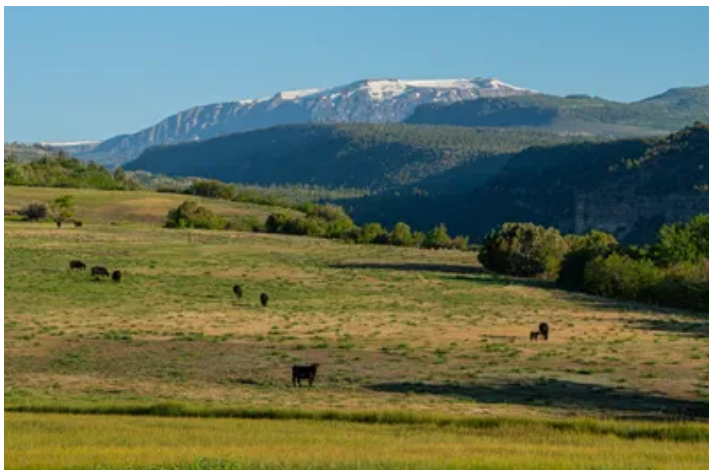


The Gates Ranch - Colorado Mountain Legacy Ranch
12590 Derby Mesa Loop
Burns, CO 80426

\$9,000,000
744± Acres
Eagle County



**The Gates Ranch - Colorado Mountain Legacy Ranch
Burns, CO / Eagle County**

SUMMARY

Address

12590 Derby Mesa Loop

City, State Zip

Burns, CO 80426

County

Eagle County

Type

Hunting Land, Horse Property, Lakefront, Ranches, Recreational Land, Residential Property

Latitude / Longitude

39.872405 / -106.972505

Dwelling Square Feet

4197

Bedrooms / Bathrooms

9 / 3

Acreage

744

Price

\$9,000,000

Property Website

<https://aspenranchrealestate.com/property/the-gates-ranch-colorado-mountain-legacy-ranch-eagle-colorado/94739/>



The Gates Ranch - Colorado Mountain Legacy Ranch Burns, CO / Eagle County

PROPERTY DESCRIPTION

The Gates Ranch – Colorado Legacy Hunting, Cattle & Horse Property for Sale

Never Before Offered to the Public | Colorado Mountain Ranch With Water Rights, Hunting & Irrigated Acreage

Property Highlights

- 744± acres with approx. 340 irrigated acres
 - Two log homes (3,039 sq ft & 1,158 sq ft)
 - Multiple outbuildings, shops, barns & corrals
 - Exceptional senior water rights
 - High-producing domestic well
 - Productive hay meadows
 - Trophy-quality elk & mule deer hunting (GMU 25)
 - Private 3-acre trout fishing lake
 - Year-round cattle operation
 - Between Vail & Steamboat Springs
 - Near National Forest & the Flattops Wilderness
-

Historic Colorado Ranch With Unmatched Legacy Value

Perched high on a mesa above the Colorado River corridor, the Gates Ranch offers an extraordinary opportunity to own a true Colorado legacy property. Spanning 744 acres of irrigated meadows, rugged canyons, and rolling mountain pastures, this ranch has been held by the same family since the late 1880s and is now available for purchase for the first time in more than five generations.

Its location—approximately one hour from Vail and 90 minutes from Steamboat Springs—places it in a coveted region of the Central Rockies known for ranching heritage, big-game habitat, and four-season recreation.

Versatile Colorado Ranch for Cattle, Hay Production & Recreation

The property includes about 340 irrigated acres with historic hay production of around 250 tons annually. The blend of productive agricultural ground and scenic upper-country terrain makes it ideal for both ranch operations and recreation. The ranch supports roughly 100 head of cattle on a year-round basis.

Topping the mesa, the land transitions from green irrigated fields into timbered slopes and cliff-lined canyons that descend into Derby Creek—an authentic Colorado mountain trout stream.

Authentic Western Improvements With Historic Charm

The Gates Ranch features practical, well-maintained improvements that reflect the property's deep roots.

