



EMERALD RANCH

Creede,
Colorado
\$12,995,000
508± ACRES





INTRODUCTION

Emerald Ranch is a 508± acre dream that took years to realize. Made up of over fifty mining claims painstakingly assembled by the astute owners, it represents one of the largest private USFS inholdings in close proximity to Creede, Colorado.

Defined by its high-country alpine setting, two homes, and western equestrian facilities, this ranch has it all. The owners lived on the ranch full-time for over 26 years and were able to raise their children there due to its year-round accessibility.

Two livewater creeks, Deerhorn and West Willow, run through the property, feeding ponds and ultimately draining into the headwaters of the Rio Grande. Wildlife, including elk, moose, deer, and black bear, is abundant on and within the USFS land around the ranch. Though the ranch is protected with a conservation easement that restricts hunting, the owner has hunted in the forest outside the ranch boundary for years. The owner intends to provide the buyer with two hunting vouchers for two years, which may be used on the surrounding public land.

The Ranch House features three bedrooms, five baths, and starts with a ground floor including horse stalls and a game room suite, with the main living area on the floors above. A second residence, the Lake House, is a couple of hundred yards south of the main house and enjoys large views down the valley. Both homes are off-grid with water wells.

The wonderful small mountain town of Creede, Colorado, is 20± minutes from the ranch driveway. Restaurants, shops, frequent live music, and a theatre adorn Creede's main street, which welcomes tourists and locals alike.

The Emerald Ranch is on the market for the first time since its creation and is seeking its next steward.

QUICK FACTS

- 508± acres
- Plowed County Road access
- 20± minutes to Creede, Colorado
- Off-grid
- Two water wells
- Equestrian facilities
- Two homes
- Livewater West Willow Creek & ponds
- Surrounded by US National Forest
- Protected by a conservation easement





SCENIC VISTAS

The ranch enjoys 360-degree views of the forested La Garita Range of the San Juan Mountains and the Weminuche Wilderness. The fall brings stunning stands of golden aspens, red/orange oaks, and Cottonwood trees. Below the ranch lies the headwaters of the Rio Grande River.



IMPROVEMENTS

The ranch is set up for equestrian activities and horse care. The Ranch House has 7 indoor stalls, a wash stall, and a tack room that provides winter protection for horses, if needed. A large, classic hay and storage barn anchors the horse operation. A competition-sized outdoor arena offers the opportunity to practice different disciplines such as barrel racing, cutting, reining, etc.





Emerald Ranch | Creede, Colorado

RANCH HOUSE

The 7,000± square foot ranch house is uniquely designed. The ground level has a small ‘man cave’ and 7 horse stalls. The area has also been used for receptions and large get-togethers. This area could easily be converted into additional bedrooms or opened up more as a large recreation room. The second level is the main living area with a kitchen, dining room, two bedrooms, and bathrooms. The views from the great room are stunning and a great place to watch moose, elk, and deer in the yard and by the pond. The third level is the primary suite with large closets, a bathroom, and bedroom areas. The views are large and beautiful from every window. There is an additional exercise area. The Ranch House is situated near the barn and arena, making tending horses very convenient. Both houses are off-grid with their own solar electric systems.





Emerald Ranch | Creede, Colorado

RANCH HOUSE CONT.





LAKE HOUSE

The Lake House is within a short walk or drive from the Ranch House and has a completely different feel. The house features expansive views of the valley and mountains to the south with a “log cabin in the woods” ambience. A pond and creek below the house draw a wide variety of wildlife.











RECREATION

Recreational opportunities at Emerald Ranch include trail riding for bikes and horses, hiking, and snow sports. The property is an ideal center for winter sports such as snowmobiling, Nordic skiing, and snowshoeing. Wolf Creek Ski Area is approximately a 75-minute drive from the ranch for epic downhill skiing. Summertime brings a wide variety of recreational opportunities in and around the ranch. Anglers can pursue trout fishing on the property's water features and horse enthusiasts can trail ride in the forest and on the ranch or practice arena sports such as barrel racing or other disciplines. Bike, hike, ride, or slide, around this ranch all year long.



Photo not taken on property



Photo not taken on property



Photo not taken on property

AREA HISTORY

Mineral County, Colorado, is intrinsically linked to the history of silver mining in the American West. The town of Creede, established in 1890, rapidly grew into a significant mining center following rich silver strikes in Willow Creek Canyon. Prospectors and settlers flocked to the area, drawn by the promise of mineral wealth. The Denver and Rio Grande Railroad extended its line to Creede in 1891, facilitating the transport of ore and supplies, and solidifying the town's role as a regional hub. Before the arrival of European settlers and miners, the San Juan Mountains and the Upper Rio Grande Valley were traditional territories of the Ute people. Their presence in the region predates recorded history, utilizing the abundant wildlife and natural resources for sustenance and cultural practices. The mining boom, while bringing economic prosperity, also led to significant changes in the landscape and traditional ways of life. Today, Creede maintains its historic character, with many buildings from its mining era still standing. The area has transitioned from a primary mining economy to one focused on tourism, recreation, and continued ranching operations, preserving its legacy while adapting to new economic realities. The region's history is visible in its architecture, local museums, and the enduring spirit of the community.



