

THE ELK RIVER GUEST RANCH

Surrounded by National Forest
Zoned Mountain Residential

Fronted by the head waters of the Elk River and surrounded by the magnificent multi-million acre Routt National Forest, the Elk River Guest Ranch is an outstanding property offering many unique opportunities.

Just 22 miles North of the world class Steamboat Springs Ski Resort, famous for its champagne powder and western hospitality, the location of the Elk River Guest Ranch is ideal. Considered a jewel of the Valley, the Elk River Guest Ranch is located under the dramatic rocky cliffs of the Elk River Canyon holding dramatic views of the Mount Zirkle Wilderness Area and the Continental Divide. It boasts one half mile of private fishing, private access to excellent hunting grounds, white water rafting and fabulous horseback trails leading into its backyard, the Routt National Forest.

Year round business has successfully been established in a

variety of avenues including winter sleigh ride dinners, cabin rentals, children's summer camp, horseback trail rides, wagon dinner rides, weddings and corporate events.

Along with the many established outdoor recreational activities, the Elk River Guest Ranch has six private cabins for year round nightly or monthly rentals. Each cabin is handsomely appointed offering full kitchens and bathrooms.

The main house provides office space, four spacious bedrooms, two large full bathrooms, a commercial kitchen with a large dining room. The adjacent building serves as a pantry housing refrigeration, freezer and dry storage space for food service operations.

Centrally located amongst the ranch's cabins is the Silhouette Saloon. This charming gathering place is accentuated by a large outdoor deck, bonfire pit, gas fireplace, ample storage, substantial windows with 360 degree views, and unique wildlife decor created for the ranch by local artists.

Classic buck'n'rail fence surrounds the property along with some wire fence to separate the meadows for livestock grazing. Three wells and one developed spring run year round providing excellent drinking water to every tap.

This is an excellent horse property with a forty ton hay storage building, a barn with large tack rooms, work bench and foaling room as well as a round pen for training.

Paved, county maintained roads lead to this gorgeous property which is zoned Mountain Residential. This zoning allows for flexible use and development. It can be developed with one dream home while providing a handsome income from the guest ranch business or it could be developed into several prime lots.

The Elk River Guest Ranch can be offered as a turn key operation which would include the following assets.

- * Potentially, over twenty head of proven dude, safe horses each with their own tack;

- * Limousine Carriage with green velvet seats and attachments for single or team pull;

- * 20 passenger horse drawn sleigh,

- * 4 passenger single horse drawn sleigh;

- * Complete harness for four draft horses;

Vehicles and large Equipment:

- * three 14 passenger vans;

- * Titan four horse trailer with dressing room ;

- * GMC pick-up truck with gooseneck hitch;

- * Thiokol Snow Cat groomer and snow mover;

- * Skid Steer with bucket and hay spear accessories;

- * Airens Snowblower;

- * Toro Snowblower;

Event Supplies:

- * 30 x 50 tent with clear walls;

- * 30 x 30 tent with clear walls;

- * 200 white folding chairs;

- * 20, six foot round tables

- * white white table linens

Horse Operation:

Cabins:

* **Bears Den Cabin:** spacious bedroom with king size bed, full bathroom, large kitchen and living room combined with thermostat controlled gas stove, baseboard heat.

* **Wrangler Cabin:** spacious bedroom with king size bed, full bathroom, woodstove in front room and kitchen, apartment size appliances, baseboard heat.

* **Bowhunter Cabin:** log style inside and out, two large bedrooms, one full bath, kitchen and front room combined, thermostat controlled gas stove, full size appliances, covered porch, baseboard heat;

* **Angler Cabin:** Two bedrooms, large living room with dining room and breakfast nook, wood fireplace, full bathroom with shower and bathtub, full size kitchen with new appliances.

* **Eagles Nest Cabin:** 270 square feet, full bathroom, loft bedroom, apartment size kitchen.

* **Pearl Hart House:** two story 1800 square feet, two large full baths with showers and tubs, commercial kitchen with large adjoining pantry, four spacious bedrooms, reading room, office with waiting room, large dining room with thermostat controlled gas fireplace, beautifully restored fur wood floors throughout.

* **Homestead Cabin:** two story, 1800 square feet, three bedroom, one office,

large kitchen with wood fireplace, stainless steel appliances, mud room with washer and dryer, large living room with thermostat controlled gas fireplace, full bathroom, wrap around deck with great views of the elk river.

Other Buildings:

* **Silhouette Saloon** with Optional Use Liquor Licence in place, thermostat controlled gas fireplace, kegerator with space for 3 ½ barrels, wine and beer refrigerator, satellite TV, wildlife art.

Other Buildings Continued:

* **Tepees:** Two thirty foot Tepees. Decorated for entertaining. Each are fully appointed with carpeting, central fireplaces, surrounded by comfortable couches and chairs. Used for sleigh and wagon dinner rides.

* **Cook Tepee:** 16 foot tepee, gravel floor, four BBQ's.

* **Washhouse:** 300 square feet, with 3 washers, 2 dryers, full bathroom, linen and cleaning supply storage, courtesy telephone.

* **Pantry:** 1024 square feet, four refrigerators, three freezers, shelving for dry storage, two 6' stainless steel prep tables.

* **Upper Barn:** 900 square feet, foaling/tack room with 26 saddle racks, supplement and medication storage, tool/work bench, one car garage with shelving. Carport with feeding bins and tie rails for four horses.

* **Hay Storage:** 40 ton covered hay storage with potential to enclose for more equipment storage.

* **Chicken House & Coop:** Safe housing and outdoor coop for chickens, turkeys, geese and peacocks.

* **Electric Shed:** Contains all transformers for all buildings and provides another covered storage space.

* **Holding Pen Shed:** Insulated walls, electric connections, covered storage.

Water Supply:

* **Wells:** Three developed wells, two of which are in use with the top of the line Ultra Violet light filter systems. All water runs through the system and is clear, safe and excellent tasting. This water has been bottled and sold in the Silhouette Saloon. The third well is ready to be hooked up to a filtering system.

* **Springs:** Two springs exist in the big meadow. One is developed and runs year round at about 2 gallons/minute.

* **River:** One-half mile of private river fronts the property. The property line runs to the center of the river. Fishing still requires Colorado licenses.

* **Rights:** An irrigation ditch runs through the Ranch's big meadow. The

ranch has rights to any surface water from snow run-off for irrigation.

Professional Landscaping:

***Promenade Yard:** A large grassy oval shaped yard is centrally located amongst the cabins. It provides an extension of the saloon's gathering area. A 384 square foot deck extends the saloon's gathering area and leads into the oval to the bonfire pit. The bonfire pit is encircled by large flagstones and log seating. Flower beds and trees are developed around the saloon, deck and edge of the oval with a wagon converted to a dining table. A large burm divides the yard from the Seed House Road with mature trees, bushes, perennial flowers, strawberries and other herbs.

***Hot Tub Sanctuary:** An eight man hot tub with cover lifting system is hidden behind a burm with prolific perenial flowers, flowering bushes, trees and shrubs. This location is set to focus on the views of the Continental Divide and Mount Zirkel.

