

# **TROUBLESOME VALLEY RANCH**

Kremmling | Grand County, Colorado



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# TROUBLESOME VALLEY RANCH

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2269± Acres

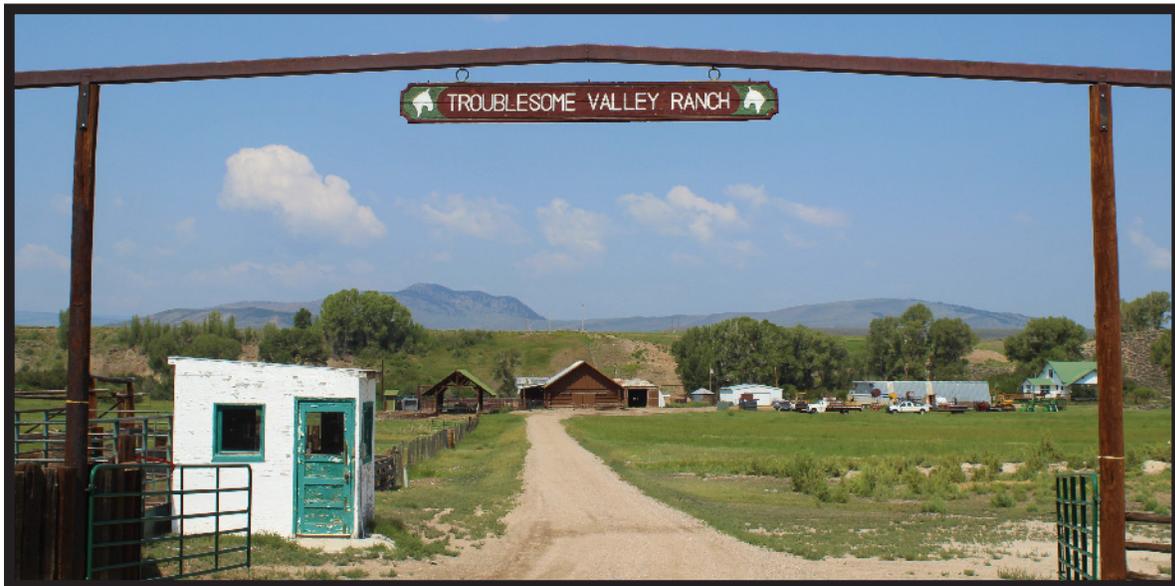
\$10,000,000

For the first time in almost 50 years, the Troublesome Valley Ranch is being offered for sale.

The ranch has extensive pre-compact water rights to irrigate over 500 acres, encompasses over 2 miles of the much sought after Troublesome Creek, well known for its outstanding fishing, produces 1200 tons of hay annually +/-, and is capable of running 250-300 head of mother cows. The ranch also has a beautiful 4-acre reservoir with trophy fishing for Brook, Brown, Rainbow, and Cutthroat Trout. The ranch still possesses the original ranch house built in 1927 that sits in the ranch headquarters area and includes working corrals, a shop, equipment shed, and full log horse barn. There are numerous excellent building sites with outstanding views should the next owner decide to build their next dream home at the ranch.

With over 2 private miles of the Troublesome Creek, a 4-acre reservoir, and adjacent BLM and accessible National Forest, Troublesome Valley Ranch offers both an abundance of outdoor recreation and investment opportunities. Located just 5 minutes from the town of Kremmling, Colorado this ranch truly is the ideal retreat, where a river runs through its vast meadowland, surrounded by rolling hills, and mountain peaks.

Troublesome Creek's fishery is well-known for its productive fishing for Brown and Rainbow Trout and the ranch's 4-acre pond supports Cutthroat, Brown, Rainbow and Brook Trout. The reservoir provides a picture-perfect place to slow down, enjoy a picnic with family and friends and catch trophy trout. Views of grassy meadows with giant Cottonwood and Willows line the 2 miles of Troublesome Creek near the ranch headquarters area, while views of mountain peaks and hillsides meet the horizon in the distance.



# HISTORY

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Troublesome Valley Ranch holds a robust Colorado ranching history. The ranch was homesteaded by Ed Becker in the early 1880's and was given to his daughter Lillie upon his passing. At that time the ranch was called the Lillie Becker Ranch. Fred Grimes later owned it, who sold it to a Denver Oil man named Gaddis, followed by Clayton Hill, who then sold it to Eugene and Lucille Wall. Lucille was Clayton's Hill's daughter.

