

**Two Hawks Ranch**  
19345 RAPTOR RD  
Hayden, CO 81639

**\$1,500,000**  
154± Acres  
Routt County





**Two Hawks Ranch**  
**Hayden, CO / Routt County**

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**SUMMARY**

**Address**

19345 RAPTOR RD

**City, State Zip**

Hayden, CO 81639

**County**

Routt County

**Type**

Hunting Land

**Latitude / Longitude**

40.3539 / -107.13555

**Dwelling Square Feet**

1980

**Bedrooms / Bathrooms**

3 / 2.5

**Acreage**

154

**Price**

\$1,500,000

**Property Website**

<https://www.mossyoakproperties.com/property/two-hawks-ranch-routt-colorado/42025/>



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### **PROPERTY DESCRIPTION**

**Two Hawks Ranch - Privacy in the aspens!** Enjoy your seclusion in this timeless log home on 154+ private acres; tucked in a stunning aspen tree grove between two ponds. The property's driveway is off RCR 37, a year round county maintained road. Sitting at [7000-7500](tel:7000-7500) elevation this land is perfect for all outdoor lovers.

The Two Hawks Ranch offers hunting, fishing, horseback riding, hiking, and seclusion; only 20 minutes from Hayden, CO and less than 30 minutes from Steamboat Springs, CO. The property has two ponds stocked with rainbow trout and is located in GMU 13. The property has gorgeous views and provides elk, deer, antelope, bear, and grouse hunting. You can explore more than 3 miles of private trails that can be accessed in the summer or winter, and are great for hiking, horses, dirt bike riding, cross country skiing, and four-wheeling. The seller also made 7 different downhill ski trails that are accessible by snowcat or snowmobile. If you like birding you will enjoy watching over 25 species of birds, plus, there are other small game such as rabbits, foxes, coyotes, marmots, porcupines, and weasels. The spring wildflower bloom is gorgeous with more than 20 varieties of flowers. And the orange, yellow, and red of the fall color change of the aspens and oak brush are breathtaking. There is also a garden around the house with two long rows of lavender, and very nice flowers too. This is the place to do it all!

Imagine sipping your coffee from one of the porch swings on the covered deck. The contemporary 1980 sq. foot, open floor plan log home has 3 bedrooms, 2 bathrooms, with a gorgeous view out every window. The home has a primary bedroom on the main floor, and 2 bedrooms upstairs with a loft overlooking the living room. You can relax in the porch swing on the 3/4 wrap around deck. In addition, the property includes a workshop, and a large covered parking area, plus a horse corral with a 3 sided shed. All water rights will transfer. Property is sold as-is.





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## Locator Map

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## Locator Map

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## Satellite Map

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**Two Hawks Ranch**  
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## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Camela "Camie" Balleck

## Mobile

(970) 629-5223

## Office

(719) 686-8744

## Email

cballack@mossyoakproperties.com

**Address**

## City / State / Zip

Hayden, CO 80814

## NOTES



**MORE INFO ONLINE:**

**MossyOakProperties.com**



## This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



## **DISCLAIMERS**

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relation to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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