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Cottonwood Ranch | Craig, Colorado | \$4,500,000



Executive Summary

Nestled in the heart of the Yampa Valley, Cottonwood Ranch offers an opportunity to acquire 1,561± deeded acres of vacant land. Located approximately 15 miles north of Hayden, Colorado, and accessible via year-round maintained County Road 11, this property sits squarely in Moffat County, a region recognized as the Elk Hunting Capital of the World, featuring the largest migratory elk herd in North America. The land features excellent elk and mule deer habitat, providing the right mixture of native grass, gentle, protective topography, numerous drainages, several strategically located dirt tanks, oak and sage-covered hillsides with pockets of aspens on northern-facing slopes, and old-growth cottonwood trees along the banks of Cottonwood Creek, running north to south throughout the ranch. With an abundance of build-to-suit sites, the property affords privacy, accessibility, seclusion, and viewshed across the valley.

The land is well blocked and easily accessible from both Hayden and Craig, with FBO access at Yampa Valley Regional Airport just a half-hour away and Steamboat Springs within an hour's drive. Craig serves as the gateway to Routt National Forest, offering access to millions of acres of nearby public land.





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Just The Facts

- 1,561± deeded acres of wide-open Northwest Colorado ranchland
- Elevation ranges from approximately 7,400 to 7,800 feet
- Access via County Road 11, approximately 15 miles north of Hayden, Colorado
- Water rights included with water sourced from Dry Cottonwood Creek and Little Bear Creek
- Prime elk hunting territory with Craig known as the "Elk Hunting Capital of the World"
- Gateway to Routt National Forest with hunting, fishing, and backcountry access nearby
- Recreational appeal with world-class hunting, wide-open terrain, and unmatched privacy
- Land opportunities with large-acreage properties of this caliber rarely come to market in this corridor



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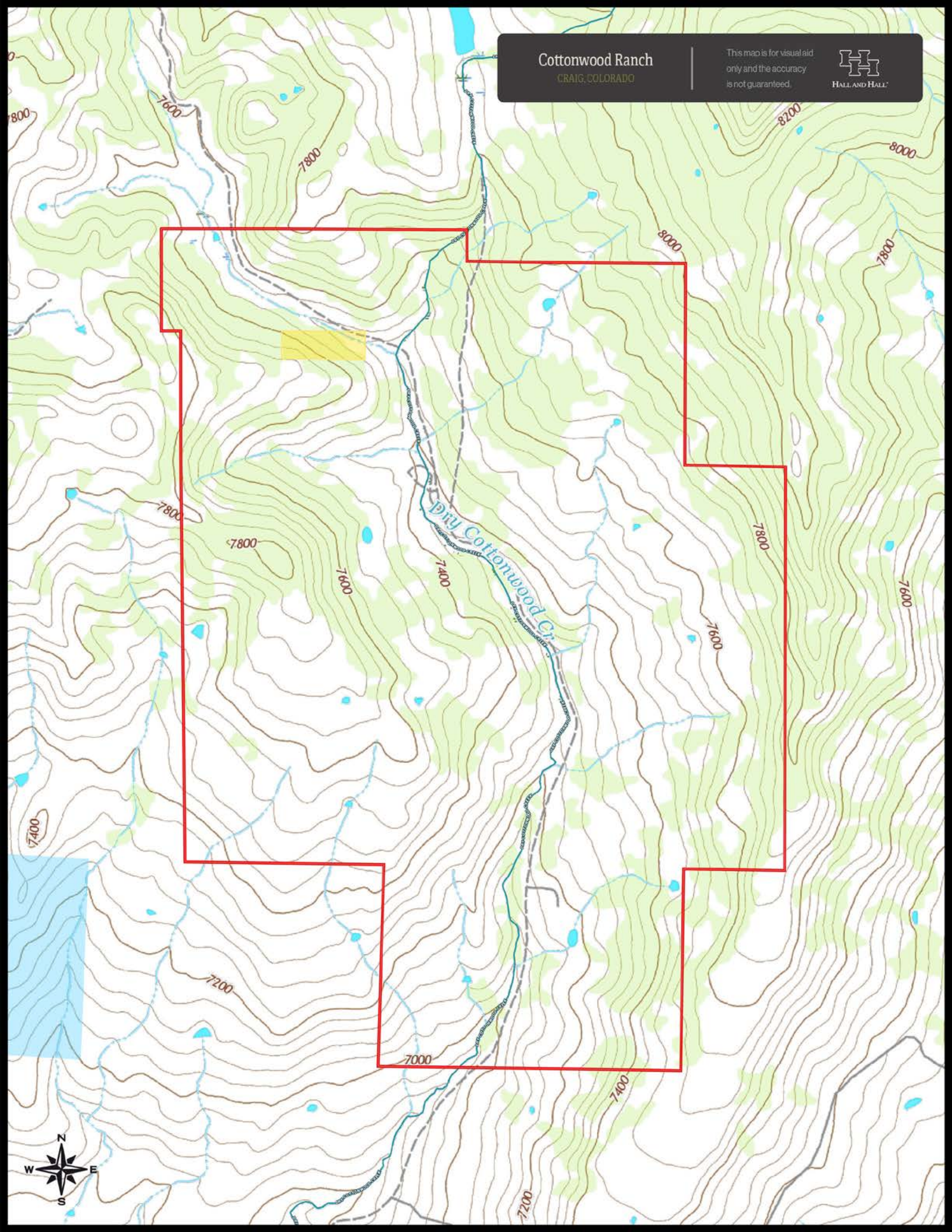
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Cottonwood Ranch
CRAIG, COLORADO

