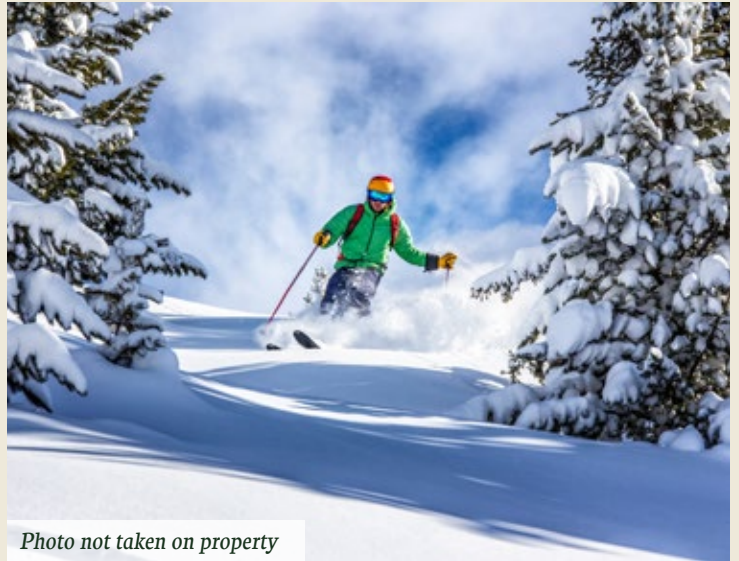
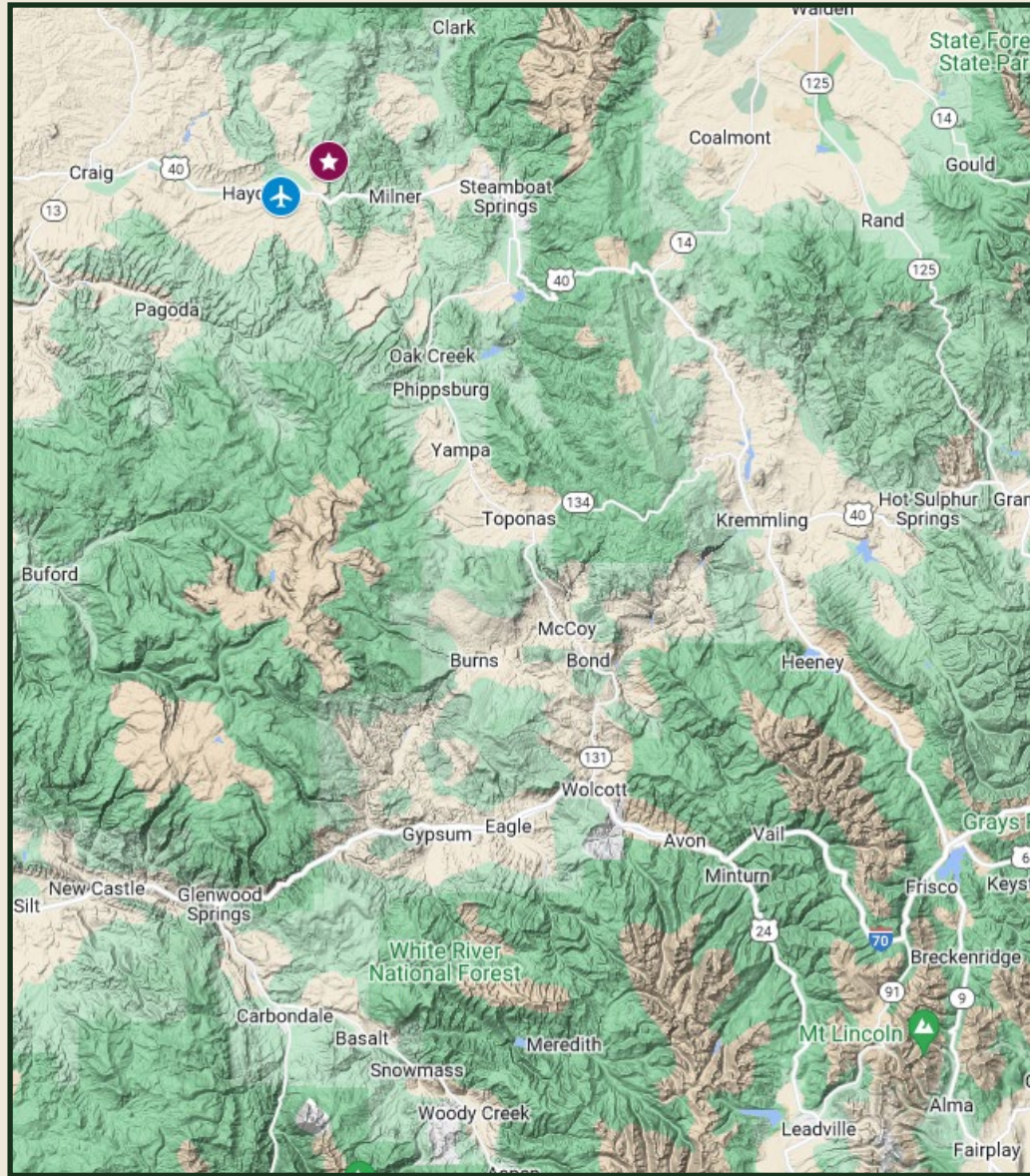


