



LIVE WATER

PROPERTIES

HUNTING | RANCHING | FLY FISHING | CONSERVATION

MCKINNIS CREEK RANCH

STEAMBOAT SPRINGS, COLORADO

55.52 ACRES | \$7,650,000

Mckinnis Creek Ranch in Steamboat Springs is a unique property along the Yampa River, minutes from Catamount Dam. It offers a 12-month fishing season, private live water and stunning views of the ski area and Flat Top Mountains, all within a 5-minute drive to the slopes. The ranch features a lush environment with fishing ponds, and efforts have been made to enhance the Yampa for sustainable fishing. The newly remodeled custom home, with soaring ceilings and windows, provides a private resort experience. Diverse wildlife and recreational opportunities abound, making it a legacy property with lasting memories. The five-bedroom layout includes a main level primary suite, and there's a 2-bedroom caretaker apartment. Six garage bays cater to storage needs for boats, RVs and more. McKinnis Creek Ranch is a harmonious blend of nature and comfort, offering an unparalleled lifestyle.

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At a Glance

- Yampa River, McKinnis Creek and several ponds – excellent fishery enhancement opportunity on $\pm \frac{3}{4}$ mile of McKinnis Creek.
- Very close proximity to skiing and downtown Steamboat Springs
- 8,330 sqft five-bedrooms and seven-baths home recently remodeled and a two-bedroom caretaker/guest apartment
- Scenic South Valley location with big sunrise and sunset views

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