

Elk Creek Ranch

MEEKER, COLORADO

LIVE WATER
PROPERTIES



Hunting | Ranching | Fly Fishing | Conservation

Elk Creek Ranch

Meeker, Colorado

0.5-Acre | Lots starting at \$1,600,000



Contact

Brian Hartley, associate broker

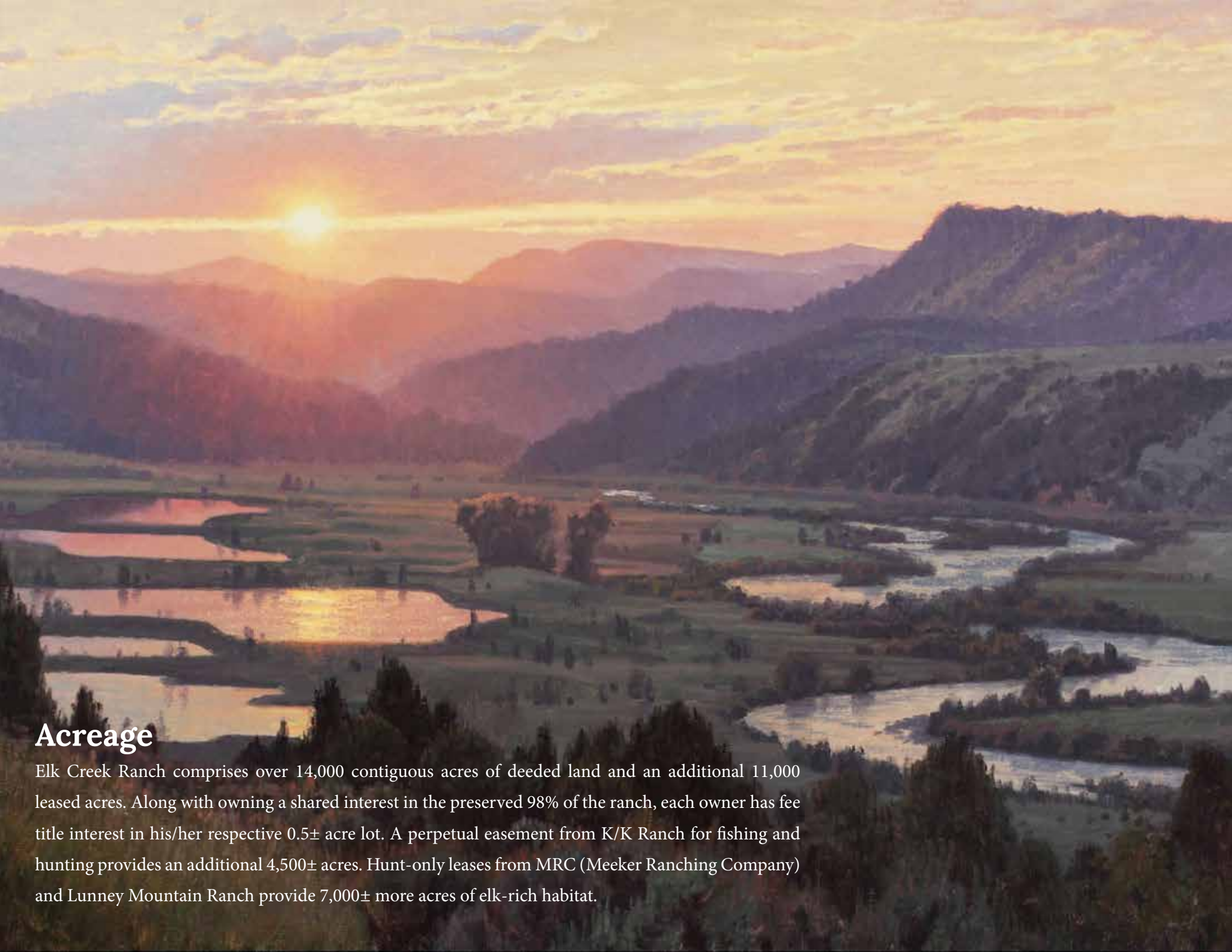
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A world-class retreat ideally positioned on the banks of the legendary White River, Elk Creek Ranch provides access to ±33 miles of unspoiled, private fishing on the White River, South Fork, and Elk Creek. The ranch now offers its members more than 25,000 private acres providing dramatic views of spectacular mountain and riparian landscapes and is designed with seamless access to the 5-star ranch amenities. This community was artfully planned to provide 66 families the opportunity to own and enjoy a wealth of recreational activities in one of Colorado's premier valleys. This area, known as White River valley, is home to an abundance of fishing and wildlife, including the largest elk herd in the nation. Elk Creek Ranch provides a myriad of top-notch services and amenities, including year-round award-winning chefs, a fully stocked fly shop, a team of accomplished fishing guides and a hospitality staff to assist with every need. In addition to the main lodge where owners and their guests gather for meals and social events, owners can also enjoy the 11 suites available exclusively for owners and their guests.







