

# Sweetwater Ranch

EAGLE / VAIL, COLORADO

LIVE WATER  
P R O P E R T I E S



Hunting | Ranching | Fly Fishing | Conservation



# Sweetwater Ranch

Eagle/Vail, Colorado

2,640 Acres | Listed Price of \$21,950,000



Immediately upon stepping on Sweetwater Ranch, one realizes this is a special place. Located less than an hour's drive from Vail and Beaver Creek and a little over an hour to Aspen, Colorado, the location is convenient yet perfectly private. Sweetwater Ranch runs from the valley floor, where it controls over 1.5 miles of both banks of Sweetwater Creek, a private fishery, to the rich groves of Aspen trees, which give way to the National Forest and BLM lands topping out at over 9,000 ft. Sweetwater Ranch is blessed with exceptional water rights that nourish the landscape for herds of elk and deer, as well as robust stands of hay. The ranch enjoys views up the valley to the Flattop Wilderness and down the valley on a clear day to the high peaks of the Gore Range and Mount Sopris.

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## Acreage

Sweetwater Ranch consists of 2,640 deeded acres spanning across Eagle County and Garfield County, Colorado. The ranch runs from the valley floor to the top of the crest of the Moneger Ridge, encompassing over 2,500 feet of elevation change. The lower ranch is a mix of riparian creek bottom along 1.5 miles of Sweetwater Creek and irrigated hayfields, which flank the owner's home, caretaker's cabin, and outdoor riding arena.

The ranch slowly and gently rises in elevation, picking up more impressive mountain views. Vegetation is a mix of native pinyon-juniper, oak brush, and aspen groves. Mason Creek ribbons its way down the northern ranch boundary for approximately 3.5 miles and, like Sweetwater Creek, consists of a healthy riparian corridor teeming with area wildlife. Hidden along Mason Creek is the ranch hunting cabin, a quintessential "cabin in the woods" perfect for hunters and guests alike who want to explore the upper reaches of Sweetwater Ranch.

Further to the south and midway through the ranch is Morris Creek, which runs for 2.5 miles and includes the Calvick Reservoir, a three-acre lake perfect for fishing, swimming, or paddleboarding. Calvick Reservoir is one of four reservoirs on the ranch, which are dual purpose, storing irrigation water and providing fish and wildlife habitat.

The diversity of vegetation as the ranch rises in elevation is a wonder to witness. Sweetwater Ranch encompasses the entire scope of Colorado's plant communities and provides a home for virtually all of the area's native wildlife.





# Improvements

Near the primary entryway to the ranch there are 2 residences available to an incoming owner. The primary home is modest, yet comfortable offering convenient access and big views. Comprised of approximately 3,600 sqft consisting of five bedrooms and four baths, the primary home was initially built in 1954 and has been expanded and remodeled several times. The home is clean and comfortable and would lend itself well to a future ranch manager's residence. At the entry to the ranch is another  $\pm 1,600$  sqft two-bedroom and one bath home, which is currently leased to a tenant. Near the northern property boundary along Mason Creek is a hunting cabin offering sweeping meadow and mountain views and convenient proximity to the upper elevations of the ranch.

In addition to the residential improvements the ranch features numerous outbuildings for equipment and gear storage, as well as several historical structures and residences which serve as reminders of the storied past of this working and sporting ranch.







## Ranch Operation

Sweetwater Ranch is managed as a traditional hay and grazing operation by a long-time area producer who has leased the ranch for nearly 25 years. The ranch has prioritized producing a robust hay crop by cutting and baling this high-country hay from multiple hay fields on the deeded lands. Total hay yields typically fall in the 400-ton range and are put up in large round bales. The hay fields are flood-irrigated with water, stored in the four ranch reservoirs and delivered to multiple fields via a series of irrigation ditches, the largest being the “HMS Ditch.” All water is gravity-fed, leading to a low overhead.

The ranch runs approximately 300 cow-calf pairs year-round. The mother cows will calve out in March in the safety of the cottonwoods on the Sweetwater Creek bottom. The pairs will typically remain on the deeded lands until around the first of June when they will be moved up to the BLM lease and the National Forest Grazing allotments, which border the ranch’s western boundary. The convenience of being able to move cattle “out the back gate” is a considerable advantage for Sweetwater Ranch cattle. No shipping costs nor undue stress are placed on the cattle by shipping to a far-off allotment.

Cattle remain on the USNF and BLM lands until roughly the tenth of October, when they are trailed back to the deeded lands. Shortly after being trailed down in mid-October, calves are sorted and shipped.













