

# ELK CREEK RANCH- LOT 57

MEEKER, CO | \$2,050,000 | 15,000± DEEDED OWNERSHIP ACRES



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Tucked into the north flank of Colorado's storied White River Plateau, Elk Creek Ranch (ECR) is the West's answer to a private sporting country club, crafted for those who seek world-class adventure without compromising on luxury. Lot 57 is a premier 1± acre building site elevated above North Elk Creek offering amazing views of the valley below. The new owner of Lot 57 becomes a member of Elk Creek Ranch- which encompasses 25,000± acres of trophy elk hunting habitat, deeded ownership interest in 15,000± acres, exclusive access to an additional 10,000± leased acres, and over 33 miles of private trophy trout water. This is an elite destination for fly fishing, big game hunting, and year-round adventure, underpinned by five-star amenities and a strong sense of community.

## PREMIER BUILDING SITE | LOT 57

Strategically positioned high above the valley floor, Lot 57 offers one of the most coveted building sites within ECR. There is year-round maintained access to Lot 57, and its located just minutes from fishing and club amenities. This homesite delivers commanding views of the lodge, clubhouse campus, the North Elk Creek valley, with mountain backdrops that defines the ranch- and is the only Mountain Lot currently available. Immersed in native vegetation, dramatic rock outcroppings, and quiet seclusion, it provides an authentic wilderness connection to the rugged landscape yet remains just minutes from the ranch's core amenities. The elevated perch of Lot 57 is the perfect canvas to create a legacy retreat, blending refined mountain architecture with panoramic beauty and unrivaled privacy.







**PROPERTY ATTRIBUTES**

- Lot 57- Premier 1± acre mountain building site
- Membership to Elk Creek Ranch
- 25,000± acres of Elk hunting habitat
- 15,000± deeded ownership acres / 10,000± leased acres
- 33+ miles of private trout water
- Trophy hunting and fishing
- Luxurious campus amenities
- Year round access





# ELK CREEK RANCH LODGE



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## CAMPUS AMENITIES

- Elk Creek Ranch Lodge
- Full-service restaurant with Executive Chef
- Guest cabins (5 luxury cabins for owner and guests)
- Fly fishing shop
- Sporting clays course and upland bird hunting
- Horse stall and pens
- Dance hall and bar
- Fishing ponds

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## WORLD CLASS HUNTING

ECR lies at the heart of the White River Elk Herd, the largest elk herd in North America. Through dedicated land stewardship and controlled access across 25,000± acres of ideal wildlife habitat, members enjoy exceptional opportunities to pursue trophy-class elk, with many bulls in the 300–320"+ range. Game Management Unit 23 also supports outstanding mule deer, black bear, and mountain lion hunting, which can all be pursued at ECR. Private-Land-Only (PLO) tags are easily obtained, and certain seasons qualify for Over-The-Counter (OTC) licenses. All hunts are fully guided by some of the most respected professionals in the West.



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**LEGENDARY FLY FISING**

Few places can match the diversity and quality of ECR's private trout waters. From the Upper White River to intimate streams, still water, and enhanced beats, anglers of every level can find their rhythm with chances at a real trophy.

- Upper White River: A cold, freestone masterpiece home to healthy populations of browns and rainbows. Primarily the deeded river has some of the highest populations of trout.
- North Elk Creek: A meadow-style spring creek offering technical, rewarding fishing in an idyllic setting. A day of fishing on Elk Creek can often produce the "Grand Slam" Rainbow, Brown, Brook and Cutthroat trout can all be caught.
- YZ Lease: Iconic mountain valley views, while fishing along side frequent herds of elk, and very diverse water from the quiet still waters to fast moving pocket water. The YZ Lease holds large, wary, and wild trout– and there is a beat on the YZ lease to challenge even the best fly fishers.
- K/K Easement: Classic big water freestone fishery with deep pools and beautiful riffles.
- Lower Leases: Here you have the chance at catching some of the biggest brown trout in the Upper White River.
- Ponds: The numerous ponds on ECR offer a great opportunity for fishing during the runoff and a great place to fish for members that are mobility impaired or just beginning to develop their fly-fishing skills.

