



LEGACY RANCHES & FINE SPORTING PROPERTIES

66 Ranch

Meeker, Colorado
(Rio Blanco County)

153 +/- Deeded Acres

AUCTION:

Bid October 12-17, 2022.
Previously Offered for \$8.475M.
No Reserve. Daily showings
from 1:00PM to 4:00PM.



WELCOME TO 66 RANCH

RESOURCE LINKS:

[ABOUT 66 RANCH](#)

[ABOUT THE AUCTION PROCESS](#)

[ELK CREEK RANCH PRESENTATION](#)

[WATCH ELK CREEK RANCH VIDEO](#)

[ELK CREEK RANCH WEBSITE](#)

66 Ranch is the ultimate luxury sporting compound situated in the heart of northwest Colorado's upper White River Valley. The White River Valley is extremely secluded and private, yet boasts a quiet reputation for being the ideal recreational paradise with premier fly-fishing and big game hunting. The property comprises 153 private acres, about a mile of both sides of the esteemed White River with side channels, braids, deep runs, and pools, in addition to a 4-acre pond. The ranch is immaculately managed and improved with the complete package of custom structures including a one-of-a-kind 5-bedroom, 5-bathroom home, party-barn, river-camp, ranch shop, and various other outbuildings.

A few discerning high-profile landowners have discovered this quiet area, and over the years have assembled some of the most significant trophy fly-fishing and hunting ranches in the Western US. The beauty of 66 Ranch is that it includes all of the resources similar to some of the larger ranch holdings in the area, without having the heavy burden of large acreage ownership and management. Through its unique affiliation with [Elk Creek Ranch](#), the property enjoys unparalleled recreational resources with over 25 miles of pristine trout streams, almost 30,000 acres of big game hunting, and luxury amenities only about 10 miles from the property. Elk Creek Ranch is easily known as the largest and most premier private fishing and hunting clubs in the western US. With this combination of vast resources and private ranch ownership, 66 Ranch stands out as "the best of both worlds" and is a true one-of-a-kind opportunity.



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LOCALE

66 Ranch and Elk Creek Ranch are positioned in a pristine region of northwestern Colorado and located just 15 miles southeast of the quaint rural town of Meeker, 50 miles from Rifle, and 75 miles to Steamboat Springs, Colorado. 66 Ranch encompasses 153 acres of diverse land including approximately 50 acres of hay meadows, a 4.5 acre recreational pond, and over a mile of river frontage including braids, islands, and a dense riparian corridor.

The ranch is situated along the banks of the legendary White River near the base of the Flat Tops Wilderness Area. The White River Valley is the primary drainage for an expansive watershed covering almost 4,000 square miles. The ranch lies within rural Rio Blanco County, which is characterized by its agricultural economy, recreational opportunities, and scenic western vistas. This locale has a very secluded feel it is easily accessed year round and is within two hours of the resort towns of Steamboat, Vail, and Aspen. The town of Meeker has a well-managed airport with a 6,500-foot runway, suitable for most jet aircraft. Airline service is available from either the Hayden/Steamboat Airport or Grand Junction Airport, both of which are approximately 90 minutes from the ranch.

LOCATION

66 Ranch is located just 7 miles from the town of Meeker, and 6 miles from the airport. Elk Creek Ranch is located another 10 road miles southeast from 66 Ranch.



AN EXQUISITE CUSTOM HOME

66 Ranch is adorned with custom-built improvements totaling over 7,000 square feet that are all fitted to the surrounding natural landscape and their unique usage.

The main house consists of 4,657 square feet and is built in barn-dominium style, evoking the exterior look of an old refurbished barn with the interior layout of a 5-bed/5-bath home. The ground floor includes the master suite with its own kitchen and an indoor/outdoor living room area opening to the lakeside patio. On the other side of the ground floor is a second bedroom that can also be utilized as an office or flex-space. The central part of the ground floor features a heated gun room, fishing lockers, and open garage bay with vehicle storage. Upstairs is 2,081 square feet of additional living area complete with three more bedrooms and bathrooms, complete kitchen, living and dining room, and a bar area with a pool table overlooking the lake and views below.