## Location

Sweetwater Ranch is a beneficiary of an excellent location. The ranch is less than an hour's drive down valley of Vail and Beaver Creek and a little over an hour from the resort amenities of Aspen, CO.

**Vail Valley** with its charming alpine village and world-renowned ski resort, is a winter wonderland that draws snow enthusiasts from around the globe. Its vast and meticulously groomed slopes offer some of North America's best skiing and snowboarding experiences. The Vail Valley is not only a winter destination; it transforms into a vibrant summer playground with hiking trails, mountain biking, and golf courses that take advantage of the stunning mountain vistas. Its cultural scene, including music festivals and art galleries, adds depth to the experience.

**Beaver Creek** stands out for its upscale ambiance and family-friendly atmosphere. Known as the "Ivy League" of ski resorts, Beaver Creek offers world-class skiing and a luxurious village brimming with boutiques and fine dining. It's a place where families can create lasting memories, with meticulously designed slopes and an array of activities like ice skating and snowshoeing. In the summer, Beaver Creek is equally enchanting, with scenic hiking trails, horseback riding, and an 18-hole golf course set amidst the natural beauty of the Rockies. Vail Valley and Beaver Creek exemplify the Colorado mountain experience, each with unique charm and attributes, making them sought-after destinations year-round.

**Aspen, Colorado** is a captivating and world-renowned destination. Aspen is synonymous with luxury and outdoor adventure. Its four exceptional ski mountains, including Aspen Mountain and Snowmass, provide some of the best skiing and snowboarding in the world during the winter months. However, Aspen's appeal extends far beyond the slopes. The town exudes a unique blend of upscale charm and a laid-back mountain vibe. Visitors can indulge in high-end shopping, gourmet dining, and cultural experiences at the renowned Wheeler Opera House and the Aspen Art Museum. The mountains come alive in the summer with hiking, mountain biking, and world-class festivals such as the Aspen Music Festival and the Food & Wine Classic. Furthermore, the natural beauty of the surrounding Maroon Bells-Snowmass Wilderness, with its stunning alpine lakes and lush forests, beckons outdoor enthusiasts year-round. Aspen's exceptional blend of outdoor adventure, cultural richness, and scenic beauty makes it an unparalleled destination for travelers seeking excitement and refinement in the heart of the Rockies.

Both private and commercial air service are less than 30 minutes from the ranch at the Eagle County Regional Airport and the onsite FBO, the Vail Valley Jet Center. A myriad of commercial flights are offered by United, Delta, and American, and full-service FBO is available.









## Recreation

The greater Vail Valley offers a wealth of recreational opportunities amidst its stunning alpine surroundings. Nestled in the heart of the Rocky Mountains, this picturesque destination is a haven for outdoor enthusiasts year-round. In the winter, Vail and Beaver Creek are renowned for their world-class skiing and snowboarding, with vast terrain and immaculately groomed slopes catering to all skill levels. The snowmobiling “out the back gate” is limitless with miles and miles of power riding available. As the snow melts, the area transforms into a paradise for hikers and mountain bikers, with an extensive network of trails that wind through lush forests and lead to breathtaking vistas. White-water rafting and fly fishing are popular activities on the nearby rivers and creeks. Fly fishing on the Colorado River, a short 10-minute drive from the ranch, is a cherished experience for ranch owners and their guests. The surrounding public lands are a vast asset to Sweetwater Ranch, offering immediate access to continue to explore beyond the ranch boundaries.



# Fishing

Fishing on Sweetwater Ranch provides a diverse range of opportunities. Sweetwater Creek traverses the ranch for 1.5 miles and provides a completely private and intimate small-stream fishing experience for both brown and rainbow trout. This secluded reach of Sweetwater Creek, which flows through the ranch, is a joy to fish in its current state and is a prime candidate for carefully managed stream enhancement. In addition to Sweetwater Creek, the ranch controls 2.5 miles of Morris Creek and nearly 3.5 miles of Mason Creek. Both are live streams where more ponds and lakes could be built.

Aside from the creek fishing, Sweetwater Ranch also has four reservoirs onsite: Calvick, Beaver Dam, Stout, and Mason reservoirs. All offer on-site private stillwater fishing opportunities. Historically, these lakes have been stocked with trout and continue to harbor excellent specimens of both brown and rainbow trout. Both Calvick and Martin Reservoirs are large enough to offer fishing from small boats, float tubes, and canoes. Based on the significant water rights that Sweetwater Ranch controls, these reservoirs are insured to have robust water and could be stocked and managed to grow even more impressive fish.