Eugene and Lucille Wall purchased the ranch in September of 1972. Their family lived in the original ranch house built in 1927 and operated an angus-cross cattle operation of around 600 head. They irrigated the meadows, harvested the hay and sold their calves in the fall of each year. There was also a small flock of sheep that the family had from left over 4H projects and bum lambs. In 1982 the family purchased the Breeze parcel that sits on county rd 22. The family subdivided out 5 - 40 acre lots and sold them off to help pay for the purchase. The family operated the fish hatchery built by Ray Breeze in the 1970's, as well as grazed cattle on the land and leased out the fishing on the "Pepsi Pond" to the Pepsi Company. The fish from the hatchery were sold to local restaurants in Kremmling and also to ranches throughout the valley for stocking of their fisheries.

The Troublesome Valley Ranch is one of the featured ranches in the Grand County Historical Association's "The Folks on the Troublesome" and some of the information presented is from that publication.





## WILDLIFE AND RECREATION

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Troublesome Valley Ranch's vast meadows, 4-acre pond and 2 miles of creek attract a variety of wildlife, including mule deer, elk, antelope, moose and waterfowl. Snow in the surrounding higher elevations cause wildlife to migrate into the ranch's lower elevations, making the ranch potentially productive for hunting deer, antelope and elk during the late seasons.

The 4-acre pond provides a healthy habitat for Brooks, Browns, Rainbows and Cutthroat Trout, and local outfitter Bull Basin Outfitters leases and maintains the pond and includes it in their portfolio of fishing properties.

Adjacent BLM and accessible Routt National Forest lands lead to miles and miles of outdoor recreation, from ATVing, snowmobiling and hunting to cross-country skiing, horseback riding, mountain biking and hiking. BLM road 2757, just across from the ranch headquarters area, begins near a landscape of unique rolling hills and winds up to the Black Mountain area in Routt National Forest.

# OPERATIONS

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Troublesome Valley Ranch produces 1200-1500 tons of hay annually and is owner rated at 250-300 head when utilizing the base ranch property and associated grazing leases with the BLM, National Forest, and the Colorado State Land Board. Copies of the grazing leases are available upon request to qualified buyers.

The two ranch homes on the ranch can be used to house employees, used by the new owner and their guests, or rented. There is currently a long-term renter in one of the homes on the Breeze parcel who would like to continue renting in the future.

Troublesome Ranch offers plenty of investment possibilities: The 978 acres that comprise the Breeze parcel is surrounded by 40-acre lots. Those 978 acres, along with the 4-acre pond on the property, could be subdivided into 35-40 acre lots with the added amenity of the pond for property owners. These parcels would also have access to the adjacent BLM Lands.

The 1,291-acre ranch headquarters property with its 2 miles of Troublesome Creek and nearly 900 acres of irrigated hay meadow could be utilized as a haying operation or leased out to a local ranch. Over 2 miles of the famed Troublesome Creek could be utilized by the next owner and their guests, as well as leased out to a local outfitter. The ranch headquarters area, with its historic, picturesque ranch home setting, corrals and barns, will afford the next owners their private ranch paradise with easy access into the adjacent BLM lands and Routt National Forest.



# WATER RIGHTS AND RESOURCES

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Owning the Troublesome Valley Ranch is a solid investment in the future when it comes to water rights. The ranch's abundant water rights date back to the late 1800s, and the vast majority of the rights pre date the Colorado River Compact. The ranch has historically irrigated almost 900 acres of hay meadow, as well as some irrigated pasture.

A full list of water rights and a water summary is available to qualified buyers upon request.