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THE MAIN HOME



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THE PARTY BARN



Just a few steps away from the main house is a detached 825-square-foot party barn featuring a full bar and entertainment area complete with its own band-stand. This building has several garage style doors that open up on the front side to let the outdoors in on cool summer nights. This building also features a fitness room with multiple work-out machines and weights.



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Down closer to the stream and beneath the shade of big cottonwood trees lies the river camp (800 sq-ft total). This seasonal spot offers glamping style accommodations with a wrap-around decks, outdoor BBQ, and adjacent fire pit.

66 Ranch also includes about 1,500 square feet of equipment and storage buildings, a heated shop, and other operational improvements and sheds.



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Fishing at 66 Ranch is second to none with a mile of both sides of the White River. This section of the river is known to produce large brown trout and offers ideal fishing conditions through shallow runs, deep holes, undercut banks, and riffles.

The fly-fishing at [Elk Creek](#) is one of the best and largest private fisheries in the lower 48. Known for some of the best dry-fly fishing anywhere, the ranch enjoys over 25 miles of private rivers and streams. The ranch has three distinct fisheries, including approximately eight miles of the main stem of the White River, that provide a diversity of water that keeps even the most discerning angler occupied for a lifetime. The White River is a classic freestone stream that offers big river-style fishing, prolific hatches, and large rainbow and brown trout. The eleven miles of the South Fork offers more technical fishing with sight-casting opportunities and epic grasshopper and terrestrial action in late summer. Five miles of Elk Creek provides a smaller meandering stream setting for fly-fishermen that enjoy a lighter presentation and traditional creek fishing. In addition, there are 12 private lakes, totaling approximately 30 surface acres, providing wonderful still water opportunities for big trout.



HUNTING

Hunting at 66 Ranch is a private sanctuary where an owner can harvest deer, elk, and turkey right on the property.



In addition to the unparalleled fly-fishing, [Elk Creek Ranch](#) also offers an abundance of world-class big game hunting opportunities. Near the base of the Flat Tops Wilderness Area, this region is a sanctuary for North America's largest resident elk herd as well as mule deer, moose, bear, and upland birds. In the fall months, the ranch's focus shifts to hunting, and member/owners enjoy private hunting with elite guides from the archery season through rifle seasons. The acquisition and purchase of hunting permits are expertly coordinated by ranch staff with the Colorado Parks & Wildlife Department, ensuring a worry-free and streamlined experience.

RECREATION

Other recreational activities are plentiful. Aside from fishing and hunting, there are endless other sporting pursuits. The ranch's private and surrounding lands provide an extensive network of maintained trails that are excellent for hiking, mountain biking, horseback riding, and ATV'ing. Elk Creek Ranch also features a professional quality sporting clays course to perfect your shooting skills. Winter activities include snowshoeing, snowmobiling, and cross-country skiing.



