

# TROUBLESOME VALLEY RANCH

Kremmling | Grand County, Colorado



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1291± Acres	\$15,865,704
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Introducing the Troublesome Valley Ranch in Kremmling Colorado. What an exceptional opportunity to purchase over 1200 acres in the heart of the Colorado Mountains with adjacent public lands and live water!

The Troublesome Valley Ranch has extensive pre-compact water rights to irrigate over 850 acres producing over 1800 tons of high country grass hay annually. It also encompasses over 2 miles of the much sought-after Troublesome Creek, well known for its outstanding fishing for Rainbow and Brown Trout.

The ranch still possesses the original ranch house built in 1927 that sits in the ranch headquarters area and includes working corrals, 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.

With over 2 private miles of the Troublesome Creek, 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. The ranch provides a picture-perfect place to slow down, enjoy a picnic with family and friends and enjoy a day of fishing on over two miles of Troublesome Creek. Views of grassy meadows with giant Cottonwood and Willows line the 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 dating back to the late 1800s.

Tom Ennis purchased the land west of Troublesome Creek in 1884. At first, Tom wasn't interested in cattle — in fact, he didn't know anything about raising cows. Instead, he helped form the Middle Park Trotting Association, after a friend in Georgetown taught him how to trot horses. He also hewed out a home to the north and west of Troublesome Creek and was the first to irrigate the land. By 1898, he decided to try his hand at raising Texas longhorns. He shipped them on railroad cars from Denver to Wolcott, but that winter was the worst the area had experienced. Deep snow prevented the cattle from getting water, and they all died, causing Tom to lose \$10,000 of borrowed money.

In 1903, his luck changed, when the hydroelectric company purchased options on his — and surrounding Kremmling — land to build a dam. They paid \$25-\$50 for each acre, which wasn't worth more than \$3.50. The hydroelectric company never used his land or built the reservoir which would have placed the town of Kremmling at the bottom of it and the option expired. Tom's fortune rose again when he ended up selling hay to the teamsters, who built the Moffat Railway through the canyon, which is why the reservoir was never built. Tom made \$8 a ton for hay— an unheard-of price in 1905. Tom passed the land down to his son Ed and the Ennis Land and Cattle Company before Freddie Grimes purchased the land in 1956.



Ed Becker purchased the land to the east of Troublesome Creek in 1887 after moving from Kansas to the Denver area, then to Middle Park in 1877, to run a dairy farm in Hot Sulphur Springs and sell butter to nearby miners. Ed was an accomplished poker player who acquired even more property through cards. He was instrumental in building the towns of Kremmling and Hot Sulphur Springs, as well as the Stockgrowers Association in Colorado, and was a bank president and commissioner of Grand County for 12 years. Throughout the decades, various family members owned the ranch, named after him. Many say they owed their chance for a good life to him.

In 1952, Freddie Grimes purchased the Becker Ranch, and then the Ennis Ranch in 1956 joining both parcels on what is now Troublesome Valley Ranch.



# WILDLIFE AND RECREATION

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

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, and hiking. BLM road 2757, just across from the ranch headquarters area, on county road 2 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 Ranch offers plenty of investment possibilities:

Troublesome Valley Ranch has an impressive portfolio of pre-compact water rights. A detailed list of the water rights is available for qualified buyers.

The ranch produces over 1800 tons of hay annually on over 850 irrigated acres.

The original ranch home on the property can be used to house employees, used by the new owner and their guests, or rented.

The 1,291-acre ranch 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 to 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 predate 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 is available to qualified buyers upon request.



# IMPROVEMENTS

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The ranch includes the original, 5-bedroom, 2-bath ranch home at the ranch headquarters area. 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 outnumbers 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 an 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.

If the next owner would like to enhance the fishery, its 2 miles of Troublesome Creek are untouched, a prime candidate for stream enhancement.

