

RANCH CENTRAL HIGHLIGHTS

Exceptional Setting, Views & Landscape

- 35+ fully usable acres with pastures, gentle landscape, and water
- Breathtaking eastern views looking directly into Walton Creek Canyon and up to the Steamboat Ski Area and the Continental Divide
- Flowing water, private ponds, water features, and mature trees
- Burgess Ditch water supply for livestock and vegetation
- A landscape that feels as thoughtfully curated as it is naturally wild
- Easy year-round access with a built-in driveway snow melt system
- Two private gated entries ensure privacy and security
- According to local experts, Ranch Central is home to the oldest Willow trees in all of Routt County



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RANCH CENTRAL HIGHLIGHTS

Unmatched Location

- Nestled in the heart of Steamboat's idyllic "South Valley"
- Just 3 minutes to Steamboat Springs , 5 minutes to world-class skiing at Steamboat Resort, and under 2 minutes to two premier golf courses
- Located within the coveted 1,064-acre Storm Mountain Ranch

Legacy & History

- Originally selected in the 1920s by homesteader George Phillips for its premier vistas—he owned land spanning from Fox Estates to Catamount Ranch
- Current owners have transformed the land into an elevated yet laid-back mountain sanctuary



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Included Structures

- Main Home + Guest House (~4,400 SF combined): Full of warmth, character, and beautifully renovated
- Two New Outbuildings Across Nearly 3,000 SF: Versatile and thoughtfully designed for hobbies or creative pursuits

Development Potential

- Ample space and flexibility for future home site development
- Estimated 9-acre building envelope
- One-of-a-kind equestrian privilege: the only property in Storm Mountain Ranch permitting horses on-site

*Ranch Central is more than just a property...
It's a once-in-a-generation opportunity to steward one of
Steamboat's most treasured landscapes.*



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The Ranch Central House

The Ranch Central House offers modern farmhouse architecture with stylish, high-quality finishes | Nearly 3,000 SF spread across three thoughtfully designed levels | 3 bedrooms | 3 full baths | 2 powder rooms | The main-level primary suite includes a generous walk-in closet with washer/dryer hookups for added convenience | Enjoy panoramic views of Walton Creek Canyon, the Steamboat Ski Area, and the Continental Divide from the sunroom, kitchen, and great room | A dual-sided glass enclosure gas fireplace creates a warm ambiance, and a wood-burning fireplace permit is in place for future enjoyment | In-floor radiant heat and air conditioning provide year-round comfort | The quiet, well-insulated interior features Euro-style roller shades for privacy and triple-pane windows | The upper level includes a cozy second living area, a two-office setup with French doors, two en-suite bedrooms, an additional powder room, and a bonus room currently staged as a home gym | Ample storage is available throughout | A detached 31' x 31' heated garage includes workshop space and houses snow melt boilers for the front entry area.



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The Cabin

- Single-level living with 3 bedrooms, 2 full bathrooms, and a powder room
- Covered and shaded front porch facing east toward the mountains and shaded fenced yard
- Professionally designed interiors by Rumor Design
- Open-concept living, kitchen, and dining area with vaulted ceilings
- Wood stove for mountain coziness
- Well-insulated for quiet comfort, with Euro-style roller black out shades for added privacy



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Hidden Creek Ranch Barn

- Dual-bay garage with durable concrete floors
- Fully insulated, heated, and well-lit
- Bonus laundry room and half bath
- Climate-controlled bonus room
- Estimated 1,597 Square Feet
- Gas Stove for added warmth

RV Barn

- 60-foot-deep bay with oversized door and high ceiling clearance
- Ideal for RVs, toy haulers, vehicles, Sprinter vans, and more
- Estimated 1,440 Square Feet