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LOCATION

Located amidst the Rocky Mountains, Steamboat Springs, Colorado, is a haven for outdoor enthusiasts. Renowned for its Champagne Powder® snow, it offers premier skiing and snowboarding. Beyond winter sports, the area features scenic hiking trails, mountain biking routes, and tranquil lakes for fishing and boating. The town itself blends western charm with a thriving arts scene, historic buildings, and local boutiques. Steamboat Springs beckons adventurers and families alike to explore its natural beauty and vibrant community, making it a sought-after destination year-round.

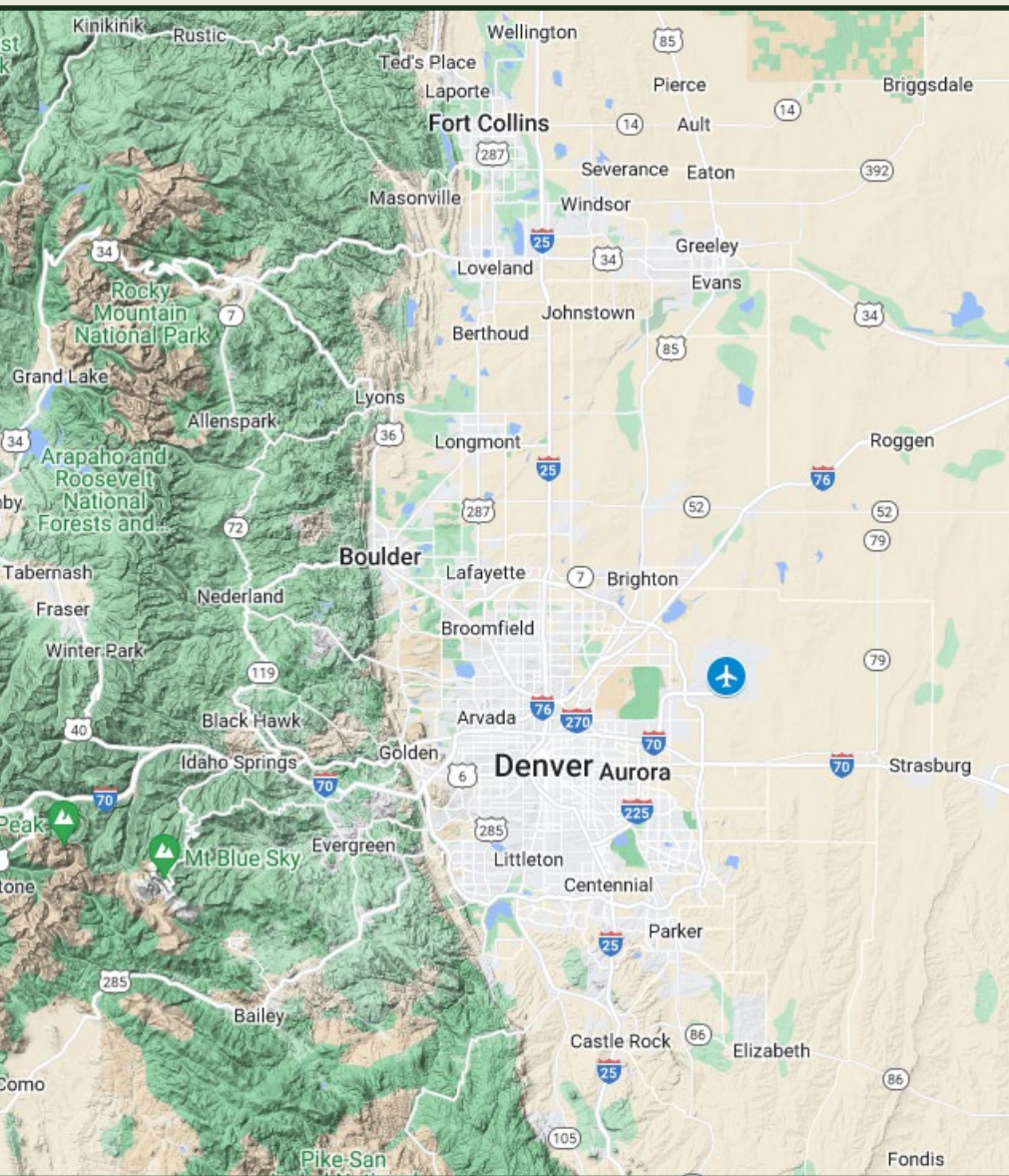