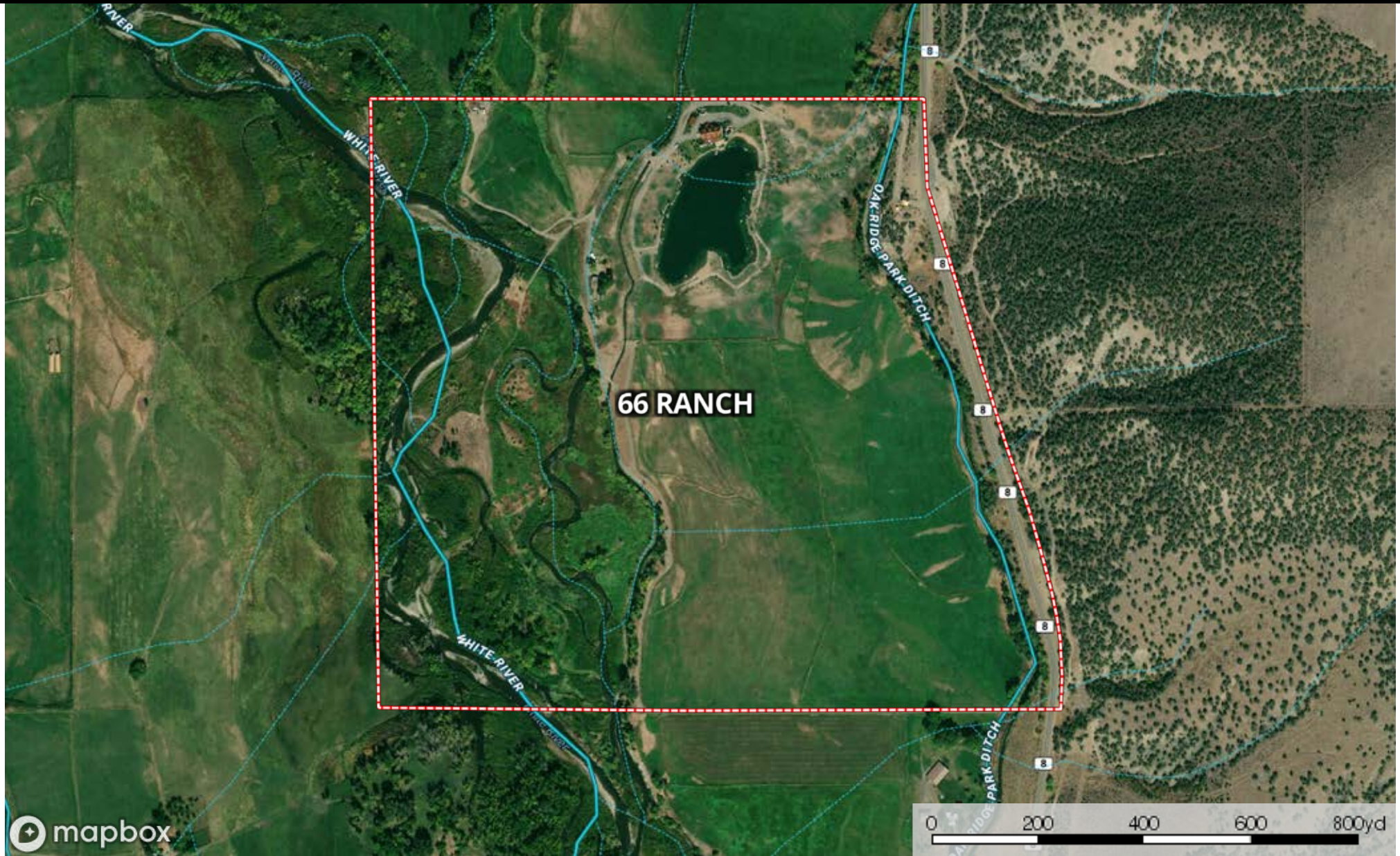
RANCH OPERATIONS

66 Ranch produces quality grass hay on approximately 50 acres of irrigated meadows. This provides not only a bucolic setting for the property, but the benefit of supplemental income with the sale of the hay every year that helps to offset operating costs.

WATER RIGHTS

66 Ranch has senior water rights for its irrigated lands, recreational pond, and domestic use. The ranch owns rights in both the Old Agency Ditch and the Oak Ridge Park Ditch and also features a variety of productive wells. For complete details on water rights please inquire with the listing broker.