Acreage

Elk Creek Ranch comprises over 14,000 contiguous acres of deeded land and an additional 11,000 leased acres. Along with owning a shared interest in the preserved 98% of the ranch, each owner has fee title interest in his/her respective 0.5± acre lot. A perpetual easement from K/K Ranch for fishing and hunting provides an additional 4,500± acres. Hunt-only leases from MRC (Meeker Ranching Company) and Lunney Mountain Ranch provide 7,000± more acres of elk-rich habitat.



Improvements

Elk Creek Ranch has been built as a village-style community to fully encapsulate the essence of the West. The village is focused around a spectacular lodge built with large, hand-crafted logs. Offering sublime views of the lake and valley, the lodge creates a centralized gathering place for the members of Elk Creek, furthering the sense of community within the ranch. Three exquisite log cabins, ranging from one-bedroom suites to a three-bedroom home, are also located on the property and offer overnight accommodations for guests. Additionally, Elk Creek Ranch offers a fully stocked fly shop, which accommodates anglers of all levels.

Lot 34

Pristine pond lot convenient to both the river as well as the amenities of the lodge and fly shop. The lot offers views over the pristine stillwater fishery in the foreground and timbered ridge to the south.

Listed at \$1,700,000

Lot 50

Elk Creek Ranch offers three distinct buildable lot options: river, bench and mountain lots. Lot 50, is a bench lot which offers convenient access to the lodge and hub of all activities while offering peaceful separation and sweeping valley views. From lot 50 you'll enjoy a bird's eye perspective of the majestic White River and numerous lakes with views across the valley to rolling hillsides.

Listed at \$1,850,000

Lot 63

Located among the mountain lots in the upper elevations of the deed acreage Lot 63 is a deed-restricted, no-build lot which allows an incoming owner to own the deeded ground and enjoy all of the recreational and sporting amenities Elk Creek Ranch has to offer.

Listed at \$1,600,000

Elk Creek Ranch Membership

We are pleased to offer for purchase this stand-alone membership with Elk Creek Ranch. There is no lot or deeded acreage tethered to this membership offering. This opportunity grants you all of the same access to fishing, hunting, lodging and all other services and amenities accessible to lot owners while not being associated with any particular lot.

Listed at \$1,600,000

Lot 34



Lodge Amenities

- The lodge, referred to by homeowners as “The Village”, offers gourmet dining in the main and private dining rooms with a full bar, private poker lounge, and a temperature controlled wine room.
- The award-winning chef, kitchen staff and team of outgoing guest services staff make each visit to the ranch a memorable occasion.
- The 11 elegant log-built guest suites are available for the use by ranch owners and guests year round. No detail was overlooked in the building and furnishing of these exquisite lodging amenities.