With over 33 miles of fishable water, there's a private beat waiting for every day and every skill level.



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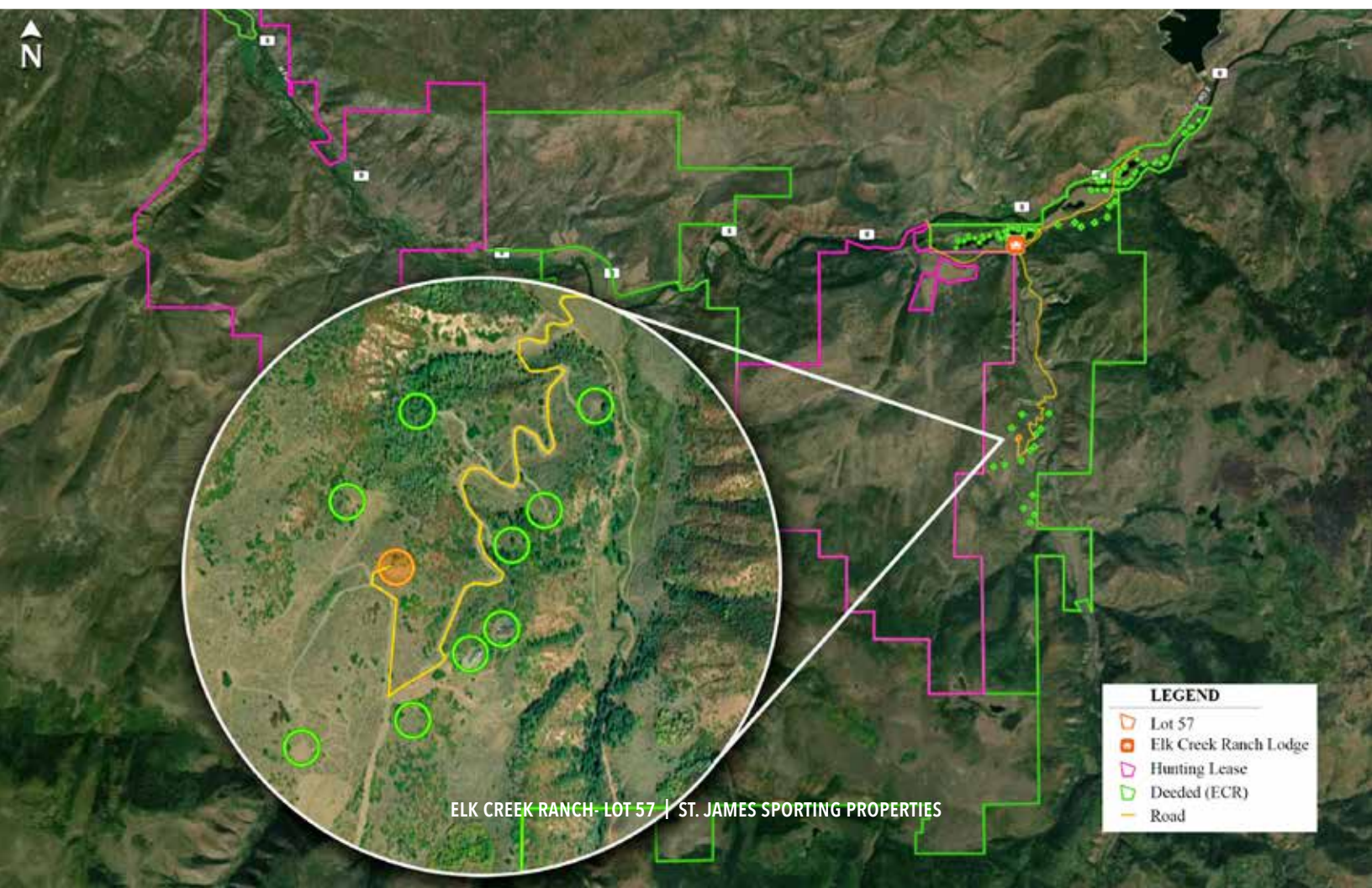
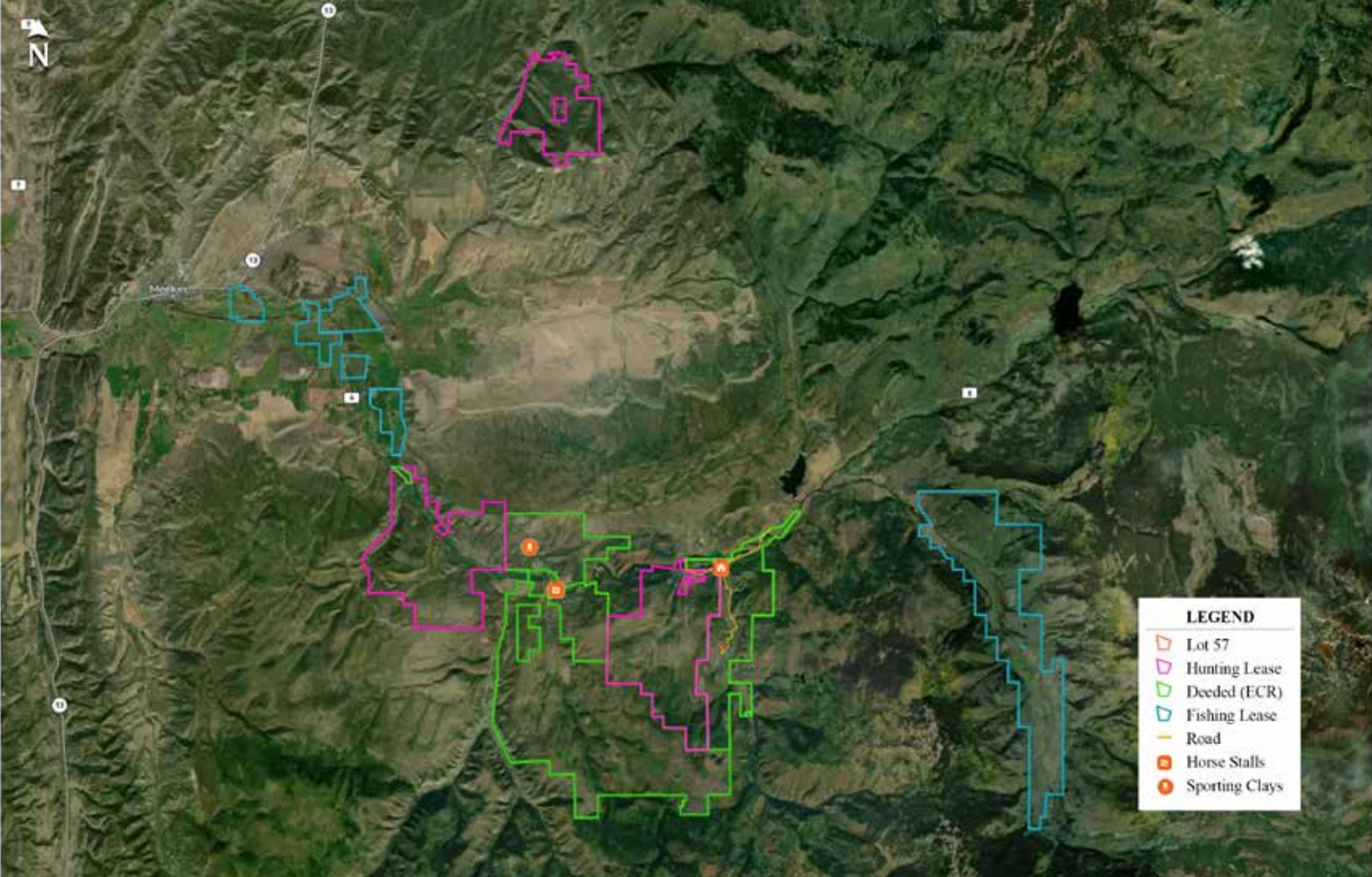


