

**YARMONY MOUNTAIN RANCH**  
MCCOY, COLORADO



*Yarmony Mountain Ranch provides 3,561 acres +/- of some of the best Mule Deer and Elk habitat in the northern Colorado Rockies. The property is located less than 45 miles from Vail, Colorado and less than 60 miles from Steamboat Springs, Colorado. This property has year-round access with a beautiful location to build a dream home with 360-degree views of the Gore Range, Yarmony Mountain and the Flat Tops Wilderness Area.*

# YARMONY MOUNTAIN RANCH

MCCOY, COLORADO

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3,561 Acres

\$8,900,000

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Yarmony Mountain Ranch provides an exceptional location, with outstanding hunting opportunities for Elk and Mule Deer on large, diverse, and well-watered tract of land. Its proximity to the many recreational activities in Vail and Steamboat allows owners to enjoy the best of both worlds: a private wildlife habitat for hunting on over 3,500 acres within the ranch, and the recreational and cultural activities available in nearby resort towns.

Three creeks that meander through the ranch for nearly 6 miles and a variety of vegetation, from grassy riparian areas to Aspen groves and Pinon Pines, allow you to unwind in the quintessential Colorado experience the ranch offers. And, when it comes to turning this ranch into a legacy and building your dream home, you'll find 360-degree mountain views from just about every window in the home.

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# WILDLIFE & RECREATION

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## Exceptional Big Game Species Habitat

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Yarmony Mountain Ranch ranges in elevation from 7,400 feet to over 9,400 feet. It is located in the southern portion of game management unit 15 and adjacent to Routt National Forest, Bureau of Land Management Lands and Colorado State Trust Lands. The vegetation ranges from Pinon Pine, Juniper and Sage brush in the lower elevations of the ranch to Aspen, Blue Spruce, Douglas Fir and Lodgepole Pines at higher elevations of the ranch. Ample water for livestock and wildlife can be found in the three creeks that run through the property for nearly 6 miles, as well as in the associated beaver ponds. Trail Creek runs through the lower property parcels for more than 2 miles, while Sheep Creek runs through the middle of the ranch for just under 2 miles and Little Blacktail Creek and its tributaries run along the northern sections of the ranch for 1.5 miles. The lush riparian areas, which borders these creeks, along with the heavy wooded cover, abundant grasses and plentiful watering opportunities from the creeks provide exceptional habitat for several big game species, including Mule Deer, Elk, Moose, Bear and Mountain Lion.

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# PROPERTY DETAILS

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## Operations

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Current owners of the Yarmony Mountain Ranch have leased out the property to a local ranching family and allowed them to use the ranch's grass as summer pasture for their cattle. The owners have also leased out the ranch's hunting opportunities over the past several years to an adjacent landowner. Copies of both leases are available upon request.

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## Improvements

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Yarmony Mountain ranch includes a few old homesteaders' cabins on the property but has no significant improvements. The ranch offers pristine land and extraordinary views in every direction for you to create a legacy ranch, complete with your dream home.

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# LOCATION

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## 41 miles from Vail, Colorado

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The Yarmony Mountain ranch is located between the small mountain towns of Bond and McCoy, Colorado. McCoy, Colorado is a short 20-mile drive from the I-70 corridor and is only 41 miles from Vail, Colorado and the world-class Vail Resorts. Steamboat Springs, an internationally known winter ski resort town, is less than 60 miles from the ranch. Both Vail and Steamboat Springs are also well known for their plethora of summertime activities and exceptional weather during the summer months. Many people who have become locals in these small mountain towns originally came for the winter activities and became residents because the summer months are so pleasant.

There are commercial and private air services located at the Eagle Regional Airport located just 40 miles from the ranch.