- **The historic 3,039 sq ft bunkhouse** offers six bedrooms, two baths, a generous country kitchen, and capacity to sleep 12—perfect for guests or hunting parties.
 - **The 1,158 sq ft log main home** includes three bedrooms and one bath, ideal as an owner's or manager's residence.
-

A collection of barns, corrals, livestock infrastructure, and two newer metal shop buildings support agricultural and outfitting operations.

Incredible Senior Water Rights & Private Trout Fishing Lake

Water is among the property's most valuable assets. The ranch holds a senior **15 CFS water right** from Derby Creek through the historic Rogers and South Derby ditches. Multiple adjudicated springs feed a beautiful **3-acre trout lake** that is deep enough to overwinter fish, stocked with brown and rainbow trout.

Both homes are supported by an impressive high-output domestic well delivering clean, clear Colorado mountain water.

Trophy Hunting for Elk & Mule Deer in GMU 25

This region is renowned for exceptional big-game hunting, and the Gates Ranch is no exception. With irrigated feed, dense cover, and rugged canyon habitat, the property consistently attracts elk, mule deer, black bear, and Merriam's turkey.

Highlights include:

- Strong success history for guided elk hunts
- Typically 2–3 landowner mule deer tags annually
- OTC elk tags for 2nd & 3rd rifle seasons
- Easy draw for archery, muzzleloader, and limited rifle seasons
- Excellent trout fishing in the on-site lake and nearby Derby Creek

This is a premier Colorado hunting ranch with dependable opportunity each season.

Gateway to National Forest, Flattops Wilderness & Mountain Recreation

Just a mile up the road lies access to the surrounding National Forest, opening into the renowned **Flattops Wilderness Area**—one of Colorado's most scenic high-country destinations. Outdoor recreation includes:

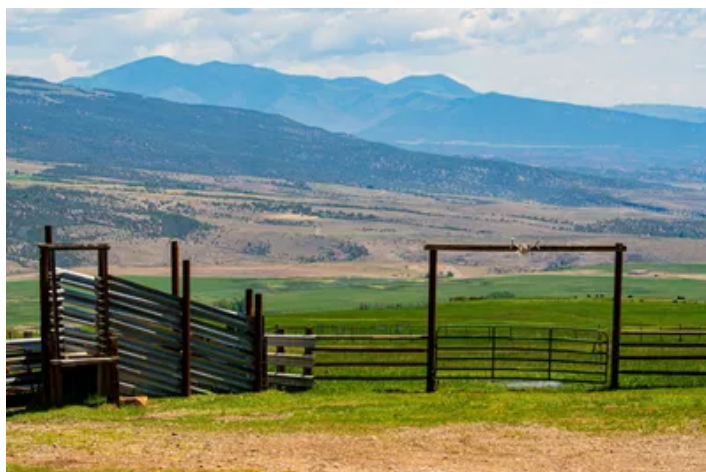
- Horseback riding
- Hiking & backpacking
- Fly fishing
- Wildlife viewing
- Mountain biking
- Overlanding & 4-wheeling
- High-alpine big-game hunting

World-class skiing at Vail, Beaver Creek, and Steamboat is a short, scenic drive away, making the property uniquely positioned for both year-round residence and seasonal enjoyment.

