

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

\$9,000,000
744± Acres
Eagle County



MORE INFO ONLINE:

aspenranchrealestate.com

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/>



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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.

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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.

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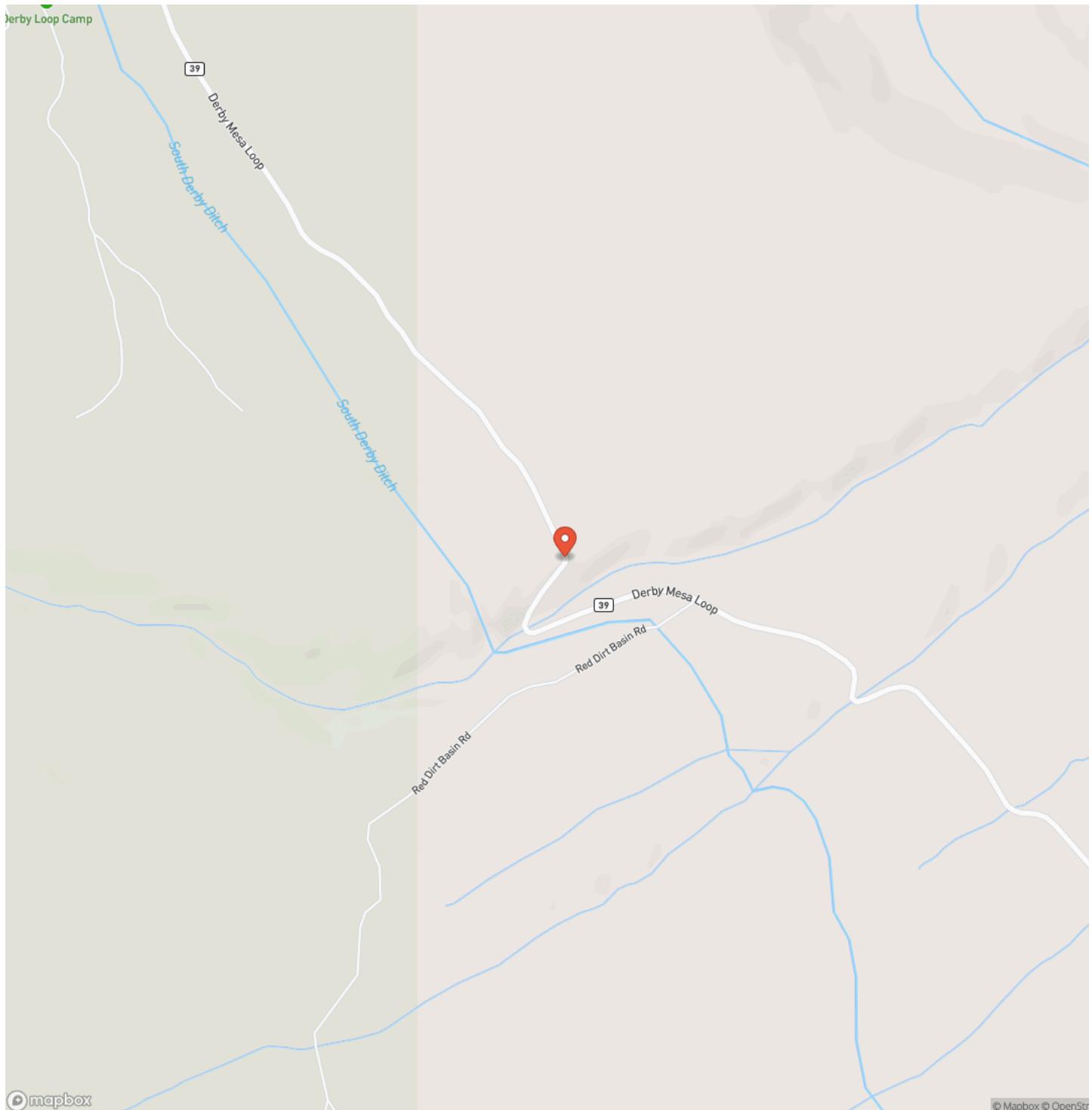
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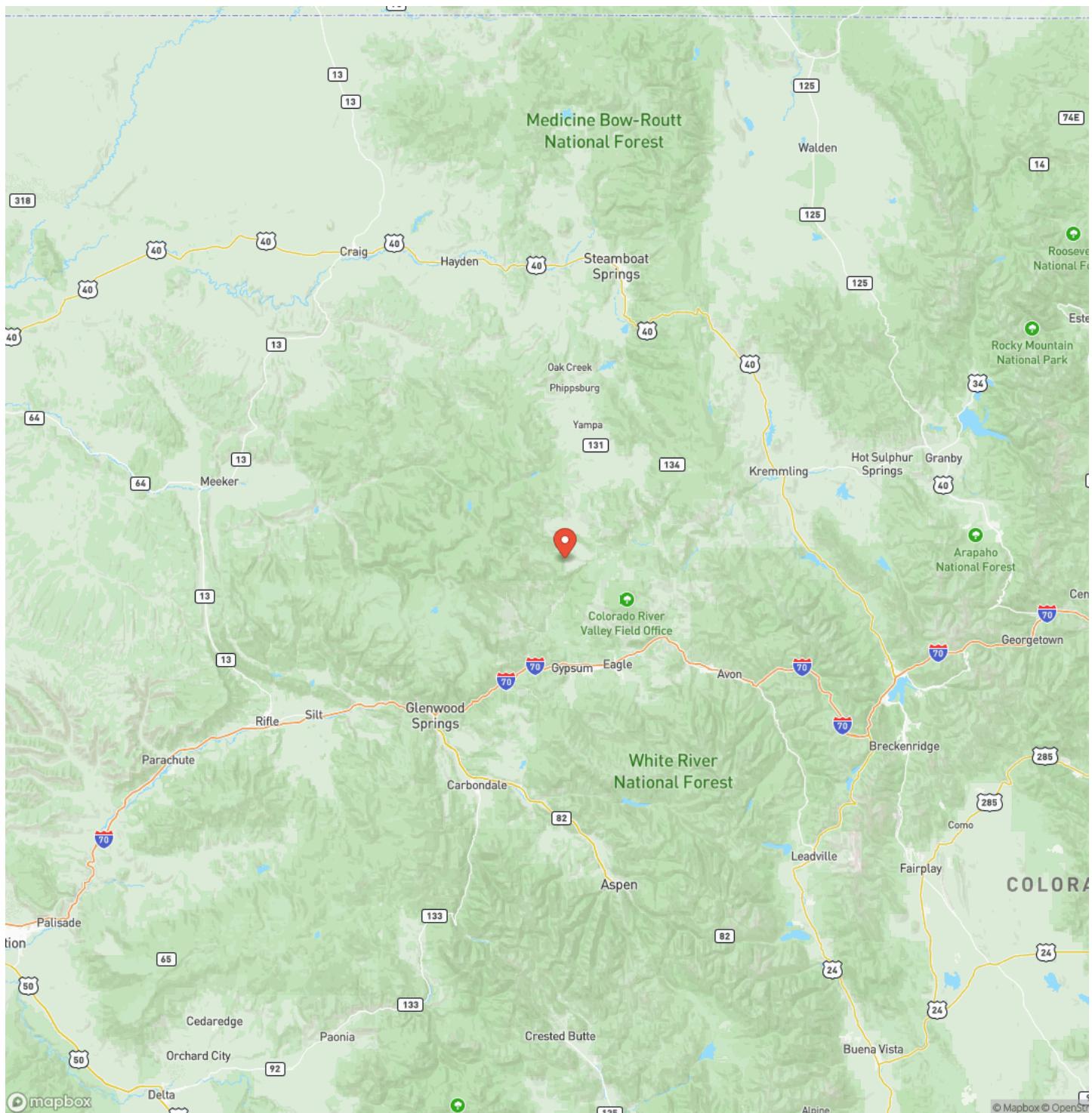
Locator Map



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Locator Map



MORE INFO ONLINE:

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Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Gary Hubbell

Mobile

(970) 872-3322

Email

grandviewranch@gmail.com

Address

31428 Highway 92

City / State / Zip

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MORE INFO ONLINE:

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United Country Colorado Brokers
32145 L Road
Hotchkiss, CO 81419
(970) 250-9396
aspenranchrealestate.com

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