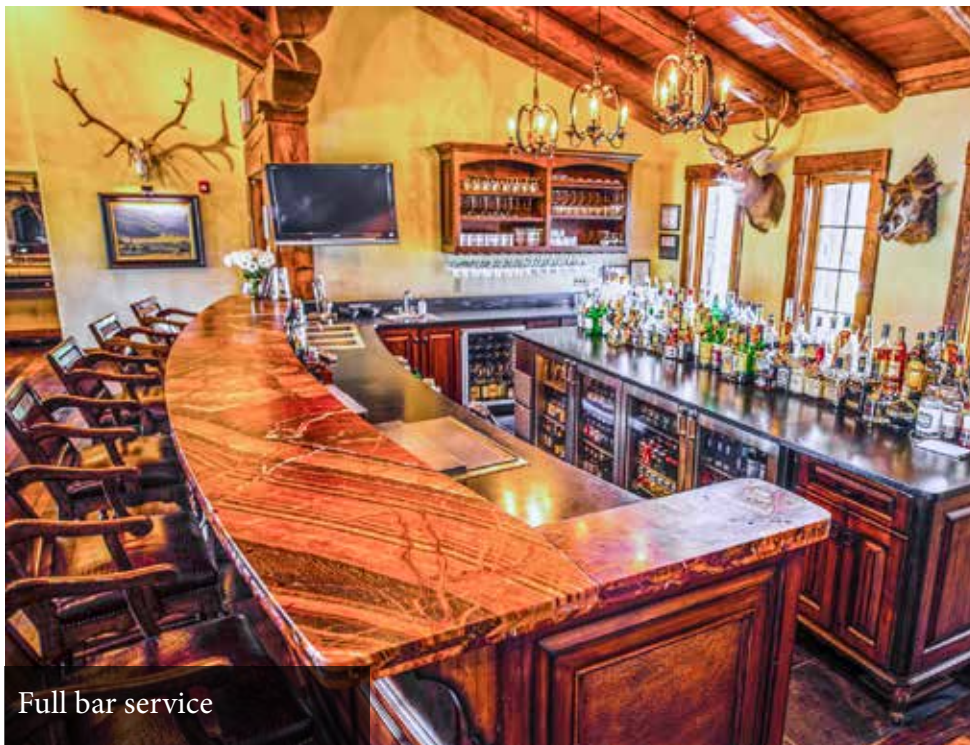




Main Dining Room



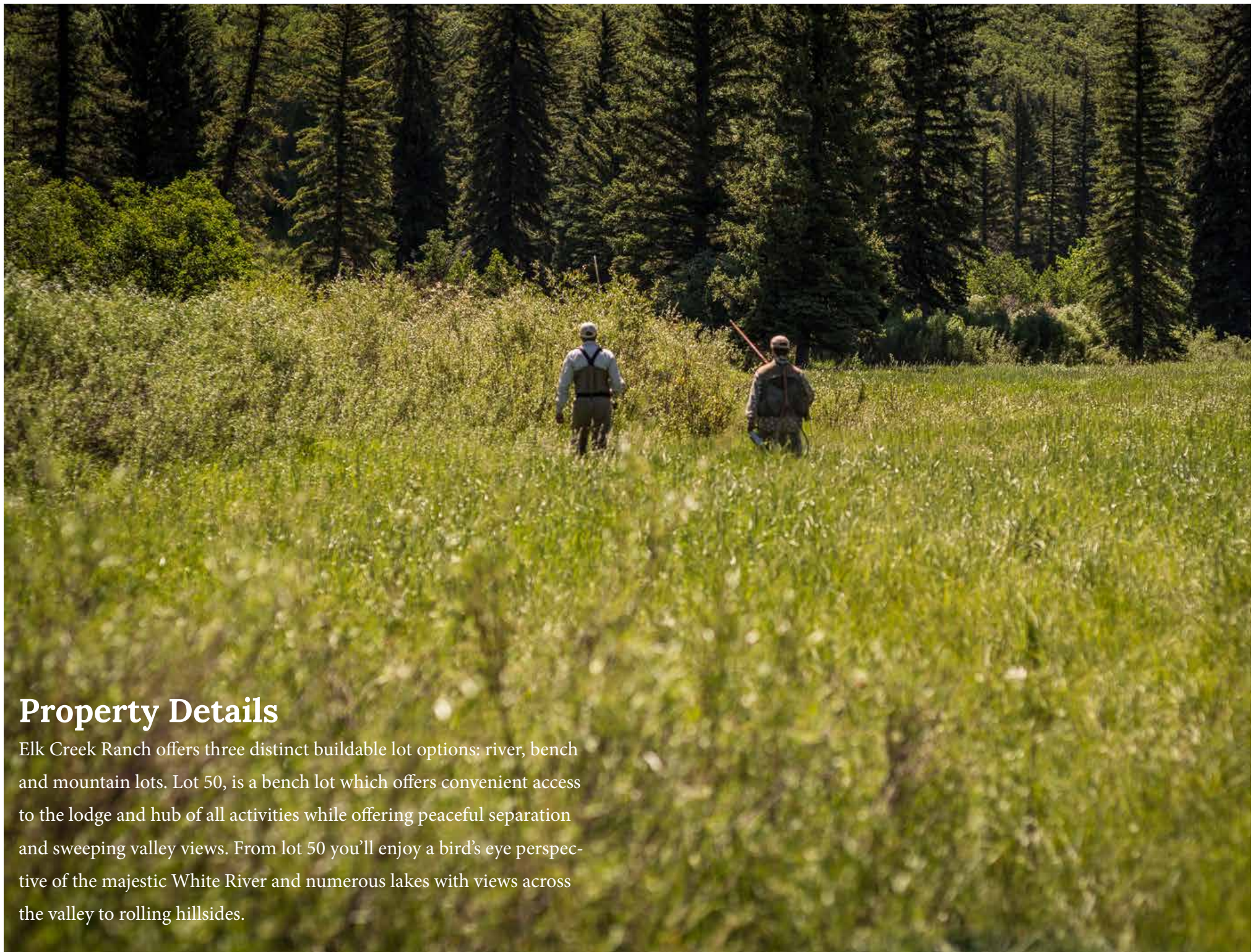
Temperature controlled
wine room



Full bar service



Fully stocked fly shop



Property Details

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Location

Elk Creek Ranch is situated in the White River Valley, roughly fifteen miles southeast of Meeker, Colorado, by way of the Flat Tops Scenic Byway. The White River is the central feature of the valley, draining a 3,770-square-mile watershed of the western slope of the Flat Tops Mountain Range. Recreational opportunities are easily accessible from the ranch. The resort towns of Steamboat Springs, Aspen, Vail, and Beaver Creek are all within a two-hour drive from the ranch. The town of Meeker, boasting a population of about 2,400, is the county seat of Rio Blanco County, and is a short drive away. Meeker is a community that is primarily characterized by agriculture, ranching, and recreation, and has avoided the shrinking economy that many small, western towns have experienced. The town also recently constructed a 6,500-foot private runway that is large enough to accommodate most aircraft. Commercial air service is available in Hayden/ Steamboat, approximately 90 minutes north of the ranch.



Wildlife and Hunting

The White River Valley's excellent mix of topography allows the area to host an abundant and diverse amount of wildlife. The combination of seasonal climate, vegetation, and water create ideal habitat for game to thrive. The area boasts the largest herd of Rocky Mountain elk in the world, along with a large population of mule deer. The habitat protection and stewardship undertaken by Elk Creek Ranch and its neighboring ranches have created a sanctuary for various wildlife including elk, mule deer, moose, black bear, wild turkey, beaver, grouse, and bald eagle. The excellent big game habitat offers an owner the opportunity to land a true trophy.