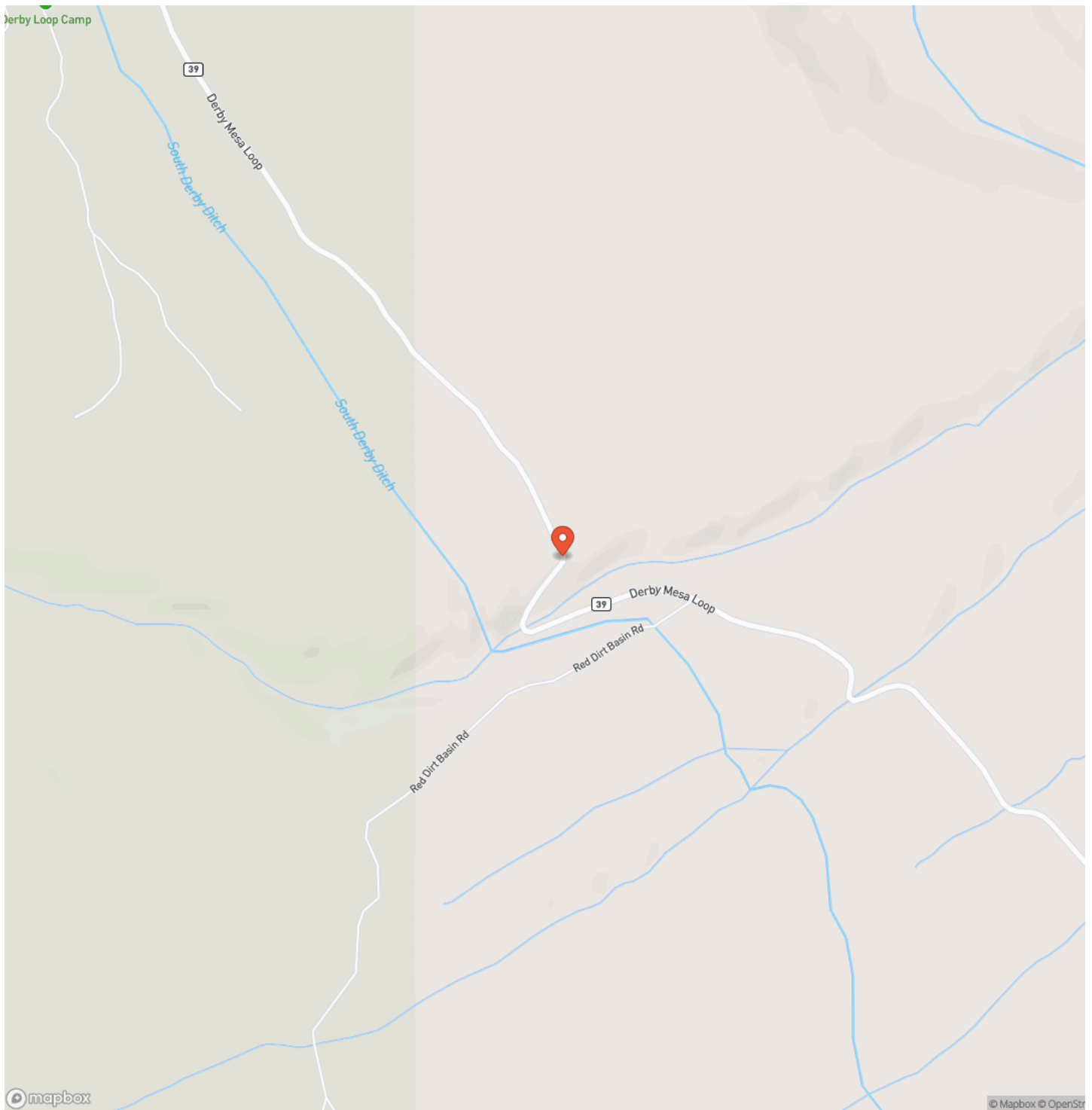
A Rare Colorado Ranch Offering With Legacy, Water & Recreation

With its historic roots, extensive water rights, private trout lake, productive agricultural ground, and exceptional big-game hunting, the Gates Ranch stands as one of the finest legacy ranch offerings in the Colorado Rockies. Its combination of location, resources, and heritage is nearly impossible to replicate. In order to preserve its iconic history, agricultural status, scenic views, and ecology, the Gates Ranch has been placed in a conservation easement. In addition to the ranch headquarters, one 10-acre building site has been identified for additional ranch buildings. The property is in agricultural tax status, and annual taxes are currently \$2,220.