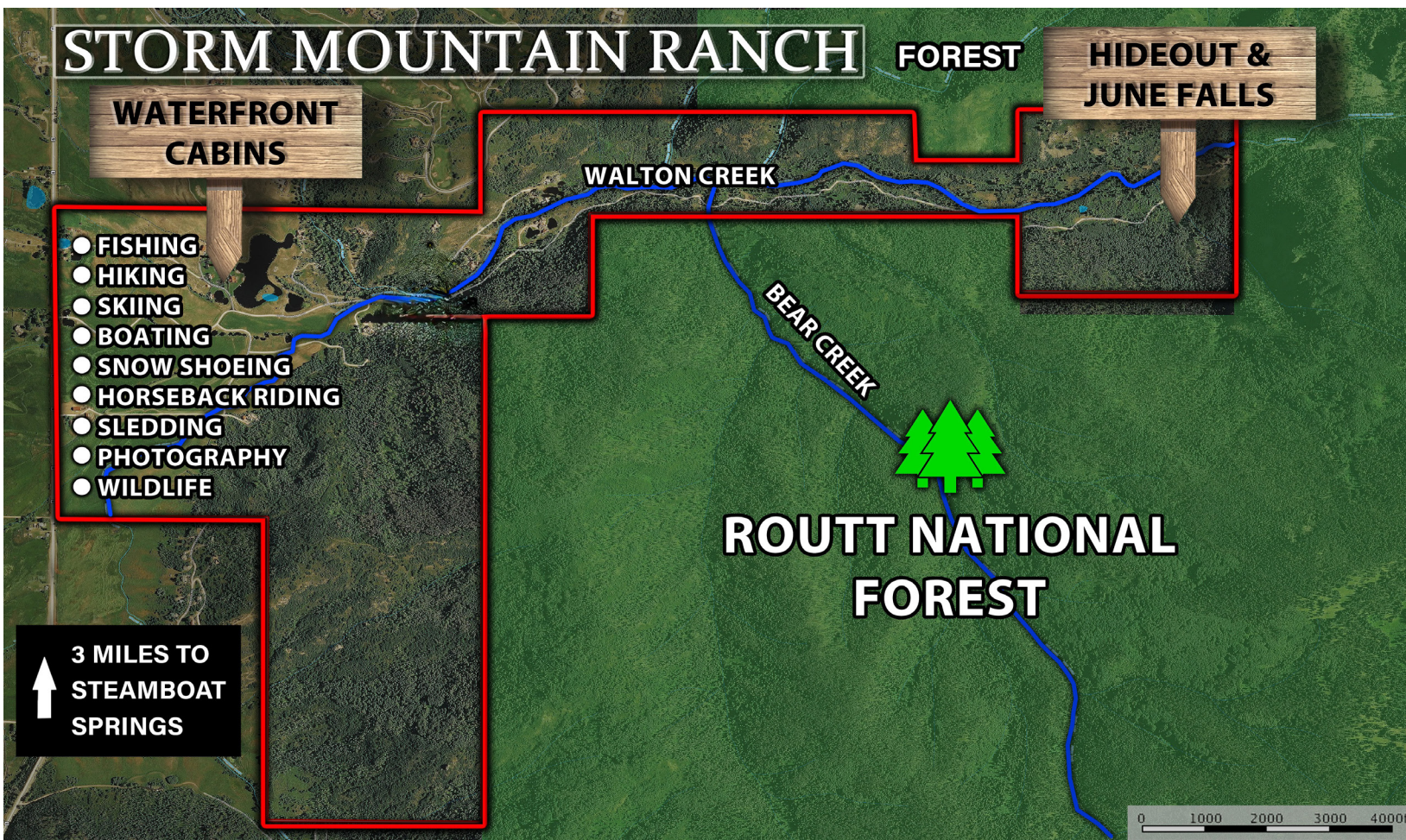
Additional Features

- Handcrafted stone sweat lodge and serene fire pit area
- Two ponds with water features and a private dock
- Fenced and cross-fenced for ease of land management