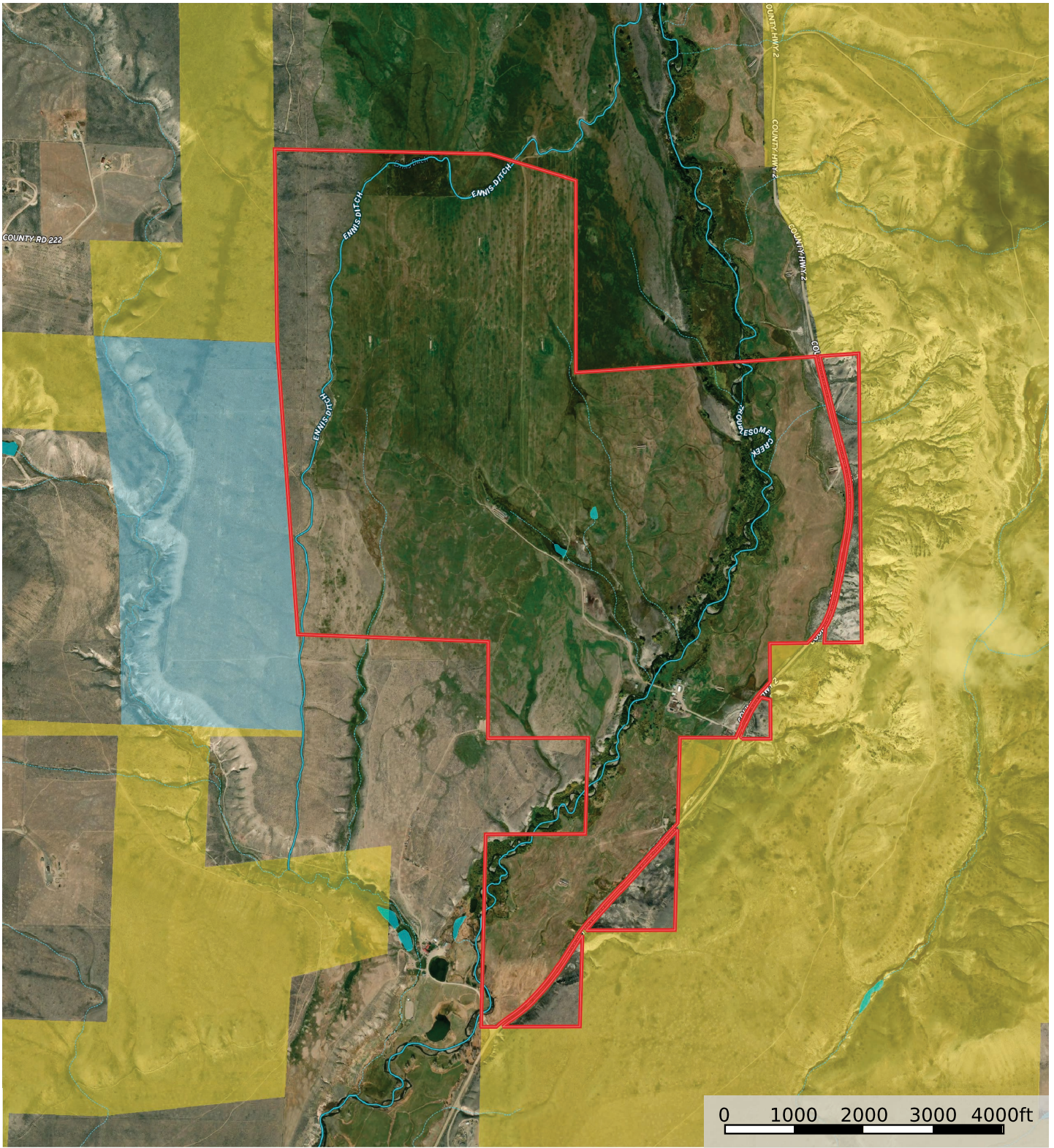
Troublesome Valley Ranch offers plenty of flexibility, in terms of both investment opportunities and personal outdoor recreation. The current owners utilize the land as a working ranch with hay production and livestock grazing.

Perfectly secluded building sites offering stunning High Country views — while still being a very short drive to town — sit ready to build your dream retreat. Or, settle into the historic 1927, 5-bedroom ranch home at the ranch headquarters area.

Either way, Troublesome Valley Ranch is a working ranch that provides miles of privately owned trout fishing, extensive pre-compact water rights and hunting and outdoor recreation on the ranch and adjacent BLM acreage and accessible National Forest.



**Troublesome Valley Ranch**  
 Grand County, Colorado, 1291 AC +/-



- Boundary
- Forest Service
- State Land
- Fish and Wildlife
- National Park
- Other
- BLM
- Local Government
- Stream, Intermittent
- River/Creek
- Water Body

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**CRC**  
**COLORADO RANCH**  

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**C O M P A N Y**

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

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