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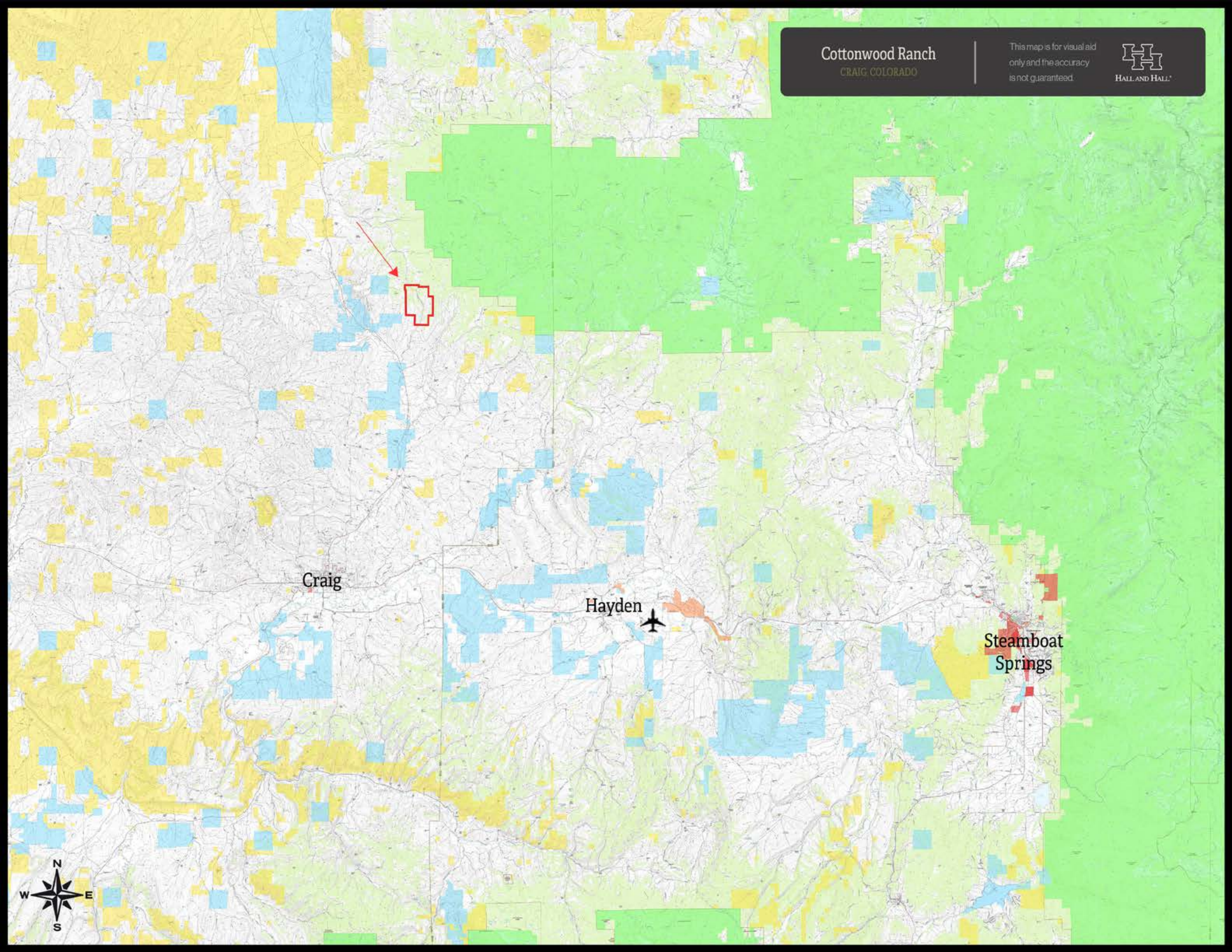


Craig

Hayden



Steamboat
Springs



Cottonwood Ranch

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- Deeded
- BLM Lease

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