# Hunting

Sweetwater Ranch offers tremendous opportunities for novice and expert hunters alike. The ranch provides robust opportunities to hunt and harvest elk, mule deer, bear, turkey, and grouse. Located in GMU 25, the ranch is in prime elk and mule deer habitat. The area is home to part of the White River elk herd, with an estimated 45,000 elk, and the Sweetwater Creek Deer herd, with a population of approximately 5,000 mule deer. The lower elevations of the ranch feature sagebrush and pinyon-juniper forest, while the higher elevations have a healthy mix of oak brush and aspens. Reservoirs, fed by various creeks throughout the ranch, attract and support big game. The allocation process in GMU 25 is convenient.

Regarding elk, the unit offers over-the-counter elk tags, which can be used on both the private ranch lands and the immense public lands bordering the ranch. For mule deer, the ranch is allocated four landowner deer tags; these tags are fully transferable and are valuable components of the ranch hunting program. Having these guaranteed tags allows the landowner to plan upcoming hunts for family and friends without relying on drawing a tag. Historically, Sweetwater Ranch has been selectively hunted by family and a few key hunting clients. With an eye towards harvesting only mature animals, Sweetwater Ranch has produced excellent trophies and long-lasting memories for those fortunate to have hunted it.





# Property Details

Eagle/Vail, Colorado | 2,640 Acres

Listing Price of \$21,950,000

Taxes: \$6,684 in 2022

## IMPROVEMENTS

Owner's home

Caretaker's cabin

Hunting cabin

## ACREAGE

±2,640 deeded acres

±1.5 miles bothsides of Sweetwater Creek  
frontage

Four on-site reservoirs

National Forest and BLM borders

Extensive senior water rights

GMU 25 with OTC Elk and four landowner  
deer tags

## LOCATION

One hour to Vail, Colorado

An hour and a half to Aspen, Colorado

An hour and a half to Steamboat Springs, Colorado

## CONTACT

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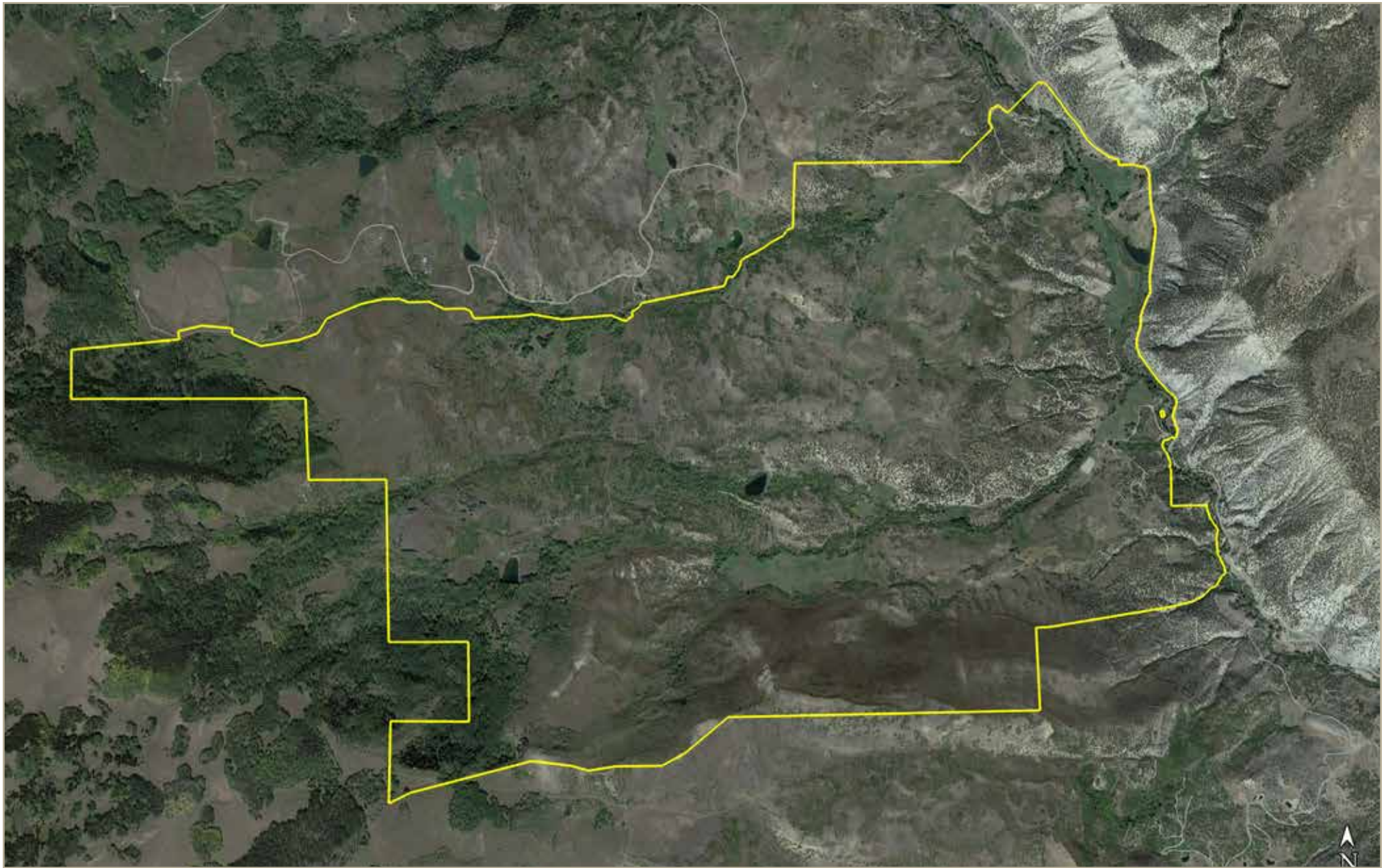
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## Sweetwater Ranch - Aerial Map