## WATER RIGHTS AND RESOURCES

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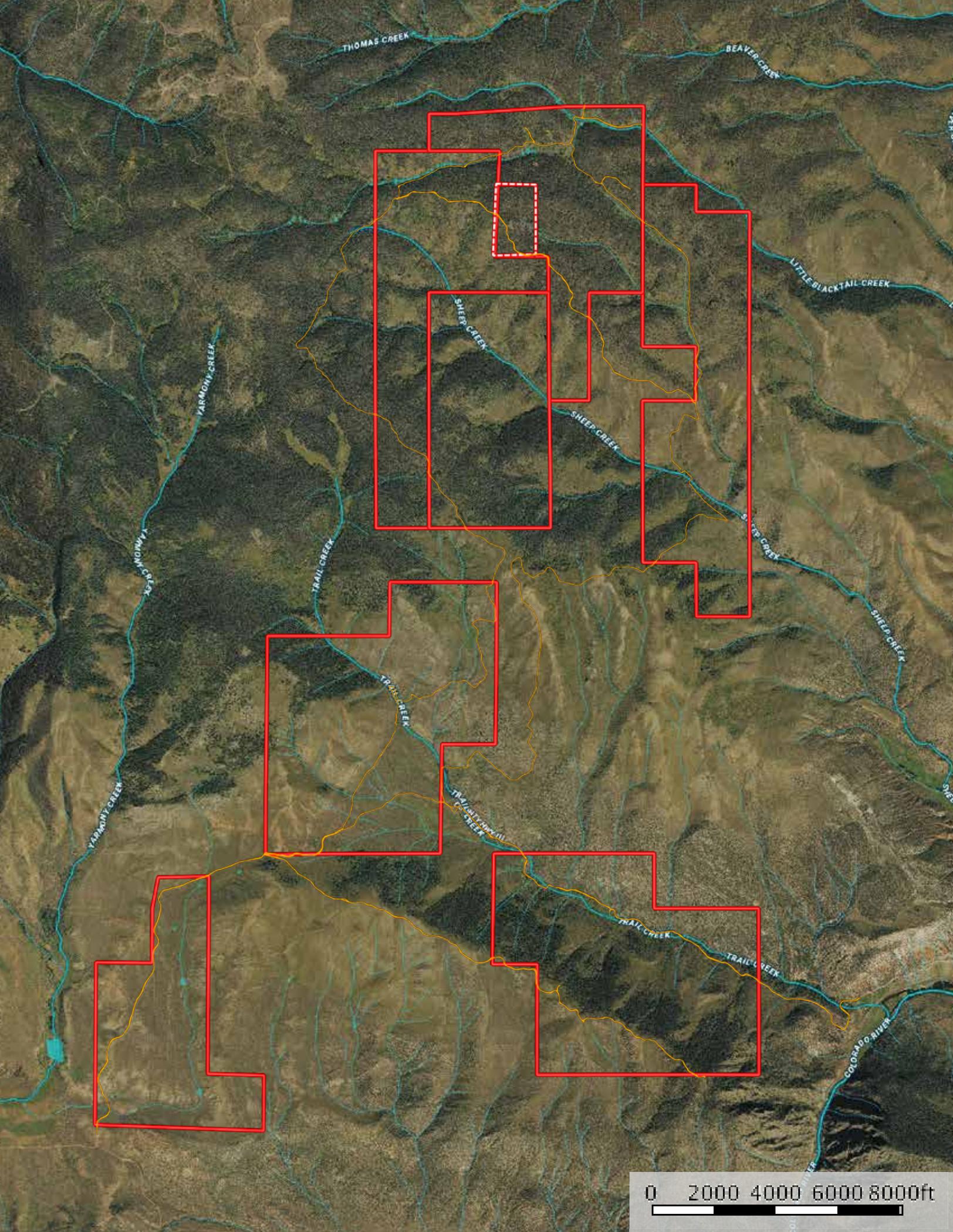
The sale of Yarmony Mountain Ranch will include all mineral and water rights owned by the seller including, but not limited to: 3 cfs in the Tyler Ditch, appropriation date 4/1/1900 and adjudication date 11/10/1913 Appropriation No. 226 in water district 53. Additional Water rights records are available upon request.



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| Taxes for 2018<br>\$2,671 | \$8,900,000 |
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THOMAS CREEK

BEAVER CREEK

LITTLE BLACKTAIL CREEK

SHEEP CREEK

SHEEP CREEK

SHEEP CREEK

SHEEP CREEK

TRAIL CREEK

TRAIL CREEK

TRAIL CREEK

TRAIL CREEK

TRAIL CREEK

YAMPUNK CREEK

YAMPUNK CREEK

YAMPUNK CREEK

COLORADO RIVER

0 2000 4000 6000 8000ft



[www.ColoradoRanchCompany.com](http://www.ColoradoRanchCompany.com)

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