

\$399,000 - 25210 Rainbow Ridge, Oak Creek

MLS® #S1055127

\$399,000

Bedroom, 0.00 Bathroom,
Land on 11.65 Acres

CREEK RANCH, Oak Creek, CO

Creek Ranch is one of Routt County's most unique, environmentally-sensitive, low-density ranch and open space preserves. With a luxurious yet rustic owners' cabin, 3.1 miles of private trout fishing on Trout Creek, 3 ponds, private hunting access, and robust equine facilities, this property offers an unparalleled opportunity seldom found in Northwest Colorado. The ranch features groomed cross-country ski trails and over 22 miles of hiking and riding trails, creating a paradise for outdoor enthusiasts. Ownership at Creek Ranch includes access to community events and amenities, allowing you to connect with fellow nature lovers. Whether you intend to build your mountain dream home or simply enjoy the abundant amenities of this special property, this is an opportunity not to be missed. The development features 40 lots ranging from 6-17 acres, providing plenty of elbow room to appreciate the stunning landscape and natural resources. Lot 29 boasts some of the best vistas the ranch has to offer, with panoramic views of the nearby rolling mountains and breathtaking westerly sunsets. Enjoy convenient access to the ranch's amenities from this quiet lot. Grab your fly rod, hiking boots, and cross-country skis, and experience world-class recreation right outside your door. Located just 12.2 miles (20 minutes) from Steamboat Springs and 27 +/- miles from Yampa Valley Regional Airport on primarily paved roads, Creek Ranch offers central water, underground power, and



telephone to each lot, streamlining the building process and reducing construction costs. The large building envelope allows for ample opportunity to create the perfect mountain home or legacy retreat. Surrounded by stunning beauty—brilliant sunsets, rushing water, and abundant wildlife including deer, elk, coyotes, foxes, black bear, and eagles—Creek Ranch truly is a paradise waiting for you.

Essential Information

MLS® #	S1055127
Price	\$399,000
Bathrooms	0.00
Acres	11.65
Type	Land
Sub-Type	Residential
Status	Closed

Community Information

Address	25210 Rainbow Ridge
Area	South And West
Subdivision	CREEK RANCH
City	Oak Creek
County	Routt
State	CO
Zip Code	80467

Amenities

Utilities	Electricity Available, Phone Available, Septic Available, Sewer Not Available
View	Meadow, Mountain(s), Valley

Exterior

Lot Description	Rolling Slope, Suitable For Grazing, Sloped, See Remarks
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School Information

Elementary	Sleeping Giant
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Middle	Steamboat Springs
High	Steamboat Springs

Additional Information

Date Listed	November 14th, 2024
HOA Fees	6252
HOA Fees Freq.	Annually

Listing Details

Listing Office	Steamboat Sotheby's International Realty
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