Two Hawks Ranch 19345 RAPTOR RD Hayden, CO 81639

\$1,500,000 154± Acres Routt County









#### **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/









#### **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 televation 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 als made 7 different downhill ski trails that are accessible by snowcat or snowmobile. If you like birding you will enjoy watching over 25 spec of birds, plus, there are other small game such as rabbits, foxes, coyotes, marmots, porcupines, and weasels. The spring wildflower bloor 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 hor has 3 bedrooms, 2 bathrooms, with a gorgeous view out evey window. The home 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 s as-is.









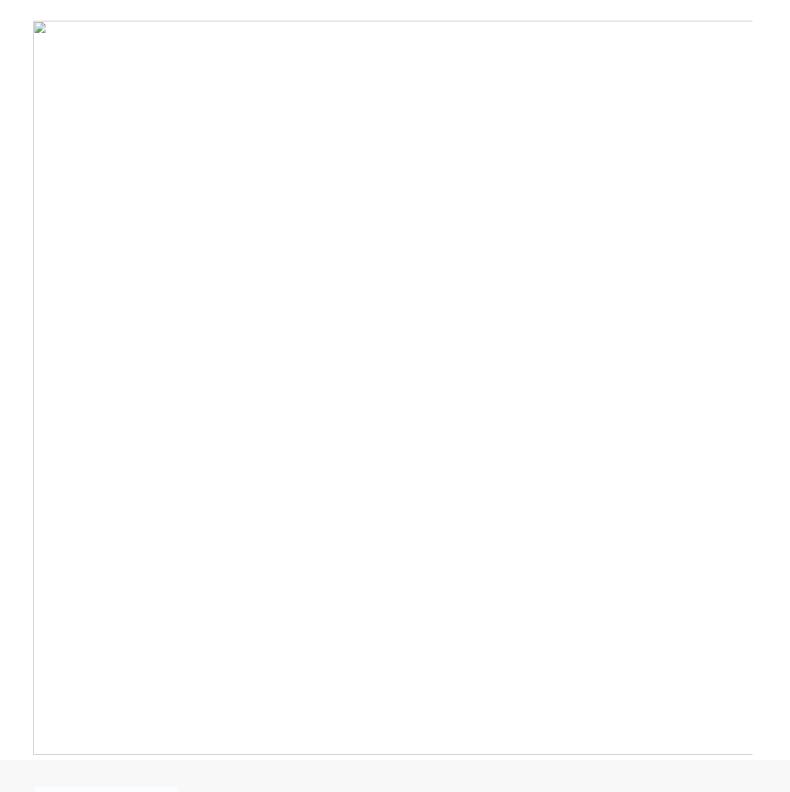








# **Locator Map**



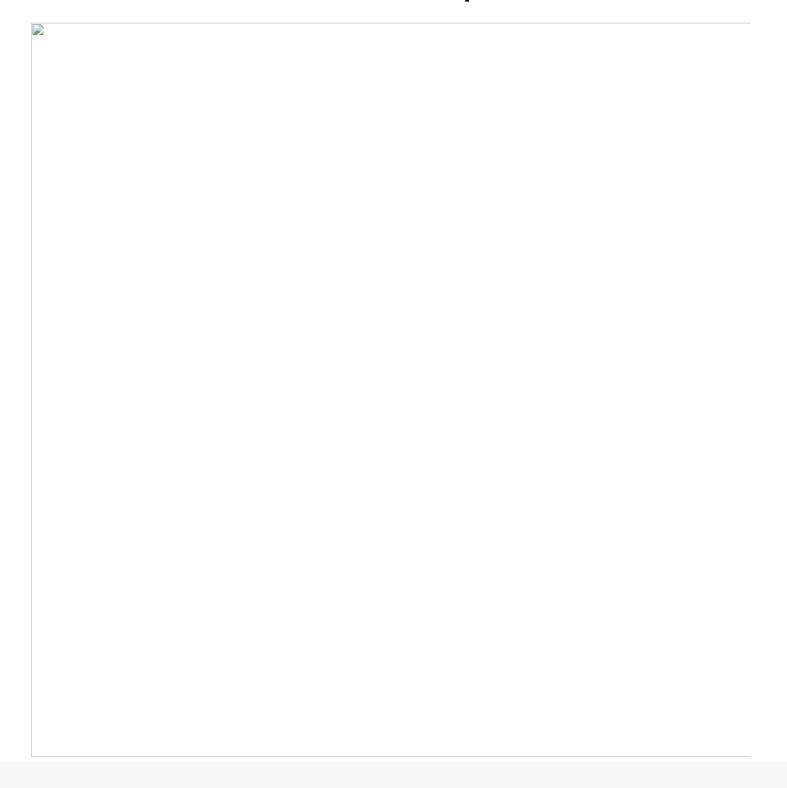


# **Locator Map**





# **Satellite Map**





# LISTING REPRESENTATIVE For more information contact:



NOTEC

Representative

Camela "Camie" Balleck

Mobile

(970) 629-5223

Office

(719) 686-8744

Email

cballeck@mossyoakproperties.com

**Address** 

**City / State / Zip** Hayden, CO 80814

NOTES		



<u>NOTES</u>	



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**MORE INFO ONLINE:** 

Mossy Oak Properties Colorado Mountain Realty 844 Beaver Pond Drive Divide, CO 80814 (719) 686-8744 MossyOakProperties.com