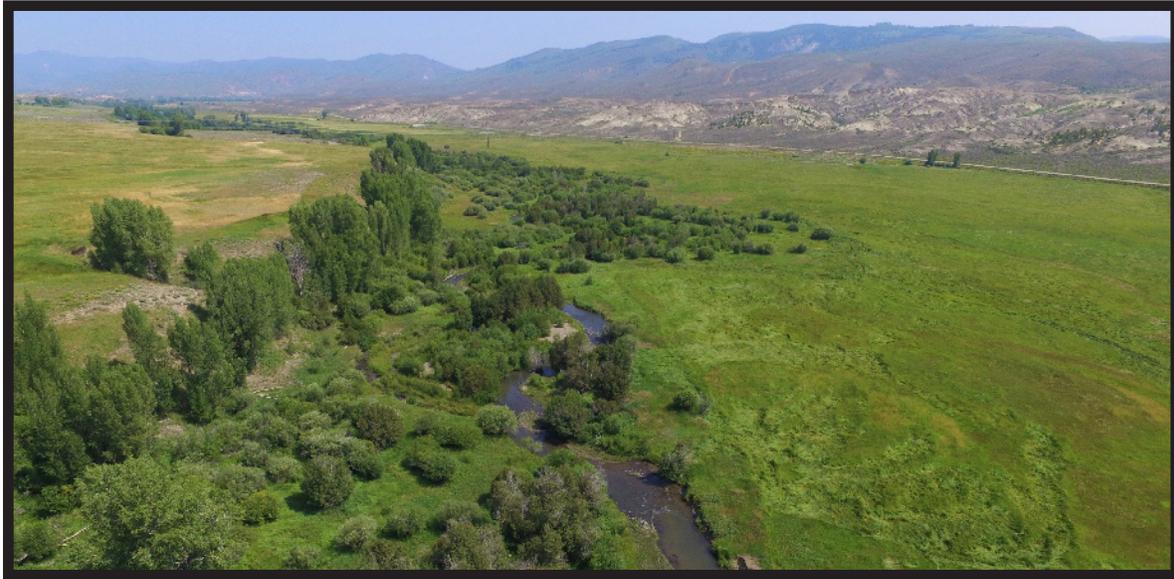


# IMPROVEMENTS

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The ranch includes the original, 5-bedroom, 2-bath ranch home at ranch headquarters, along with a 4-bedroom 2-bath home on the Breeze parcel. A full log horse barn was built in the 1980s on the ranch headquarters area, while a shop and equipment storage sheds stand ready to store all of your machinery, equipment and toys. Working corrals, livestock pens and shipping corrals with a certified working scale complete the ranch headquarters area.





## LOCATION

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Troublesome Valley Ranch is located about 5 miles east of downtown Kremmling.

The town itself is known as the “Sportsman’s Paradise” of Colorado because wildlife vastly outnumber Kremmling’s population of approximately 1,500. The small town provides plenty of dining and shopping experiences, yet it’s surrounded by miles and miles of unspoiled, Western wilderness. Whether you’re looking for a friendly, small-town atmosphere or thousands of acres of pristine nature, the Kremmling area makes the perfect mountain getaway. The Colorado River and Blue River offer Gold Medal water for fishing, as well as rafting and kayaking. Plenty of ATV and OHV trails make Kremmling the “Motorsport Capital of Grand County.” With two rivers and one creek, three reservoirs, rolling green mountains, jagged mountain peaks in the distance and Fossil Ridge, which contains fossils of ammonites, the Kremmling area is visually stunning. It sits at a comfortable elevation of 7,364 feet and is home to a private airport, hospital, grocery store and numerous shops and restaurants.

Kremmling is located equal distance (about 50 miles) between the world-class ski and summer resorts of Steamboat Springs and Breckenridge. It’s even closer to Summit County’s year-round festivals and unparalleled outdoor recreation. Tucked within Colorado’s mountain region, Kremmling is only about 2 hours from all of the excitement of Denver city life.

## MINERAL RIGHTS

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

# SUMMARY

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The Troublesome Valley Ranch represents an incredible opportunity to own over 2 miles of a private, well-known fishery, a beautiful mountain ranch home and setting with year-round accessibility and access to thousands of acres of BLM and National Forest, along with an abundance of pre-Colorado River Compact water rights with well documented historical consumptive use.

The ranch could continue to operate as a cow calf operation in the 250-300 head range and still have 500-800 tons of hay to sell depending on the year. If the next owner would like to enhance the fishery, the 2 miles of Troublesome creek is untouched and in its native state, a prime candidate for stream enhancement.

Troublesome Valley Ranch offers plenty of flexibility, in terms of both investment opportunities and personal outdoor recreation.

Perfectly secluded building sites offering stunning High-Country views — while still being a very short drive to town or you could settle into the historic 1927, 5-bedroom ranch home at the ranch headquarters.