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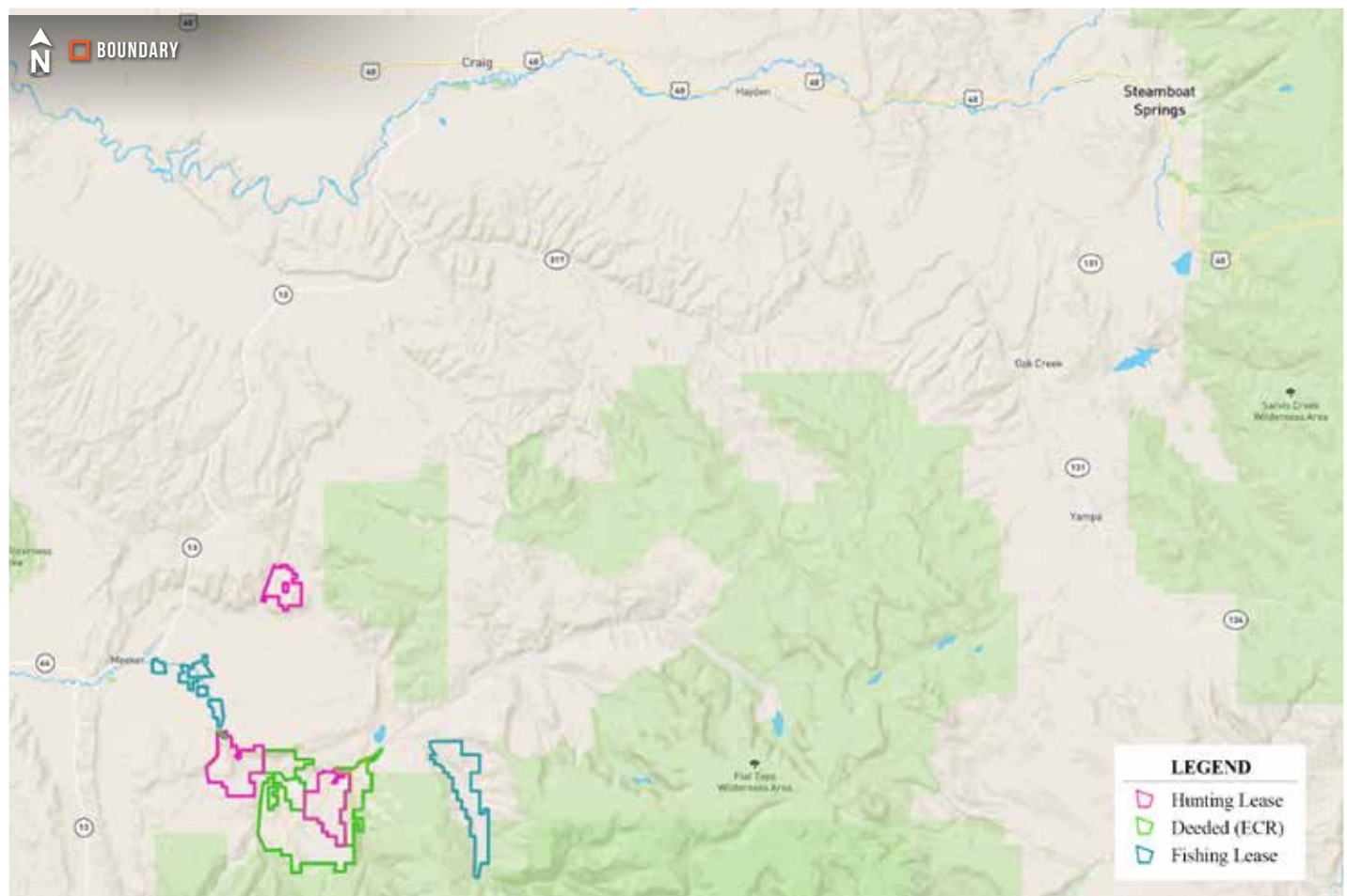


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## LOCALE

- Meeker, CO – 18 miles (restaurants, hospital, golf, private airport)
- Steamboat Springs, CO – Famous Ski Town – 105 Miles
- Aspen, CO – Luxury Ski Town – 127 miles
- Vail, CO – Luxury Ski Town – 146 miles
- Denver, CO – Capital City – 260 miles

## AIRPORTS:

- Yampa Valley Regional Airport (Steamboat Springs, CO) – 82 miles
- Grand Junction Regional Airport (Grand Junction, CO) – 120 miles
- Denver International Airport (Denver, CO) – 267 miles

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