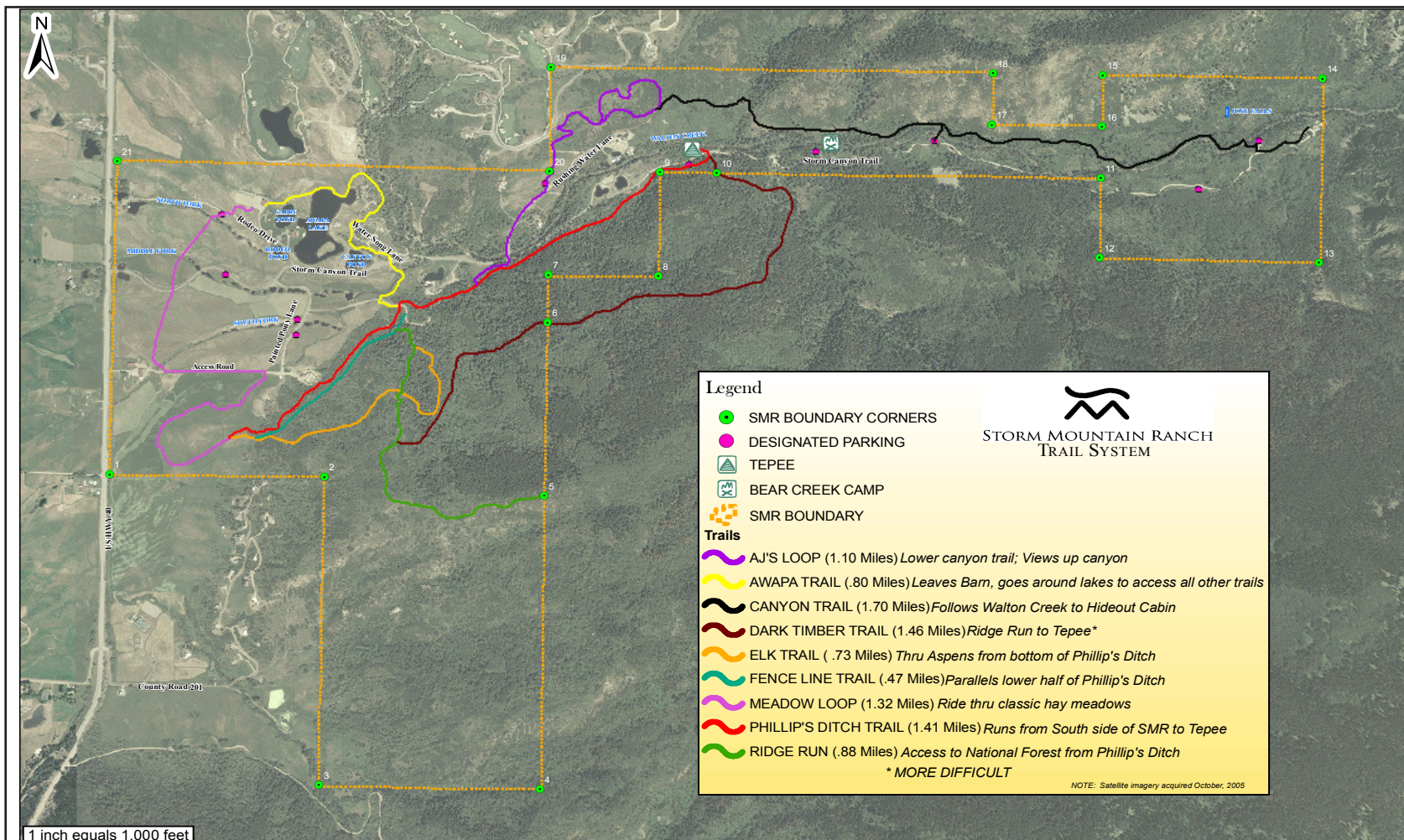