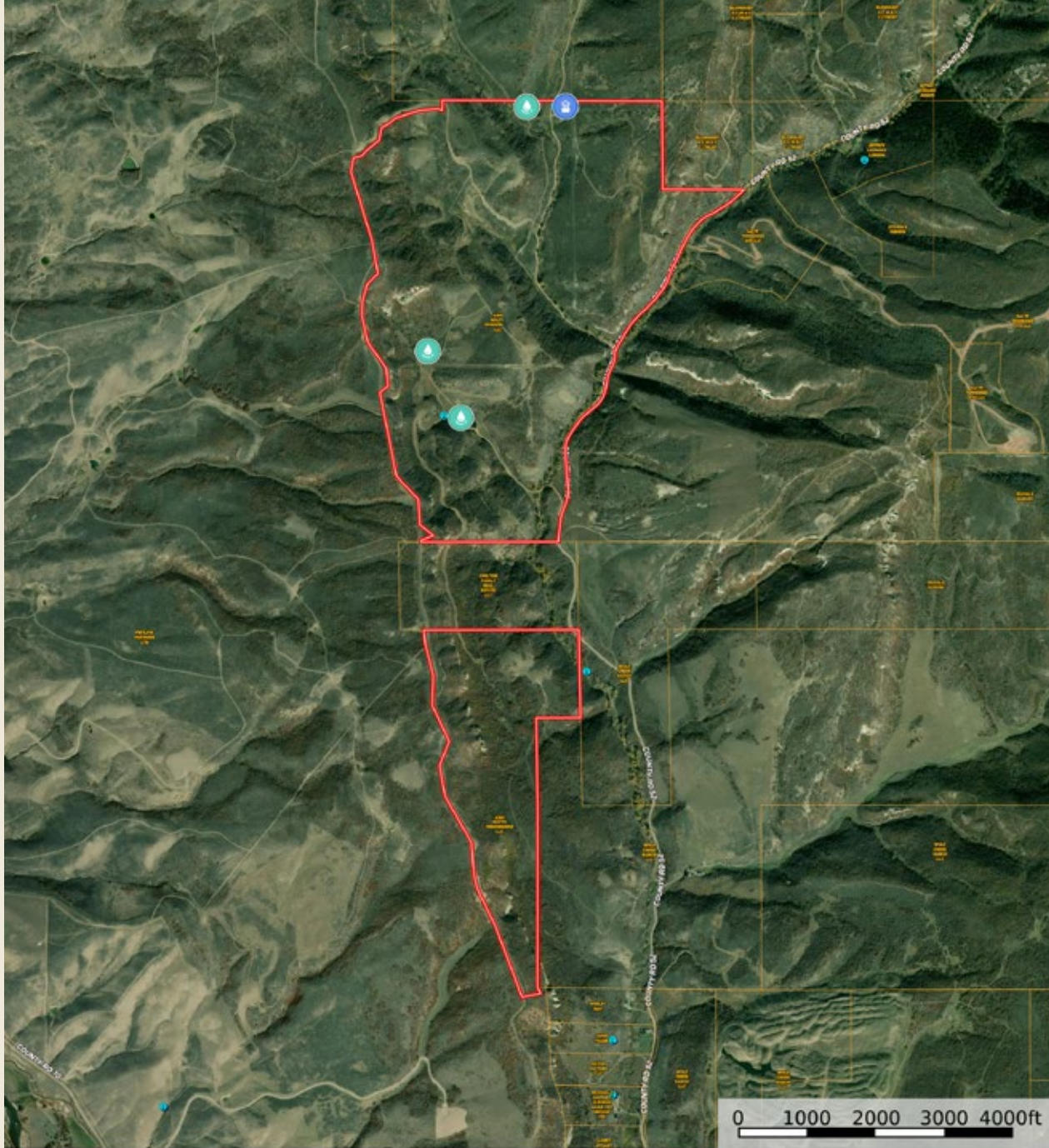
AIRPORT SERVICES

Yampa Regional Airport (HDN) is within 5 miles of the ranch and offers flight service nationwide. Denver International Airport (DIA) is a 3-hour drive away.

GETTING THERE

From Steamboat Springs, travel west on State Highway 40 for 14.5± miles. Turn north/left onto County Road 52. In approximately 3.5 miles, the first gated entrance is on your left or west.





- Well
- Spring
- Boundary
- Water Wells





WATER RIGHTS

Water rights consist of two storage rights, a drilled well, and two livestock tanks registered with the State of Colorado. Wolf Creek runs along portions of the eastern boundary.