Live Water

Water is the aspect of the ranch that sets Elk Creek Ranch apart. Owners have access to over ± 33 miles of private fishing, not available anywhere else in the lower 48 states. With only 66 owners to fish these ± 33 miles of water, Elk Creek Ranch may be one of the most exclusive fisheries in the United States.

Three separate water sources are available to fish in the ranch: the White River, the upper South Fork, and Elk Creek. The White River and upper South Fork provides anglers with big river fishing, while Elk Creek offers a more challenging and technical opportunity of a small, winding stream. Due to the decades of stewardship and preservation, the ranch provides an excellent habitat for rainbow, brown, brook, and cutthroat trout. In the late summer, anglers can witness massive hatches of caddis, stoneflies, mayflies, and midges, which lead to amazing terrestrial fishing in the fall. In addition to the rivers and creeks, the ranch boasts twelve interconnected lakes, ± 33 acres all together, for even more trout fishing. Approximately 1.5 miles downstream, a series of shoals impedes travel of large boats when water levels are low.







Recreation

Elk Creek Ranch's location in northwestern Colorado gives an incoming owner access to the many activities that Colorado offers. Aside from the great hunting and fishing, the area provides excellent recreational opportunities such as hiking, camping, biking, and wildlife viewing. The ranch is surrounded by the White River National Forest and Flat Tops Wilderness Area, which provide access to pristine wild country. Several world-class ski resorts are within a two-hour drive, including Aspen, Beaver Creek, Vail, and Steamboat Springs. Within the confines of the ranch's deeded 14,000 acres, there are a myriad of activities to enjoy with family and friends. Fill your days with mountain bike rides, horseback rides and hone your shooting skills over a round of sporting clays. The activities do not end when the snow starts to fall as the ranch is a year round recreational escape with exceptional snowmobiling, snowshoeing, cross-country skiing and winter fishing. Elk Creek Ranch is the ideal destination to spend time with an endless array of sporting pursuits by day and exceptional meal service and time among friends and family by night.



Summary

Elk Creek Ranch presents a unique opportunity to own a homesite in one of the most exclusive fishing and hunting communities in the world. With 33± miles of private water, these homesites combine secluded world-class fishing with modern amenities to create the ultimate sportsman's paradise.



Property Details

Meeker, CO | 0.5-Acre

Lots starting at \$1,600,000

Taxes: \$2,800 in 2023

LODGE AMENITY ACCESS:

Village-style community

Hand-crafted log lodge for a centralized gathering place for the members of Elk Creek

Fully stocked fly shop

Gourmet Dining

Full Bar

Poker Lounge

Wine Room

11 log cabins for guests

ACREAGE

Comprised of over 14,000 contiguous acres

±0.5 acre lot within Elk Creek Ranch

Community

±4,500 acres for fishing and hunting from K/K

Ranch easement

±7,000 acres of hunt-only land

LOCATION

Situated in the White River Valley

15 miles southeast of Meeker, Colorado

Two-hour drive to the resort towns of Vail, Aspen, Steamboat Springs and Beaver Creek, Colorado



GETTING TO THE RANCH

Commercial service is available in Hayden/Steamboat Springs, which is approximately 90 minutes north of Elk Creek Ranch.