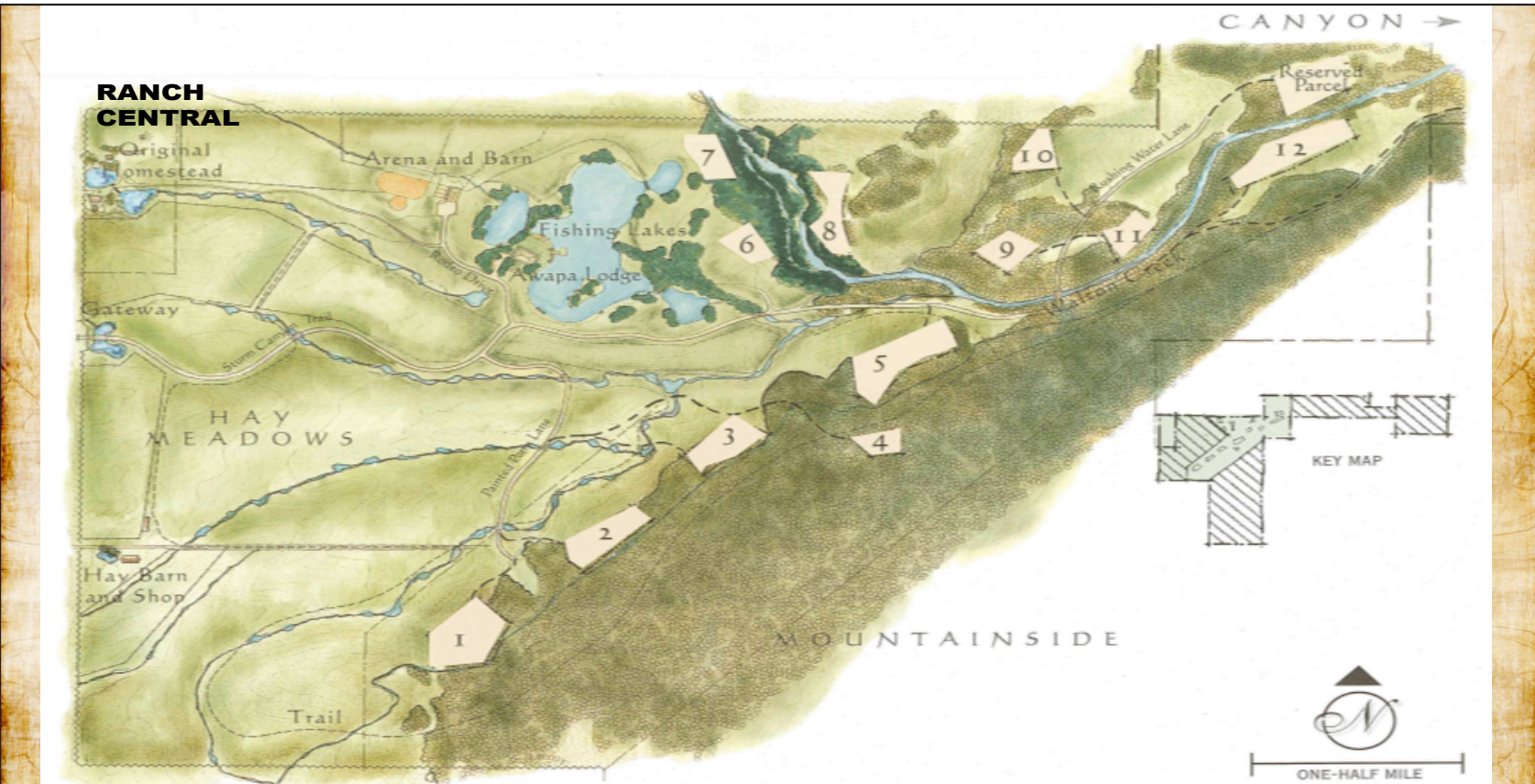
LOCATION

