

\$4,200,000 - 27575 County Road 7c, Yampa

MLS® #S1051217

\$4,200,000

6 Bedroom, 4.00 Bathroom, 4,609 sqft

Residential on 1451.00 Acres

METES AND BOUNDS - OAK
CREEK/PHIPPSBURG/YAMPA, Yampa, CO

Brinker Creek Ranch is an exceptional agricultural property with a multitude of recreational opportunities located within easy reach of the Flat Tops Wilderness Area. The 1,451 deeded acres includes ~250 acres of irrigated hay meadows with substantial water rights, quality grazing on native rangeland, and habitat for diverse wildlife such as elk, mule deer, moose, pronghorn, waterfowl, and a variety of other species. A BLM lease of 280 acres increases the total operational acreage to 1,731 acres. The ranch typically produces ~290 tons of high quality grass hay, can carry ~250 cow-calf pair year-round, and allows for endless hiking, biking, riding, ATVs, snowshoeing, skiing, snowmobiling, hunting, and fishing. There are two homes on the property – a ranch house that was remodeled in 2019 to provide basic accommodations and a 2010 log cabin that is a cozy 2-bed/1-bath. The ranching attributes are protected by a conservation easement, and there is a 51-acre parcel near the current headquarters that is unencumbered offering potential for a new homesite with panoramic views. Portions of the property are currently enrolled in the Grassland CRP program creating a current revenue source. This ranch offers quality production with opportunities to expand capabilities along with unparalleled recreation, captivating scenery, and the benefits of rural living within easy reach of Steamboat Springs or the Vail Valley. The



property is gated and not visible from the road.
Appointments are required and the listing
broker must be present to tour the property.

Built in 1939

Essential Information

MLS® #	S1051217
Price	\$4,200,000
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	4,609
Acres	1,451.00
Year Built	1939
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	27575 County Road 7c
Area	Oak Creek/Phippsburg/Yampa
Subdivision	METES AND BOUNDS - OAK CREEK/PHIPPSBURG/YAMPA
City	Yampa
County	Routt
State	CO
Zip Code	80479

Amenities

Utilities	Electricity Available, Propane, Septic Available
Parking	Detached, Garage
# of Garages	3
View	Meadow, Mountain(s), Valley

Interior

Interior	Wood
Interior Features	Fireplace, See Remarks
Appliances	Dishwasher, Oven, Range, Refrigerator, Dryer, Washer

Heating	Baseboard, Propane
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas, Wood Burning Stove

Exterior

Exterior	Frame, Log, Wood Siding
Exterior Features	Sprinkler/Irrigation
Lot Description	Meadow, Rolling Slope, Stream/Creek, Suitable For Grazing, Spring, See Remarks
Roof	Asphalt, Metal
Construction	Frame, Log, Wood Siding

School Information

Elementary	South Routt
Middle	Soroco
High	Soroco

Additional Information

Date Listed	July 5th, 2024
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Listing Details

Listing Office	The Agency Steamboat Springs
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Listing information last updated on October 31st, 2025 at 1:06pm MDT