66 Ranch



Stream,
Intermittent

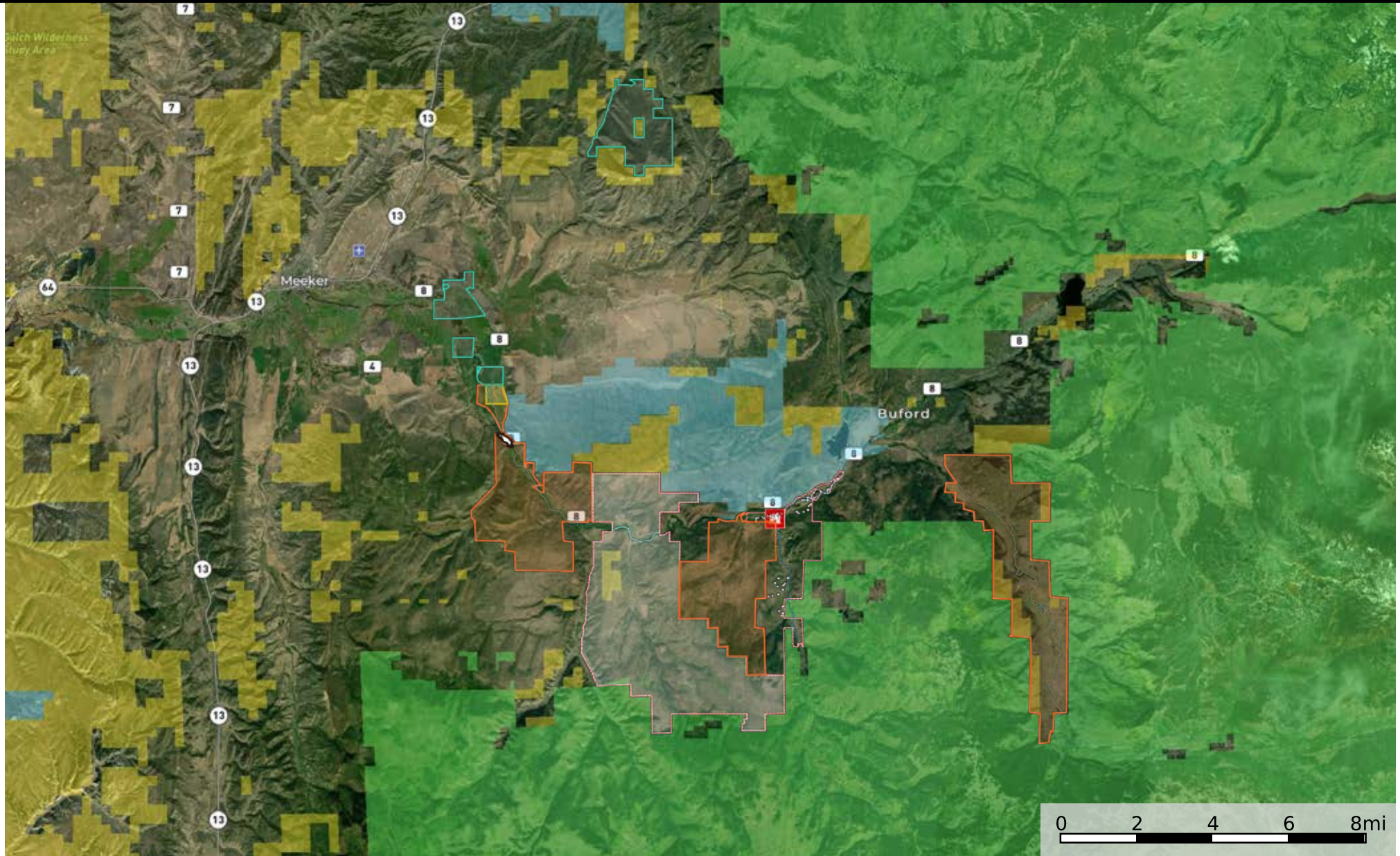


River/Creek



Water Body

66 RANCH & ELK CREEK RANCH MAP



- | | | | | | | | | | | | | | |
|----------------------|----------------------|---------------------|---------------------|-------------------|---------------|--------------|---------------------|------------------|----------|-----------------|-----------------|----------|----------|
| Main Lodge & Village | White River at K / K | White River @ Seely | South Fork of White | White River | Elk Creek | Other Leases | Dry Creek & Pollard | 66 Ranch | Boundary | Elk Creek Ranch | Upper Buckles @ | North 40 | YZ Ranch |
| MRC Hunting | K / K Ranch | Forest Service | State Land | Fish and Wildlife | National Park | Other | BLM | Local Government | | | | | |

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Marketed in Cooperation with:

Sotheby's
CONCIERGE AUCTIONS

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FOR MORE INFORMATION

RESOURCE LINKS:

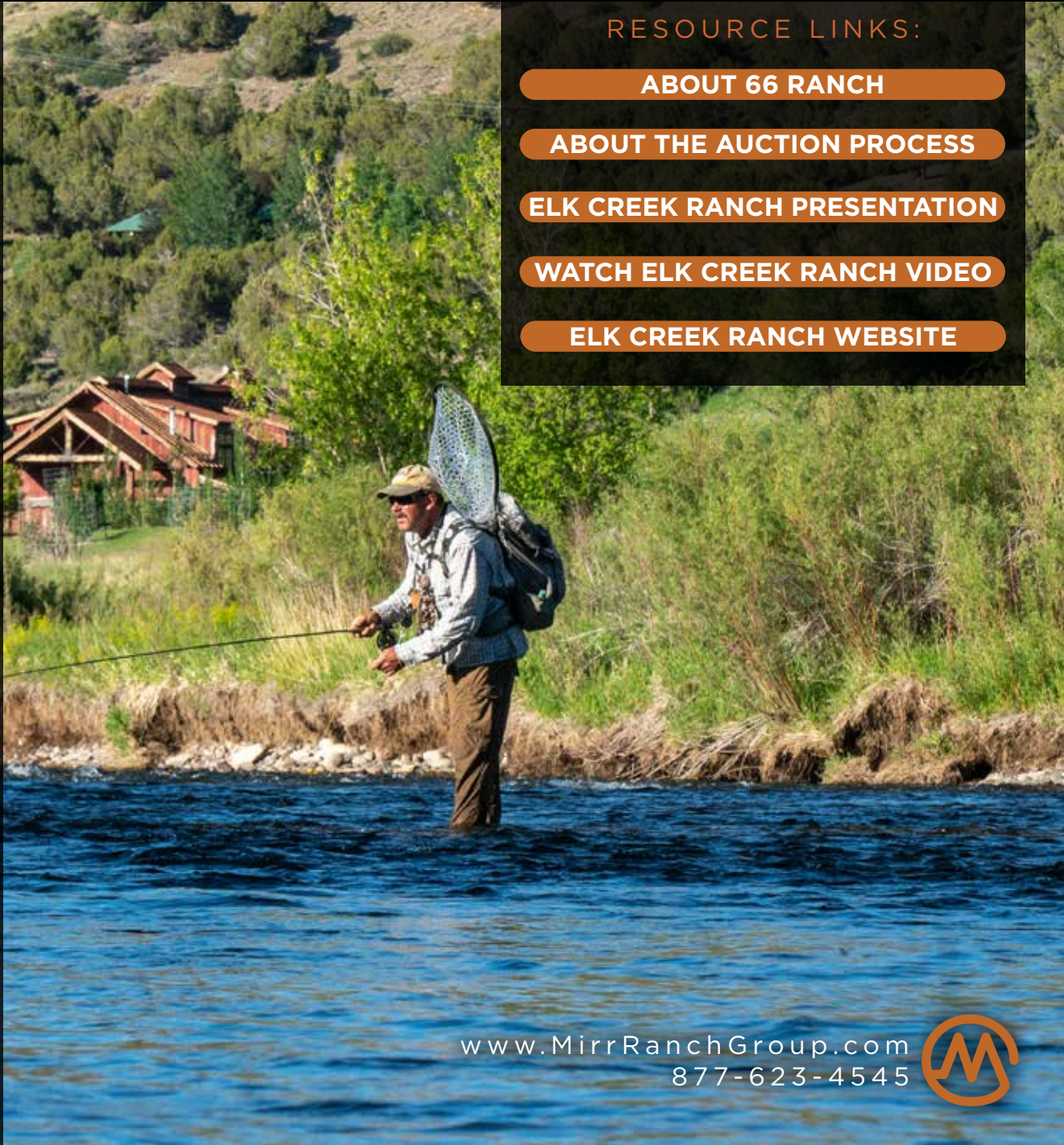
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