RANCH CENTRAL @ STORM MOUNTAIN RANCH

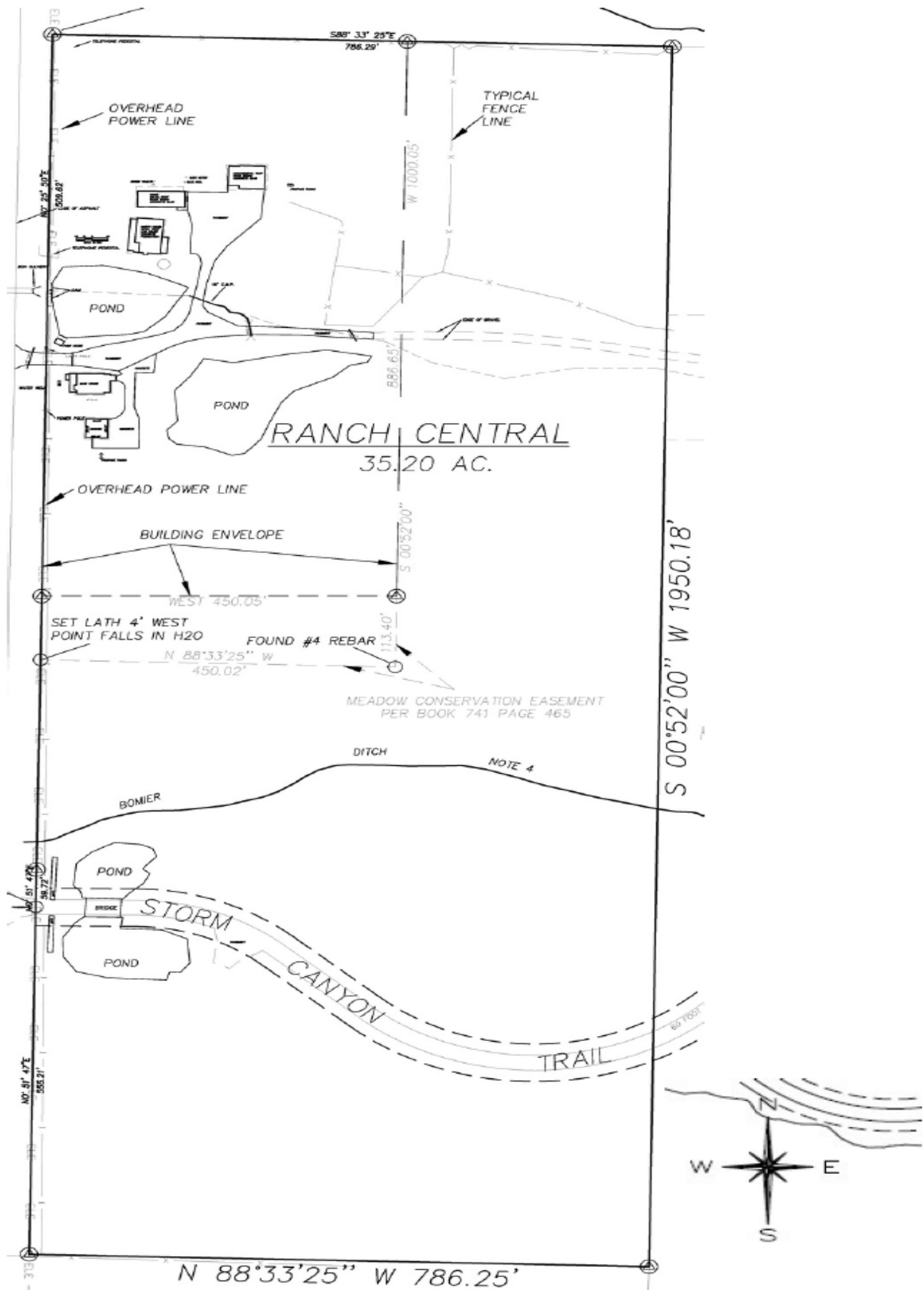


LOCATION

RANCH CENTRAL @ STORM MOUNTAIN RANCH



SURVEY



RANCH AMENITIES

- Privately gated community ranch community
- Acres: 1,063
- 14 total home sites with 12 homes completed, creating very low density with only 2 additional homes remaining to be built
- Featured Highlights: Fishing Ponds and Streams, Exclusive and Private June Falls Waterfall, Equestrian Pastures, Hay Meadows, Private Gated Entry, Gorgeous Views of the Steamboat Ski Area, Walton Creek Canyon, and the South Valley

CO-OWNED LODGING AMENITIES:

- The Hideout Cabin at June Falls - Sleeps 8
- Awapa Lodge, Fully Equipped to Entertain Larger Functions - base camp
- Waterfront Lake Cabins - 4 Individual Cabins - Sleeps 4-6

ACTIVITIES WITHIN THE RANCH BOUNDARIES:

- Horse riding, biking, and hiking on miles of private trails
- Boating on the private lake
- Sand beaches on the shores of the private lake
- Fly fishing in Orvis-approved streams, Walton Creek, and private lake
- Snowshoeing, cross-country skiing and skin skiing
- Tubing on the sledding hill
- Adventures to the base of scenic June Falls and the surrounding forest
- Wildlife viewing
- Over 5 miles of adjacency to National Forest, for endless exploring



WATER AND WILDLIFE

Storm Mountain Ranch is a nature lover's dream, where wildlife and water take center stage. Nestled within its 1,063 acres of pristine land, only a fraction of which is impacted by human habitation, the ranch is a sanctuary for a diverse array of species. From squirrels and fox to the majestic moose and elk. The mountainside and canyon are teeming with life.

