

COMER'S HIDEAWAY RANCH
MCCOY, COLORADO



Adjacent to Colorado State Land, Bureau of Land Management Land and the Routt National Forest, making it literally the perfect “hideaway” to immerse yourself in nature and surround yourself among wildlife, which roam the expansive territory.

COMER'S HIDEAWAY RANCH

MCCOY, COLORADO

320 Acres

\$999,000

Comer's Hideaway Ranch offers the opportunity to own 320 private acres of some of Colorado's finest big game hunting grounds. Rolling hills, Aspen groves, dark timber and more than a mile of creek-side and riparian areas characterize this extensive ranch. Creeks include: Trail Creek, Sheep Creek and a tributary to Little Blacktail Creek.

Located just 45 miles from Vail's world-class skiing and resort amenities and 65 miles from skiing, boating, hiking and biking in Steamboat Springs, Comer's Hideaway Ranch offers the best of both worlds: Secluded ranch living within the Rocky Mountain's forests and streams, with nearby access to cultural, recreational and community events in Vail and Steamboat.



WILDLIFE & RECREATION

Pristine Big Game Habitat

Comer's Hideaway is located in Game Management unit 15 in the southwest corner of Grand County. The mountainous elevation ranges from 9,200 feet to over 9,600 feet. Wild animals — large and small — thrive within the Aspen, Blue Spruce, Douglas Fir and Lodgepole Pine forests of Comer's Hideaway. Three drainages and associated beaver ponds, all which run through the property for over a mile, provide ample water for livestock and wildlife. These lush creek beds, along with the heavily wooded cover, abundant grasses and plentiful watering opportunities throughout the 320 acres, provide a pristine habitat for several big game species, including Mule Deer, Elk, Moose, Bear and Mountain Lion.





PROPERTY DETAILS

Operations

A local ranching family currently leases Comer's Hideaway Ranch. During summer months they utilize the ranch's grasslands as 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.





LOCATION

45 miles from Vail, Colorado

Comer's Hideaway Ranch is located between the small mountain towns of Bond and McCoy, Colorado. Bond is an intimate town, located along a portion of the Colorado River used for kayaking, rafting and fly-fishing. McCoy is a ranching community, which lies between Vail and Steamboat. From Comer's Hideaway near McCoy, it's a short, 20-mile drive to the I-70 corridor. Both Vail and Steamboat Springs are internationally renowned ski resort towns, the furthest of which is no more than 65 miles from the ranch. Both towns have nearby small airports, which provide commercial and private air services; the closest is the Eagle Regional Airport, 40 miles from the ranch. Both resort towns are also well known for their plethora of summer and winter activities, including free music festivals, wine and culinary events, art galleries, dance festivals and outdoor activities, as well as their exceptional summertime weather. With the combination of Colorado's unspoiled nature at the ranch and close access to Vail and Steamboat's Farmer's Markets, concerts, shopping, and educational and community events, there's hardly any reason to drive down to Denver.





MINERAL RIGHTS

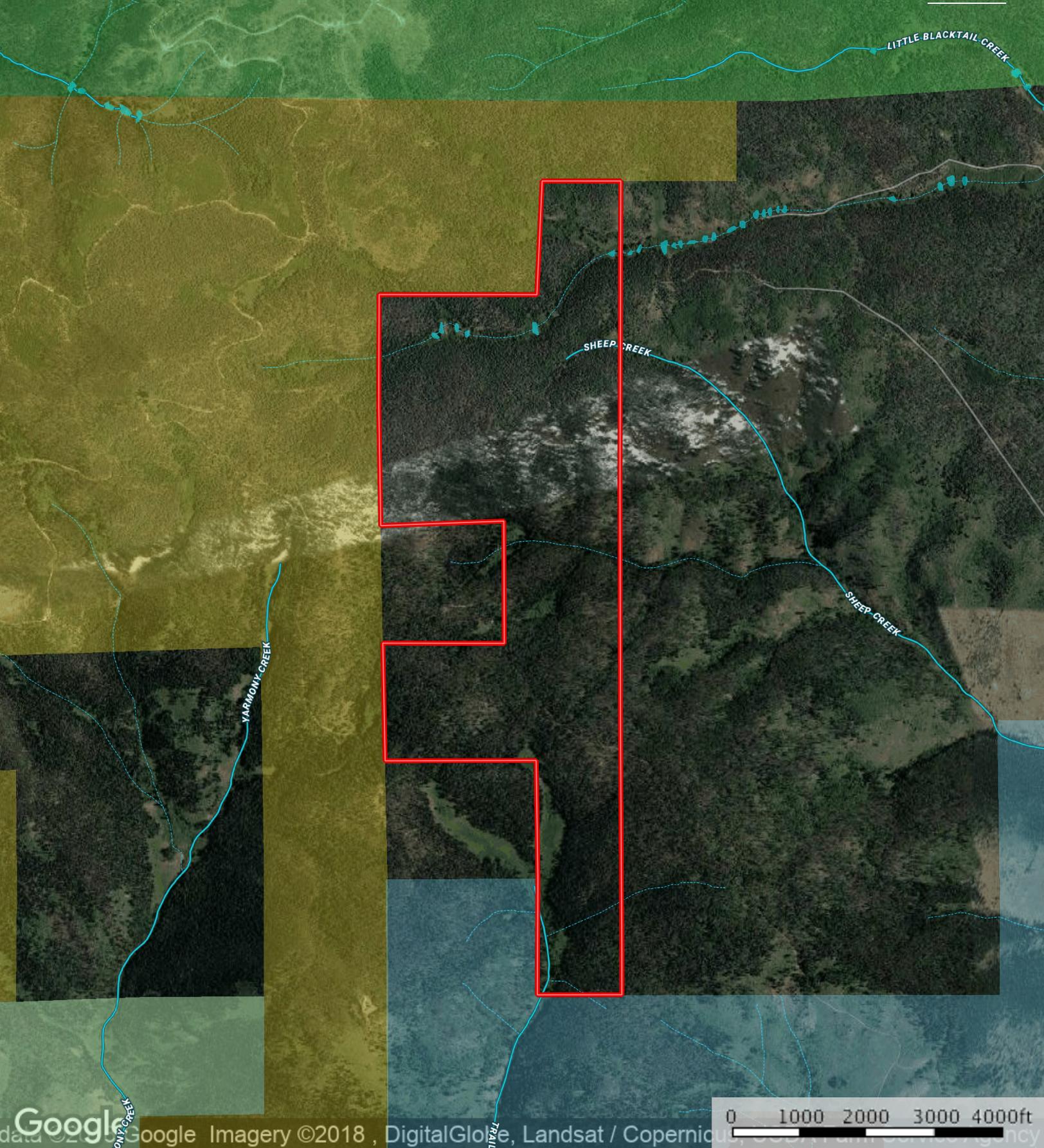
All Mineral rights owned by sellers will be included in the sale of the ranch.



SUMMARY

Comer's Hideaway Ranch is aptly named; it offers a true sportsmen's retreat — all while residing within 45 miles of Vail Colorado, one Colorado's premier resort towns. This property allows owners to have it all; a private retreat with over one mile of streams and riparian area as well as big game hunting within the 320 acres and the adjacent public lands; and close proximity to the many recreational and cultural activities in both Vail and Steamboat.

In addition, Comer's Hideaway Ranch may be purchased with the adjacent Yarmony Mountain Ranch, providing the next owner with nearly 3,900 acres of premier big game hunting land, as well as homesteader cabins.





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