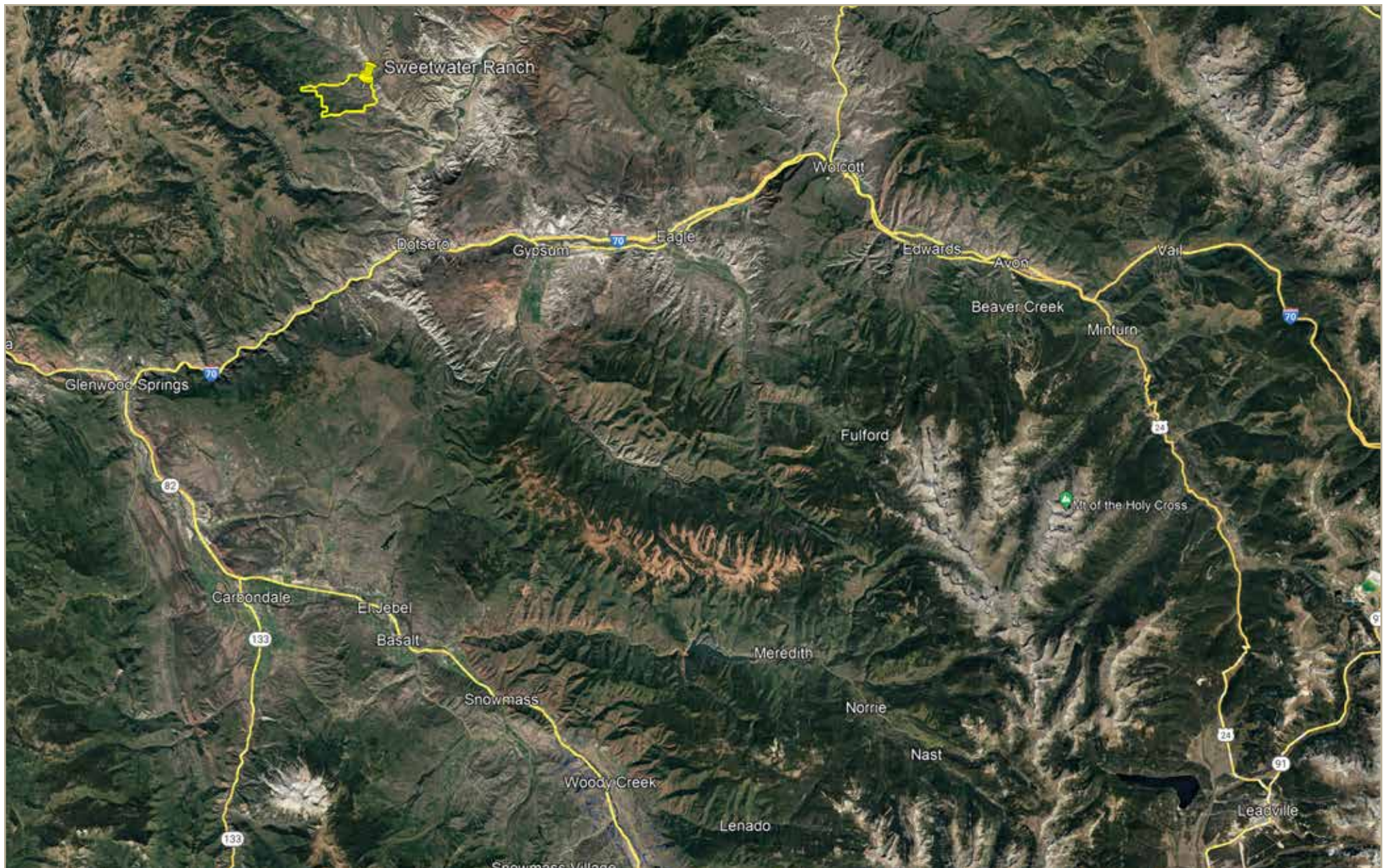
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