Creede, Colorado, Wikimedia Credit Jerry R. DeVault

NEARBY ATTRACTIONS & ACTIVITIES

Creede offers year-round recreation and cultural opportunities. The Creede Repertory Theatre, a professional theater company, provides live performances during the summer months, drawing visitors to the town's galleries and shops. The surrounding Rio Grande National Forest, accessible from Creede, facilitates hiking, fishing, and big game hunting. During winter, snowmobiling, cross-country skiing, and ice fishing are popular activities. Wolf Creek Ski Area, located approximately 25 miles south, provides downhill skiing and snowboarding. The Rio Grande River, a significant fly-fishing destination, flows through the area, offering opportunities for trout fishing.



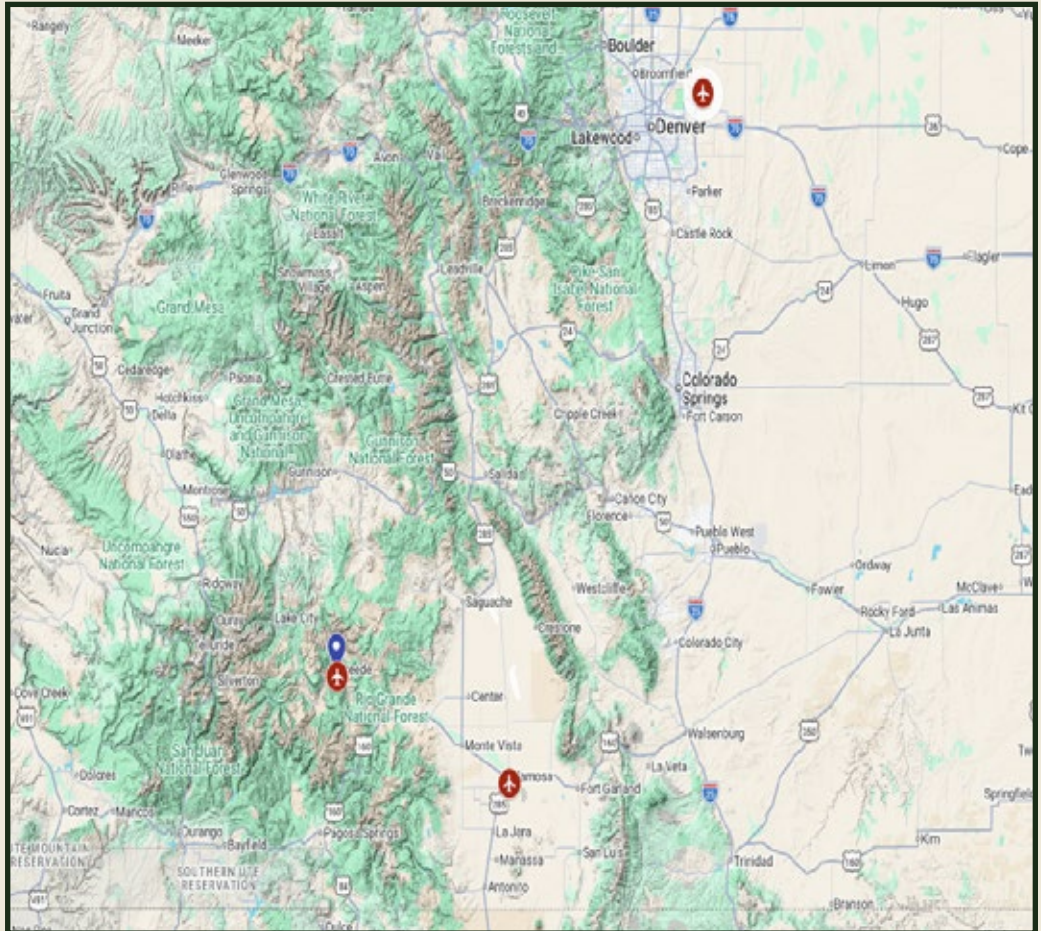
Rio Grande National Forest



Rio Grande River

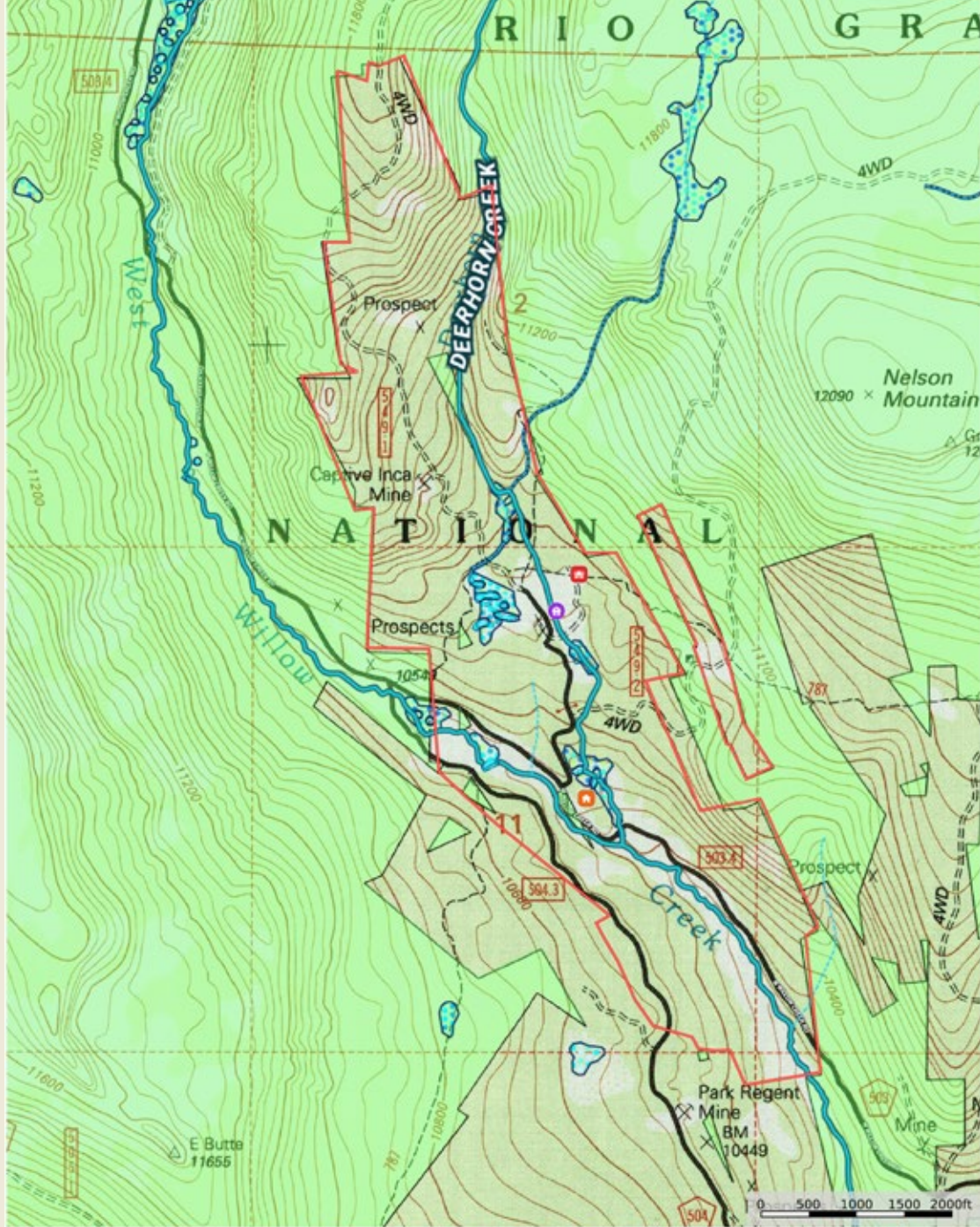
AIRPORT SERVICES

The Emerald Ranch offers access to several airports for both private and commercial travel. Mineral County Airport (C84), a general aviation airport suitable for private aircraft, is approximately 10 miles east of the property, representing a 20-minute drive. For regional commercial flights, San Luis Valley Regional Airport (ALS) in Alamosa is about 75 miles southeast, a 1.5-hour drive. This airport provides essential connections for the San Luis Valley. Denver International Airport (DIA), a major international hub offering extensive domestic and global commercial services, is approximately 250 miles northeast, a 4.5-hour drive.









Road Main House Barn Boundary Forest Service State Land Fish and Wildlife National Park Other BLM Local Government Wetlands

MINERAL RIGHTS

The mineral rights are severed from the property and are owned by Hecla Mining Corp.

CONSERVATION | STEWARDSHIP

The Emerald Ranch is protected by a Conservation Easement, ensuring its beauty and natural setting for generations to come. Easement documents are available upon request.

Each of us at Fay Ranches 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 Ranches has guided owners toward a legacy of conserving wide-open spaces, enhancing and creating fisheries and wildlife habitats, and implementing sustainable agricultural operations. Fay Ranches 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.





SUMMARY

This is a rare opportunity to own a quintessential Colorado Mountain ranch that is on the market for the first time. Located twenty minutes from the cool small mountain town of Creede, Colorado, with shops, restaurants, and a professional theatre, the ranch has two homes and a complete western equestrian setup for trail riding and arena disciplines. Plentiful wildlife, including moose, elk, deer, and black bear, are frequently seen on this carefully assembled ranch property that has year-round access.









PRICE
\$12,995,000

TERMS

Cash
Conventional Financing
1031 Exchange

CONTACT

Please contact **Jim Vidamour, ALC** at **(719) 890-4590** | jvidamour@fayranches.com to schedule a showing. This is an exclusive listing. An agent from Fay Ranches, Inc. 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.







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 each 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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