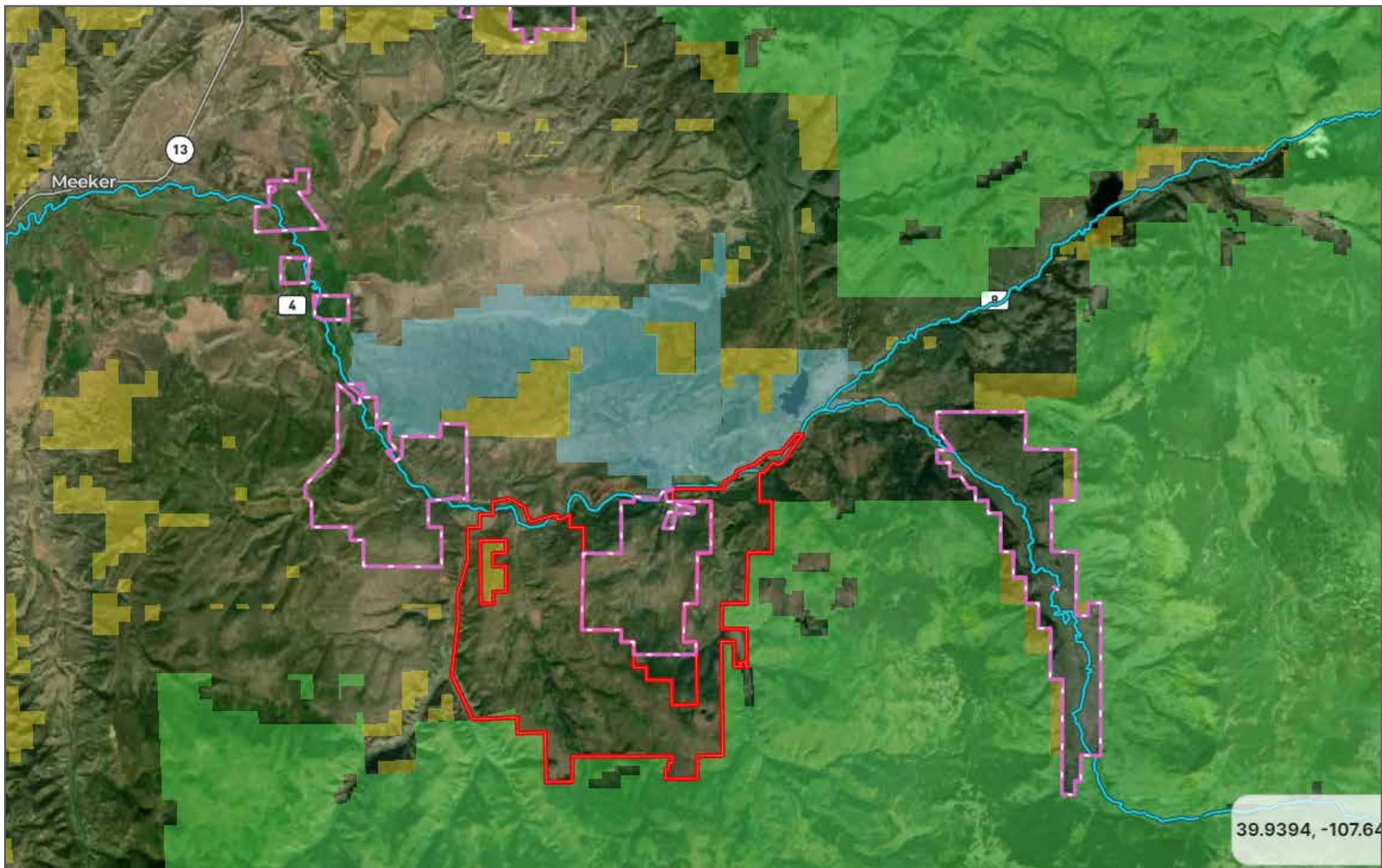
Private air service with a recently constructed 6,500 ft. runway in Meeker

CONTACT

For more information please contact
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Notes:

1) This is an exclusive listing of Live Water Properties LLC; an agent of Live Water Properties must be present to conduct a showing. The owners respectfully request that other agents and/or prospective buyers contact Live Water Properties in advance to schedule a proper showing and do not attempt to tour or trespass the property on their own. Thank you. 2) Offering subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of purchase by owner. Information provided herein is intended as a general guideline and has been provided by sources deemed reliable, but the accuracy of which we cannot guarantee. 3) Live Water Properties LLC represents the Seller as a Seller's Agent.



Elk Creek Ranch

— Property Border Private Lease Access USFS State Land BLM



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