

HACKSTAFF RANCH

Granby, Grand County, Colorado



Nestled along one of Colorado's most celebrated trout streams, Hackstaff Ranch offers an increasingly rare opportunity to own substantial private frontage on the Fraser River just minutes from the mountain community of Granby. Encompassing 142 deeded acres, the ranch combines exceptional fly fishing, productive irrigated meadows, senior water rights, and unrestricted ownership into a property equally suited for recreation, investment, and legacy ownership.

The property's defining feature is 2,633 feet of private Fraser River frontage, complemented by the picturesque Hackstaff Fishing Pond and a diverse landscape of lush meadows and riparian habitat that supports abundant wildlife throughout the year. Unlike many premier Colorado river properties, Hackstaff Ranch is not encumbered by a conservation easement, allowing future owners an uncommon degree of flexibility while preserving the natural beauty that defines the property.

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Granby, Grand County, Colorado

142± Acres	\$5,501,346
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Hackstaff Ranch is a property that immediately stands apart through its balance of accessibility and seclusion. Located only minutes from Granby, owners enjoy year-round convenience while experiencing the privacy and tranquility typically associated with much larger mountain ranches.

Open irrigated meadows transition into mature cottonwoods and willow-lined riverbanks, creating outstanding wildlife habitat while framing sweeping views of the surrounding mountain ranges. The combination of productive agricultural ground, exceptional live water, and recreational amenities makes the ranch equally appealing as a full-time residence, seasonal retreat, or long-term family holding.

Perhaps most unique is the property's unrestricted ownership. Hackstaff Ranch provides flexibility rarely found among Colorado's premier river properties, including the ability to subdivide into 35-acre parcels, offering meaningful long-term planning opportunities for future generations.



RECREATION

The Fraser River has long been recognized as one of Colorado's premier wild trout fisheries, and Hackstaff Ranch controls approximately 2,633 feet of highly productive private frontage. This exceptional reach provides outstanding opportunities for dry fly fishing throughout the season while supporting healthy populations of wild Brown and Rainbow Trout.

Enhancing the fishery is the approximately 1.2-acre Hackstaff Fishing Pond, a unique recreational amenity that creates additional angling opportunities while providing valuable habitat for waterfowl and other wildlife. Combined with productive riparian vegetation, irrigated meadows, and senior water rights, the property offers exceptional year-round recreational enjoyment.

Whether casting to rising trout along quiet riffles or enjoying an evening overlooking the pond, Hackstaff Ranch captures everything buyers seek in a private Colorado live-water property.



IMPROVEMENTS

The improvements are designed to provide immediate enjoyment while allowing future owners the flexibility to personalize the ranch over time.

The primary residence consists of approximately 2,784 square feet with three bedrooms and two bathrooms, offering comfortable year-round living in an inviting ranch-style setting overlooking the property.

Additional improvements include garage and storage facilities that provide ample space for ranch equipment, fishing gear, ATVs, snowmobiles, and recreational vehicles.

The existing infrastructure supports both everyday living and the operational needs of a working recreational ranch while preserving opportunities for future enhancements.



WATER RIGHTS

One of Hackstaff Ranch's many assets is its portfolio of senior water rights, supporting both agricultural productivity and the long-term health of the property's exceptional fishery.

Highlights include:

- 2.0 CFS Scybert Ditch water right with an 1881 priority date from the Fraser River
- 1.84 acre-foot storage right within Hackstaff Fishing Pond
- Right to fill and refill the pond in priority
- 2.3 acre-foot Wolford Mountain Reservoir exchange water for maintaining pond levels
- Approximately 30–35 acres of productive irrigated meadow
- Water rights supporting irrigation, fisheries, recreation, wildlife habitat, and aesthetic values

Together, these rights enhance both the recreational and agricultural value of the ranch while helping preserve the quality of its riparian ecosystem.



LOCATION

Hackstaff Ranch enjoys an exceptional location in the heart of Colorado's Fraser Valley, offering the privacy of a premier live-water ranch while remaining just minutes from the full range of services available in Granby. Owners benefit from convenient access to restaurants, shopping, medical facilities, a private airport, and year-round amenities, all while surrounded by some of Colorado's most sought-after outdoor recreation.

From the ranch, Winter Park Resort is less than 30 minutes away, offering world-class skiing, mountain biking, and year-round alpine activities. Rocky Mountain National Park, Lake Granby, Grand Lake, and the Arapaho National Recreation Area are all within a short drive, providing endless opportunities for boating, hiking, horseback riding, snowmobiling, and exceptional trout fishing. Despite its peaceful and secluded setting, Hackstaff Ranch is located less than two hours from downtown Denver, making it an ideal mountain retreat that can be enjoyed throughout every season without sacrificing convenience.



SUMMARY

Hackstaff Ranch represents an increasingly rare opportunity to own substantial private frontage on one of Colorado's premier trout rivers without the restrictions of a conservation easement. Combining exceptional live water in a very sought after location, senior water rights, productive irrigated meadows, and comfortable year-round improvements, the ranch offers an uncommon blend of recreational enjoyment and long-term ownership flexibility. Its ability to subdivide into 35-acre parcels further distinguishes the property, creating opportunities seldom available on high-quality live-water ranches.

Just minutes from the growing mountain community of Granby yet surrounded by the natural beauty of the Upper Fraser Valley, Hackstaff Ranch is equally suited as a private fishing retreat, family legacy property, or strategic investment. Properties offering this combination of private Fraser River frontage, unrestricted ownership, and exceptional accessibility have become increasingly difficult to acquire, making Hackstaff Ranch one of the most compelling live-water offerings in Colorado today.



Hackstaff Ranch

Colorado, 142 AC +/-

COLORADO RANCH COMPANY ORC



 Boundary

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