

\$1,295,000 - 35540 Humble Road, Steamboat Springs

MLS® #S1055350

\$1,295,000

Bedroom, 0.00 Bathroom,
Land on 6.84 Acres

AGATE CREEK PRESERVE, Steamboat
Springs, CO

Nestled in the exclusive Agate Creek Preserve, just 7 miles from the world-renowned Steamboat Springs Resort, this 6+ acre lot offers the perfect balance of privacy and convenience. Enjoy breathtaking panoramic views of the Steamboat Ski Area, Buffalo Pass, Rabbit Ears Pass, and the South Valley, all from the serenity of your private mountain sanctuary.

Agate Creek Preserve features only 16 luxury homesites within an 1,800-acre active working ranch, ensuring unparalleled privacy and open space just a few short minutes from town. Zoned for agricultural use, the property allows for grazing and benefits from low taxes, with meadows permanently protected from development through Land Preservation Subdivision (LPS) measures. Outdoor enthusiasts will revel in the close proximity to the Agate Creek Trail, connecting to the Emerald Mountain Trail System for hiking, biking, horseback riding, and snowshoeing. Fly fishing on the Yampa River and elk hunting on nearby BLM land add to the recreational appeal. The subdivision is serviced by a private water system and utilities - so no wells on your property. Whether you're looking to build a primary residence or a mountain retreat, this property combines awe-inspiring views, easy access to Steamboat's vibrant downtown and ski area, and the tranquility of preserved natural surroundings. Discover your place in one of Steamboat's most prestigious



neighborhoods.

Essential Information

MLS® #	S1055350
Price	\$1,295,000
Bathrooms	0.00
Acres	6.84
Type	Land
Sub-Type	Residential
Status	Closed

Community Information

Address	35540 Humble Road
Area	South Valley
Subdivision	AGATE CREEK PRESERVE
City	Steamboat Springs
County	Routt
State	CO
Zip Code	80487

Amenities

Utilities	Electricity Available, Municipal Utilities, Water Available, Sewer Available
View	Meadow, Mountain(s), Ski Area, Valley

Exterior

Lot Description	Sloped, See Remarks
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School Information

Elementary	Soda Creek
Middle	Steamboat Springs
High	Steamboat Springs

Additional Information

Date Listed	November 22nd, 2024
HOA Fees	3250
HOA Fees Freq.	Annually

Listing Details

Listing Office

Steamboat Real Estate Professionals, LLC



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Listing information last updated on October 26th, 2025 at 6:14pm MDT