Either way, Troublesome Valley Ranch is a working ranch that provides miles of privately owned trout fishing, extensive pre-compact water rights, and hunting & outdoor recreation opportunities on the ranch and adjacent public lands.

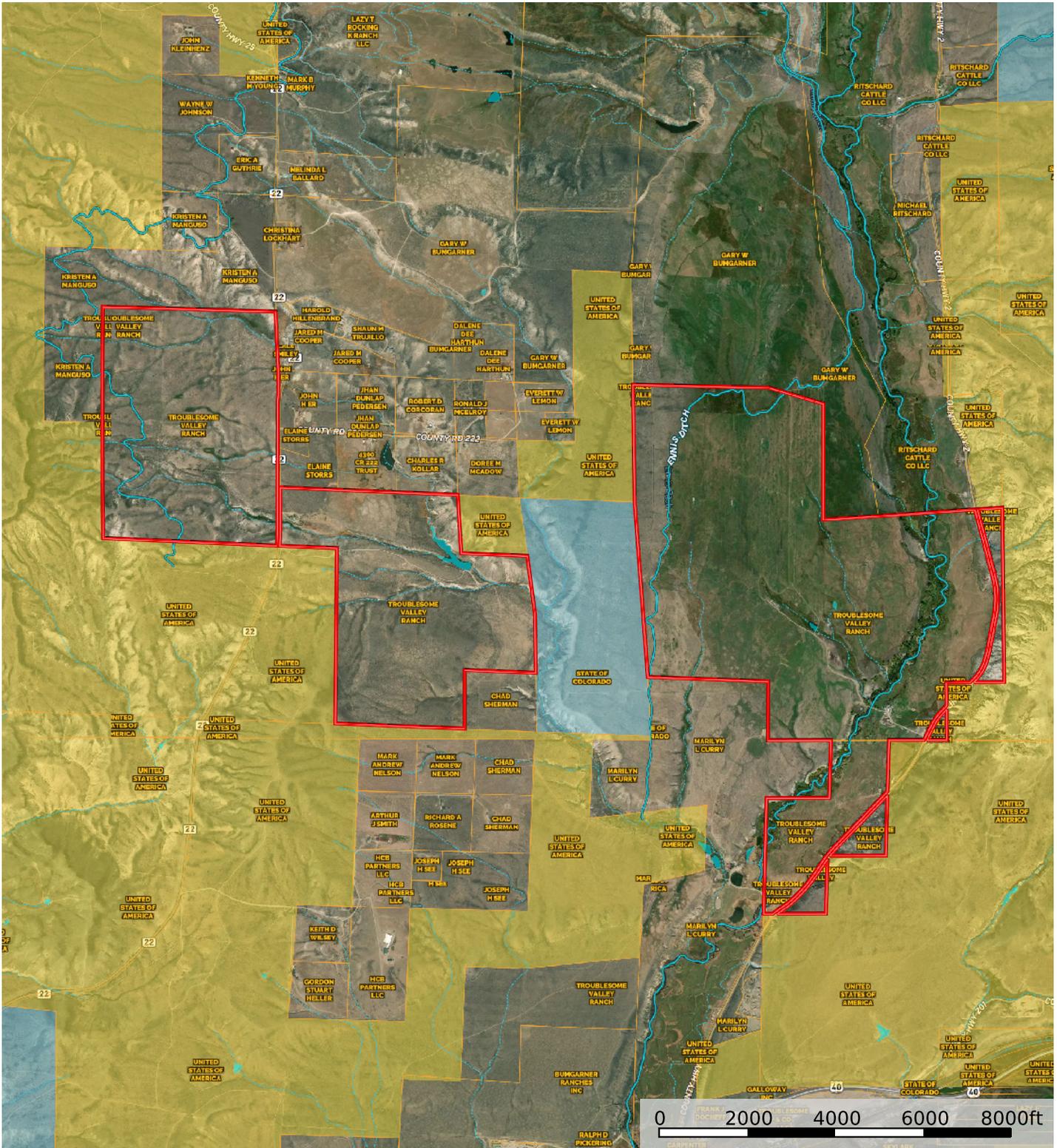
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\$10,000,000

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Troublesome Valley Ranch 2269  
 Grand County, Colorado, 2269 AC +/-



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**M** The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

**CRC**  
**COLORADO RANCH**  

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**C O M P A N Y**

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

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