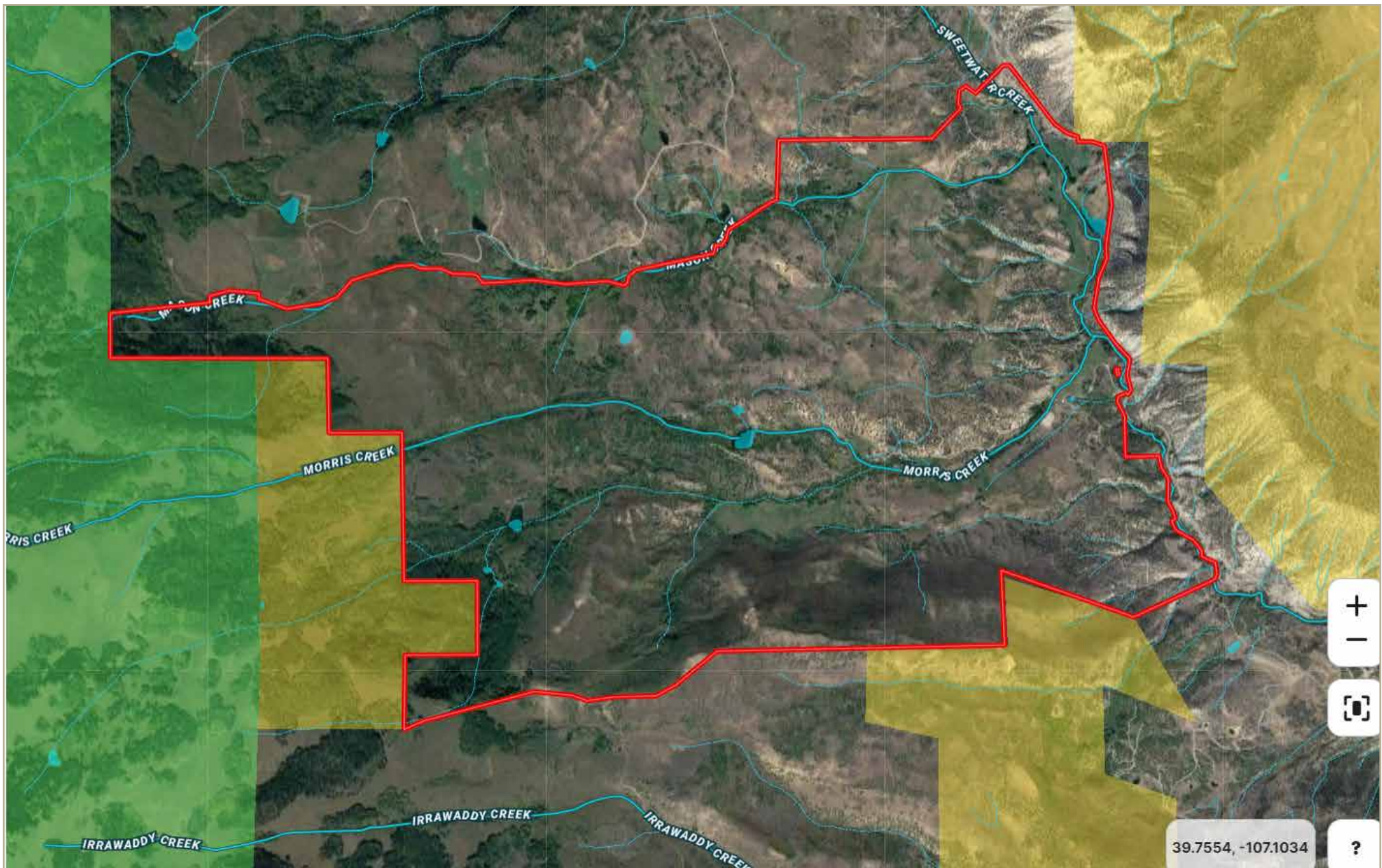
## Sweetwater Ranch - Location Map