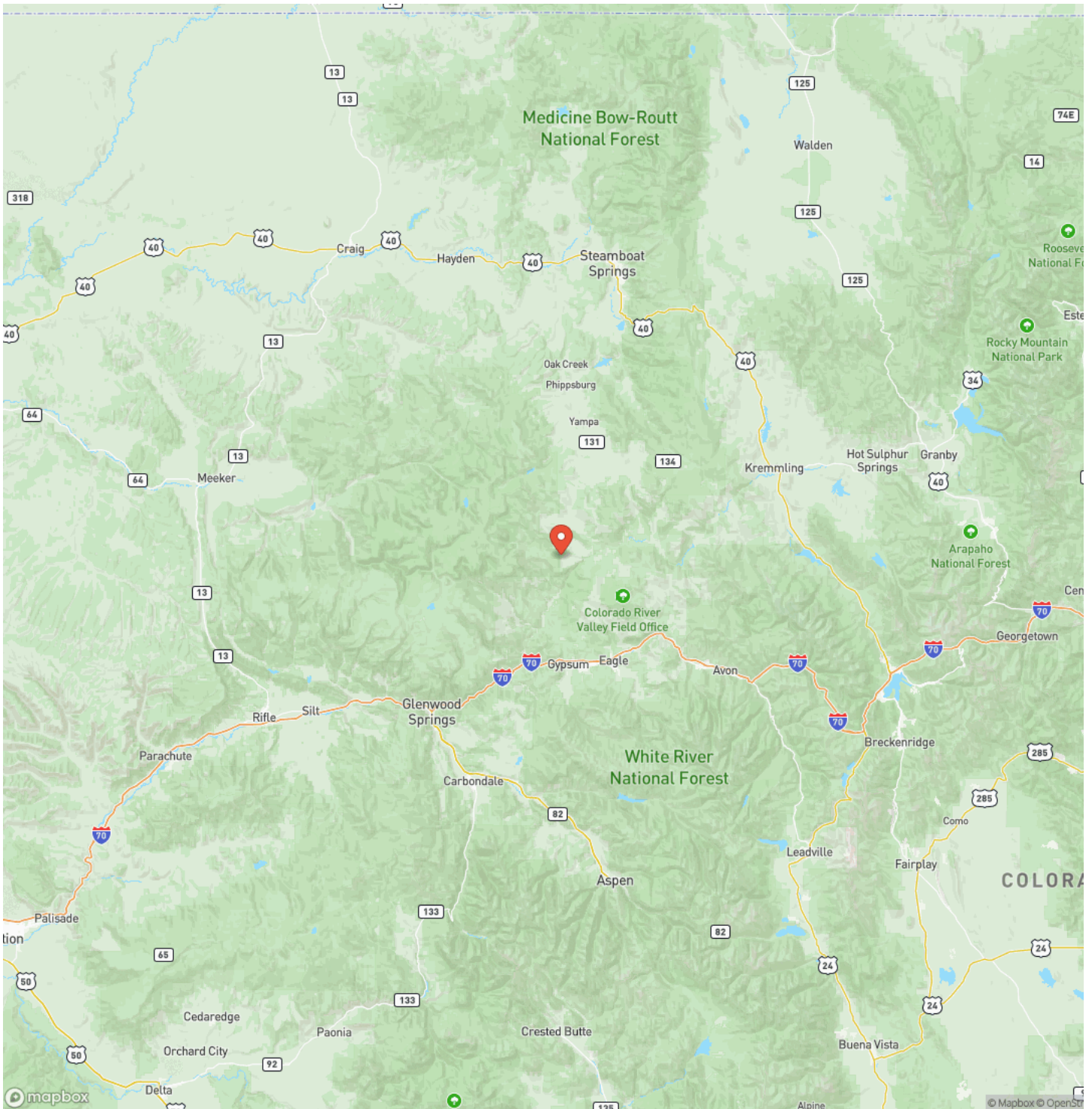
**The Gates Ranch - Colorado Mountain Legacy Ranch
Burns, CO / Eagle County**



