

\$6,970,000 - 28140 County Road 6d, Yampa

MLS® #S1059432

\$6,970,000

Bedroom, 0.00 Bathroom,
Land on 2131.00 Acres

YAMPA, Yampa, CO

SOLD BEFORE PUBLISHED. Phillips Creek Yampa Ranch has an array of landscapes difficult to find in a single land holding. From 1.5 miles of high-country hunting territory bordering Routt National Forest, to fishable Phillips Creek, to lush grass covered grazing pastures and irrigated hay meadows - Phillips Creek Yampa Ranch hits the high notes! This ranch allows you to "cast and blast" in the same day. Cast your line in Phillips Creek surrounded by pristine meadows near the base of Eagle Rock, then head east to higher elevations and blast an elk in the dark timber and aspen covered mountains. The year-round recreational opportunities are complimented by 241 acres of irrigated grass hay and pasture land with plentiful water rights for irrigation, livestock and wildlife. Additionally, a 1,600-acre portion of Phillips Creek Yampa Ranch is under the protection of a conservation easement, ensuring it remains pristine in perpetuity. Agricultural improvements consist of functional barns, corrals, well-maintained perimeter and cross fencing, and hay sheds. Residential improvements include two modest modular homes and a newer hunting cabin, with potential to create an updated recreational ranch headquarters specific to your needs. Considering the variety of landscapes and its Yampa, CO location, an area rich with outdoor recreation, ranching heritage, and central proximity to both Steamboat Springs and the Vail Valley, Phillips Creek Yampa Ranch is an



exceptional ownership opportunity.

Essential Information

MLS® #	S1059432
Price	\$6,970,000
Bathrooms	0.00
Acres	2,131.00
Type	Land
Sub-Type	Residential
Status	Closed

Community Information

Address	28140 County Road 6d
Area	Oak Creek/Phippsburg/Yampa
Subdivision	YAMPA
City	Yampa
County	Routt
State	CO
Zip Code	80483

Amenities

Utilities	Electricity Available, Propane, Phone Available, Septic Available
View	Meadow, Mountain(s), Valley, Trees/Woods, Water

Exterior

Exterior Features	Sprinkler/Irrigation
Lot Description	Borders National Forest, Meadow, Rock Outcropping, Many Trees, Suitable For Grazing, See Remarks

School Information

Elementary	South Routt
Middle	Soroco
High	Soroco

Additional Information

Date Listed	June 3rd, 2025
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Listing Details

Listing Office

The Group Real Estate, LLC



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