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## Sweetwater Ranch - Public Lands Map

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Property Border



Public Land



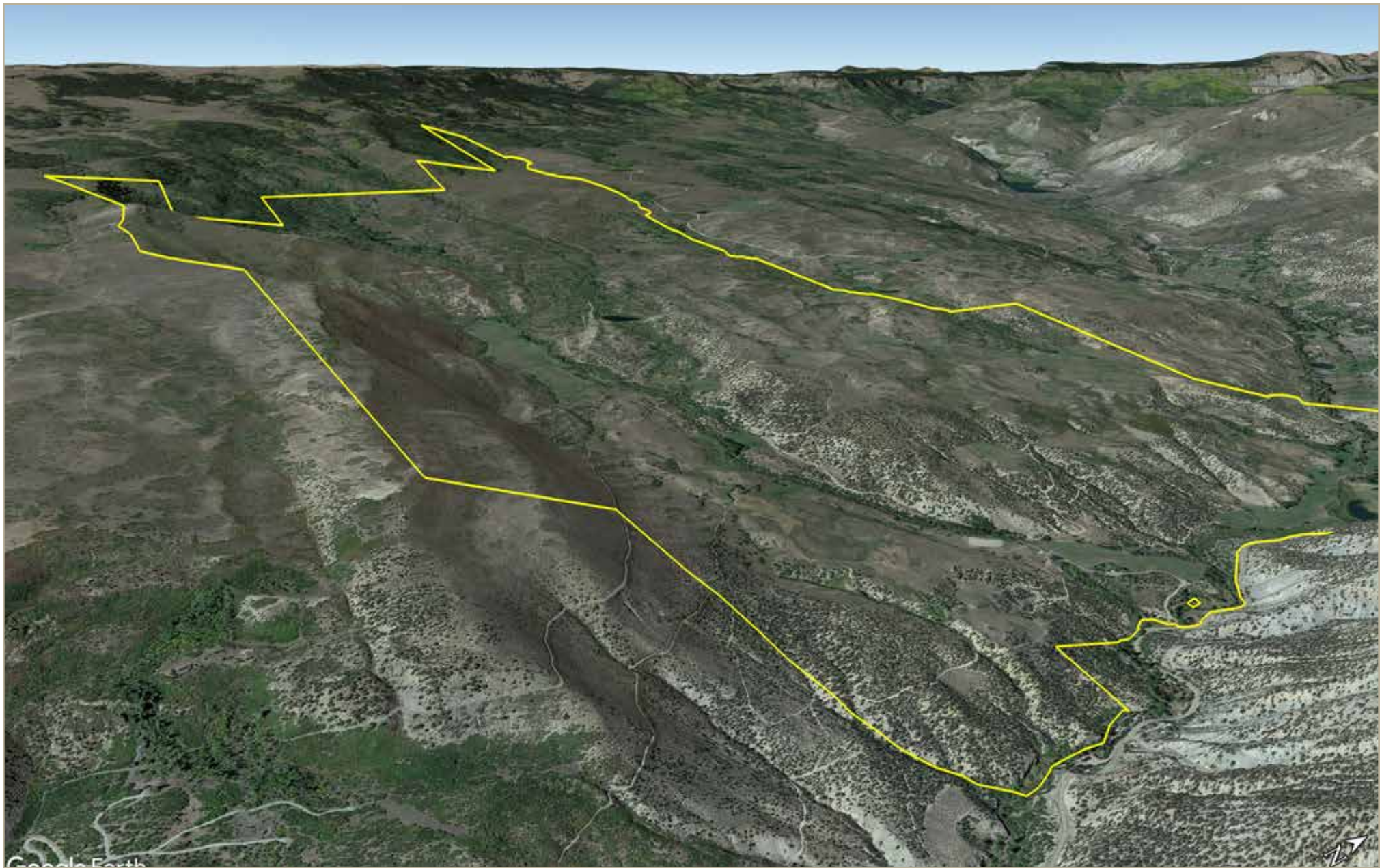
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## Sweetwater Ranch - Topography Map

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