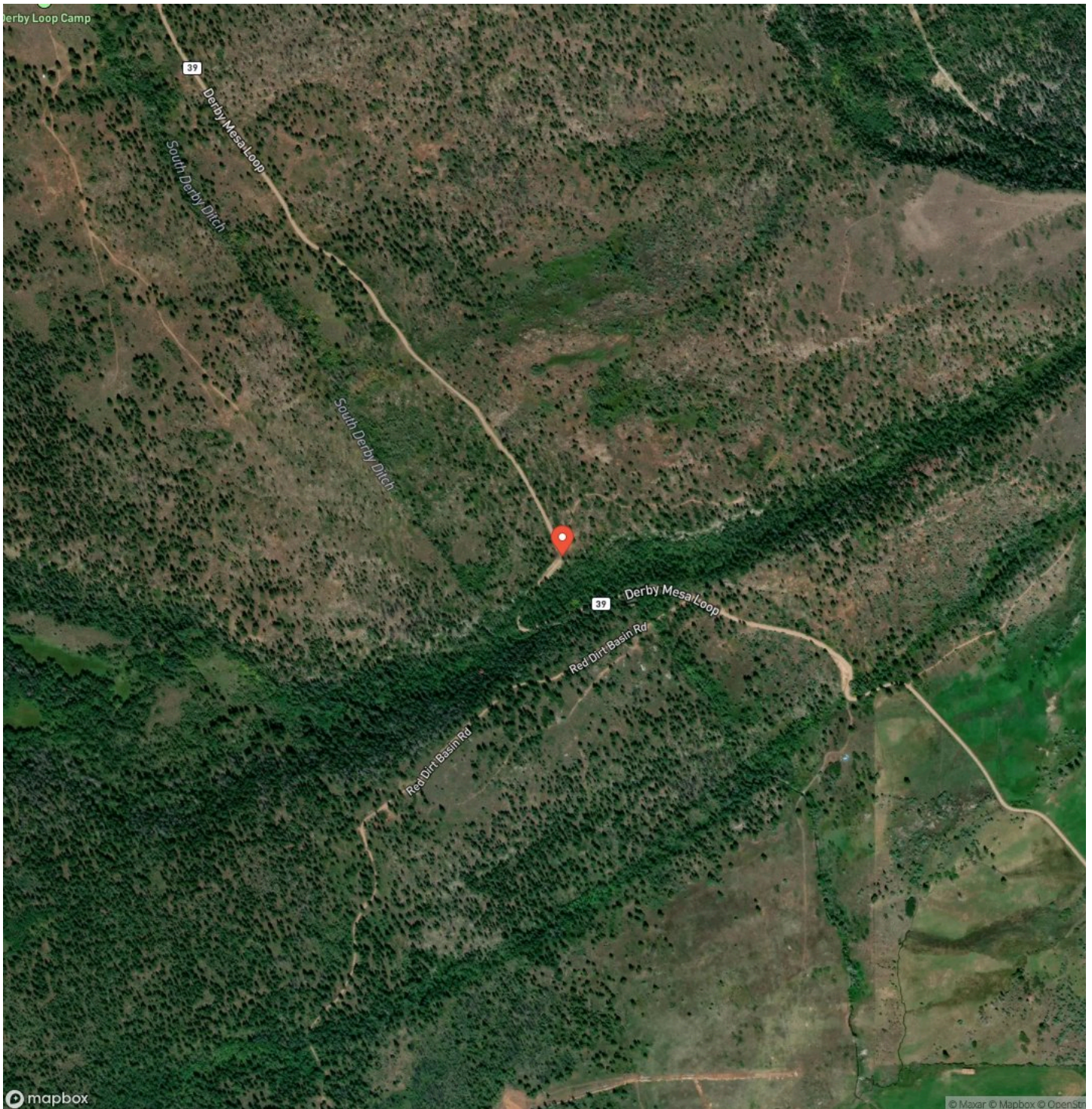
Locator Map



Locator Map



Satellite Map



The Gates Ranch - Colorado Mountain Legacy Ranch
Burns, CO / Eagle County

LISTING REPRESENTATIVE

For more information contact:



Representative

Gary Hubbell

Mobile

(970) 872-3322

Email

grandviewranch@gmail.com

Address

31428 Highway 92

City / State / Zip

NOTES

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NOTES

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

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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 relationship 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.

United Country Colorado Brokers
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