The ranch's commitment to wildlife conservation is evident in its carefully managed conservation areas, which have been designated to increase wildlife carrying capacity. As you hike through the picturesque landscape, you're likely to spot a variety of creatures, including black bears, golden and bald eagles, as well as the elusive trout in the hollows of the creek. The ranch has safeguarded vital habitats. The ranch is surrounded by national forest for miles (3 sides) where a good hike will have you exploring deep into the forest.

Water is an extraordinary treasure in the arid West, and Storm Mountain Ranch is blessed with an abundance of it. This "live water," cascading over rocks and glistening under the sun, is a lifeline for both wildlife and humans alike. Lakes and ponds dot the hay meadows, inviting boating, wading, and fishing for sizable trout that thrive in these tranquil waters. The ranch's network of waterways, including Walton Ditch and Phillips Ditch, weave through the landscape like a strand of pearls, breathing life into every corner.

Embracing its deep connection with water, Storm Mountain Ranch has become a haven for resident

anglers. The ranch has developed a fishing empire, creating and maintaining ideal habitats for trout. Whether you prefer the creek, the ponds, the lakes, or the meandering irrigation ditches, you'll have ample opportunities to cast your line and reel in these prized fish. Awapa Lodge, surrounded by water on three sides, stands as a testament to the ranch's commitment to fishing, offering a place to tie flies, share fishing stories, and enjoy the camaraderie of fellow enthusiasts.

Within this natural oasis, the Awapa Lodge is a gathering place that embodies the spirit of Storm Mountain Ranch. Its rustic charm, with its wood-and-stone architecture, serves as a gateway to unforgettable experiences. As you relax in the Great Room, warmed by the massive stone fireplace, you'll have the opportunity to connect with friends, neighbors, and family, forging bonds amidst the beauty of nature. The lodge's expansive wooden decks beckon you to soak in the stunning surroundings, where lush green grass meets the water's edge.

At Storm Mountain Ranch, wildlife and water intertwine harmoniously, creating a haven where nature thrives. With its commitment to wildlife conservation, abundance of water resources, and a deep appreciation for the delicate balance of ecosystems, the ranch offers a unique opportunity to immerse yourself in the wonders of the natural world. Prepare to be captivated by the diverse wildlife, enchanted by the soothing sounds of water, and inspired by the extraordinary beauty that surrounds you at every turn.



ABOUT STEAMBOAT

STORM MOUNTAIN RANCH IS JUST 3 PAVED MILES TO BEAUTIFUL STEAMBOAT SPRINGS, "SKI TOWN USA."

Steamboat Springs is known as "Ski Town USA" with a rich skiing culture and a high number of winter Olympians.

The Steamboat Ski Area offers exceptional ski conditions with abundant annual snowfall and renowned "champagne powder."

The ski area features over 3,600 feet of vertical drop, 140 trails, and nearly 3,000 acres of diverse skiing terrain for all skill levels.

Steamboat Resort has recently embarked on a \$200 million investment to shape the future of the resort and enhance the Steamboat experience. With plans for après ski amenities, new dining and entertainment options, additional lodging, a ski beach, an ice rink, new lifts, and expanded terrain, this ambitious undertaking will establish Steamboat as one of the world's premier ski destinations for years to come and the second largest resort in Colorado.

Howelsen Hill, nearby, offers additional winter activities such as ski jumps, night skiing, snowboarding, cross-country skiing, and ice-skating and more.

Steamboat Springs is not just about skiing, but also a resource for everyday needs and luxuries with Western outfitters, sports shops, bookstores, music stores, and over 60 dining options.

Living in Storm Mountain Ranch provides convenient access to both the deep wilderness and the amenities of Steamboat Springs.

Steamboat Springs serves as the central community for the working ranches in the Yampa Valley and maintains its Western charm with ranching traditions and rodeos.

The town embraces arts and culture, hosting events and festivals throughout the year, including the Strings in the Mountains Festival of Music.

UCHealth in Steamboat offers comprehensive medical care.

Steamboat Springs has multiple airport options, including a municipal airport and the Yampa Valley Regional Airport, providing access for both general and commercial flights with 6 airlines and direct winter flights to 16 cities. The town is also well-connected to major highways, facilitating travel to Denver, Ft. Collins, and Vail.