CONSERVATION | STEWARDSHIP

Within the State of Colorado, “use by right” includes the ability to subdivide into 19 thirty-five-acre parcels. The ranch is unencumbered, and there is significant opportunity for a conservation easement restricting some or all of the development rights in perpetuity. In addition, Routt County has a purchase of development rights program to enhance available funding for conservation.

Each of us at Fay loves the land and wants to see it remain a productive agricultural ground and a quality fish and wildlife habitat. Through promoting thoughtful land stewardship, Fay has guided owners toward a legacy of conserving wide-open spaces, enhancing and creating fisheries and wildlife habitats, and implementing sustainable agricultural operations. Fay is proud to say that since our company began in 1992, our clients’ conservation ethics and land-use practices have significantly enhanced our work landscape.



MINERAL RIGHTS

All mineral rights appurtenant to the property and owned by the seller, if any, will convey to the buyer at closing. Mineral rights are not guaranteed. It is suggested that the buyer conduct a mineral search with a title company.

SUMMARY

Only 20± minutes west of Steamboat Springs, Colorado, lies a desirable 687± deeded acres, known as Papoulis Canyon Ranch. Bordering Wolf Creek on its eastern boundary, nestled between large conserved ranches and Wolf Mountain to the north, this ranch includes grasslands, creek bottom coverage and timbered areas including cottonwood trees, gambrel oaks and aspen forests. Free from restrictive covenants, Papoulis Canyon Ranch consists of two parcels: 535 acres and 152 acrs. The land is unencumbered and under Colorado law could be developed into 19 thirty-five acres lots or the agricultural and wildlife attributes protected under a conservation easement while still retaining limited development. Various animals, including big game species of elk and mule deer along with bear, pronghorn and multiple small game species occupy the ranch. Papoulis Canyon Ranch includes two private gated entrances off of maintained County Road 52 and once through the gates, tree lined roads pass though the secluded canyons to the perfect building sites. Again, the level of privacy is remarkable for a ranch of this size. Once through the protective entrances, the ranch uniquely unfolds into attractive grasslands and private valleys and bordered by sandstone cliffs. Papoulis Canyon Ranch is a very unique offering with a multitude of options and only a short distance from Steamboat Springs.







FAY

PRICE

\$5,457,957

TAXES

\$389.12

TERMS

Cash

Conventional Financing

1031 Exchange

CONTACT

Please contact **Ren Martyn, ALC** at (970) 846-3118 | rmartyn@fayranches.com to schedule a showing. This is an exclusive listing. An agent from Fay must be present at all showings, unless otherwise noted or other arrangements are made. To view other properties we have listed, please visit our web page at www.fayranches.com.

NOTICE

Offer is subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of purchase by owner. Information regarding land classification, carrying capacities, maps, etc., is intended only as a general guideline and has been provided by the owners and other sources deemed reliable, but the accuracy cannot be guaranteed. Prospective purchasers are encouraged to research the information to their own satisfaction.



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Fay Ranches, Inc

Ph:

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission. (DD25-5-09) (Mandatory 7-09)

DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE SELLER AGENCY, BUYER AGENCY OR TRANSACTION-BROKERAGE.

DEFINITIONS OF WORKING RELATIONSHIPS

For purposes of this document, seller also means "landlord" (which includes sublandlord) and buyer also means "tenant" (which includes subtenant).

Seller's Agent: A seller's agent (or listing agent) works solely on behalf of the seller to promote the interests of the seller with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the seller. The seller's agent must disclose to potential buyers all adverse material facts actually known by the seller's agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the seller.

Buyer's Agent: A buyer's agent works solely on behalf of the buyer to promote the interests of the buyer with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the buyer. The buyer's agent must disclose to potential sellers all adverse material facts actually known by the buyer's agent including the buyer's financial ability to perform the terms of the transaction and, if a residential property, whether the buyer intends to occupy the property. A separate written buyer agency agreement is required which sets forth the duties and obligations of the broker and the buyer.

Transaction-Broker: A transaction-broker assists the buyer or seller or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction without being an agent or advocate for any of the parties. A transaction-broker must use reasonable skill and care in the performance of any oral or written agreement, and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a buyer's financial ability to perform the terms of a transaction and, if a residential property, whether the buyer intends to occupy the property. No written agreement is required.

Customer: A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party's agent or as the party's transaction-broker.

THIS IS NOT A CONTRACT.

I acknowledge receipt of a copy of this document on _____

Signer: _____ Date: _____

On ____, Broker provided __ with this document via __ and retained a copy for the Broker's records.

Brokerage Firm: **Fay Ranches, Inc**

Broker _____ Date: _____

(DD25-5-09) DEFINITIONS OF WORKING RELATIONSHIP

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