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## Rimrock Ranch | Walden, Colorado | \$2,900,000



### Executive Summary

The 917± deeded acre Rimrock Ranch is a recreational mountain holding in the North Park region of Colorado. The ranch is located 12 highway miles north of Walden, Colorado, and lies just a few miles south of the Wyoming state line. Well-located and long utilized as a hunting retreat, this property backs up to thousands of acres of Medicine Bow National Forest and borders a large and notable area ranch, BLM and state lands. Rimrock is one of those hard-to-find properties that checks many boxes for its size and price point. Specifically, it is a ranch with good pronghorn, mule deer, elk, and moose hunting that borders public lands, is on-grid and has year-round highway access along with a beautiful private setting.

The North Park region of Colorado is known for its natural beauty, abundant water resources, world-class angling, and significant wildlife populations. Rimrock Ranch is conveniently located between Laramie, Wyoming, and Steamboat Springs, Colorado. Drive time to the ranch is about an hour from Steamboat Springs and roughly 45 minutes from Laramie. Groceries, supplies, fuel, and a couple of restaurants are nearby in Walden, a 15-minute drive from the ranch house.

Bordered on the north by the Medicine Bow National Forest, on the west by the large State Line Ranch, and on the east by BLM and state lands, this ranch offers plenty of seclusion and privacy. Although the 2020 Mullen Fire burned a fair amount of the ranch, the regrowth is very encouraging, with new stands of aspen and fir trees throughout the property. Spring-fed ponds and diverse terrain and topography also attract and retain wildlife throughout the year. The ranch is located in Colorado's Game Management Unit (GMU) 6 and qualifies for two landowner preference program applications annually for mule deer and two applications for pronghorn. GMU 6 is noted for trophy-caliber antelope, mule deer, moose, and a strong elk population. The ranch was historically used as a mining claim, but the mines have been sealed, and all that is left are remnants of days gone by. With expansive views of North Park and back-door access to thousands of acres of public lands, Rimrock Ranch offers limitless recreational opportunities to incoming ownership.



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## Just The Facts

- 917± deeded acres
- 12 paved miles north of Walden, Colorado
- Elk, mule deer, pronghorn, moose, wild turkey, and pronghorn hunting
- Multiple springs and ponds
- Bordering Medicine Bow National Forest, BLM and State Lands
- Modest and ready for immediate use two-bedroom home and improvements
- Year-round access and power
- Just over one hour drive to Steamboat Springs and the Steamboat Ski Resort
- 45-minute drive to Laramie, Wyoming
- Minutes from excellent angling on North Platte River, Lake John, and Delaney Buttes Lakes



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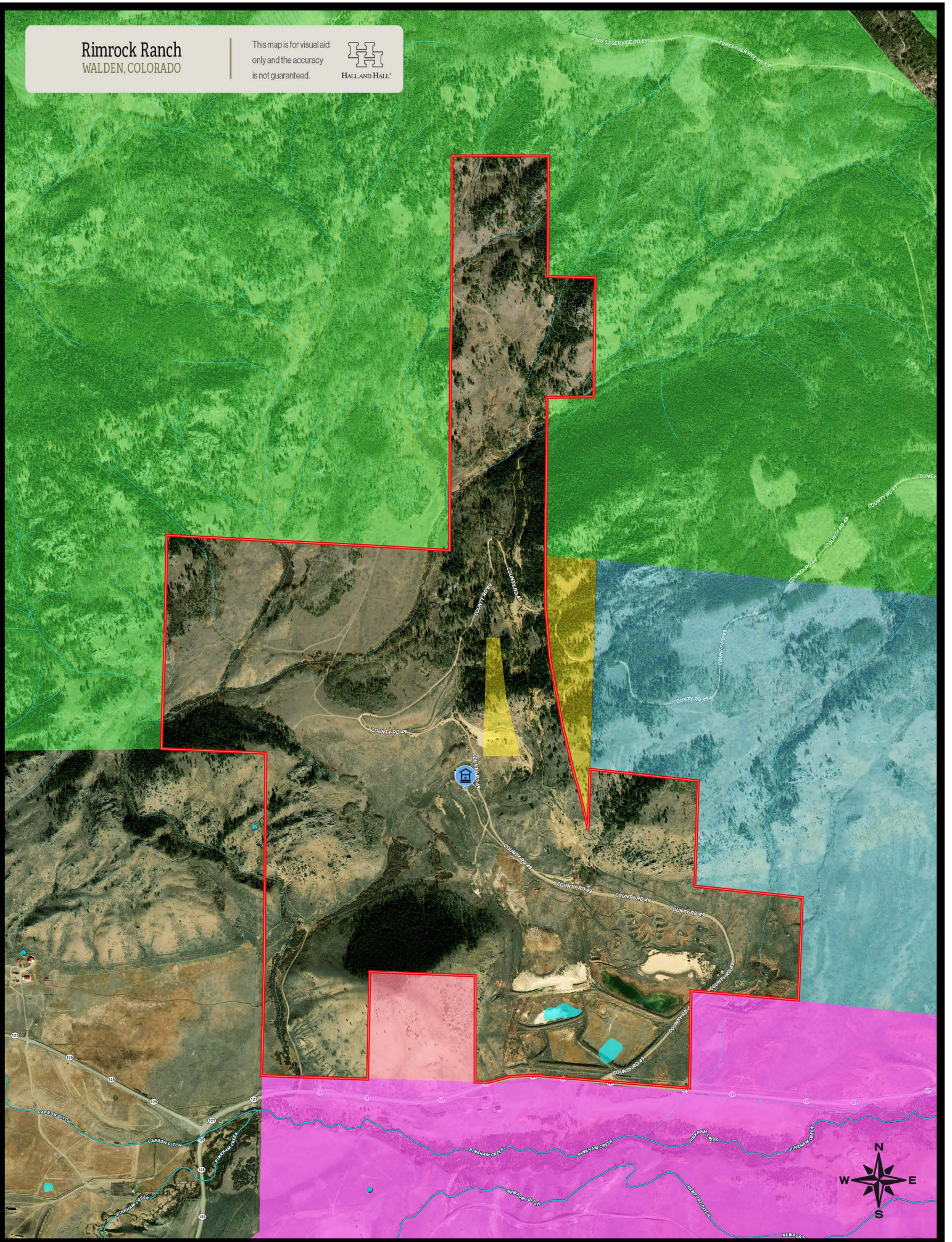
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# Rimrock Ranch

WALDEN, COLORADO

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Rimrock Ranch  
WALDEN, COLORADO

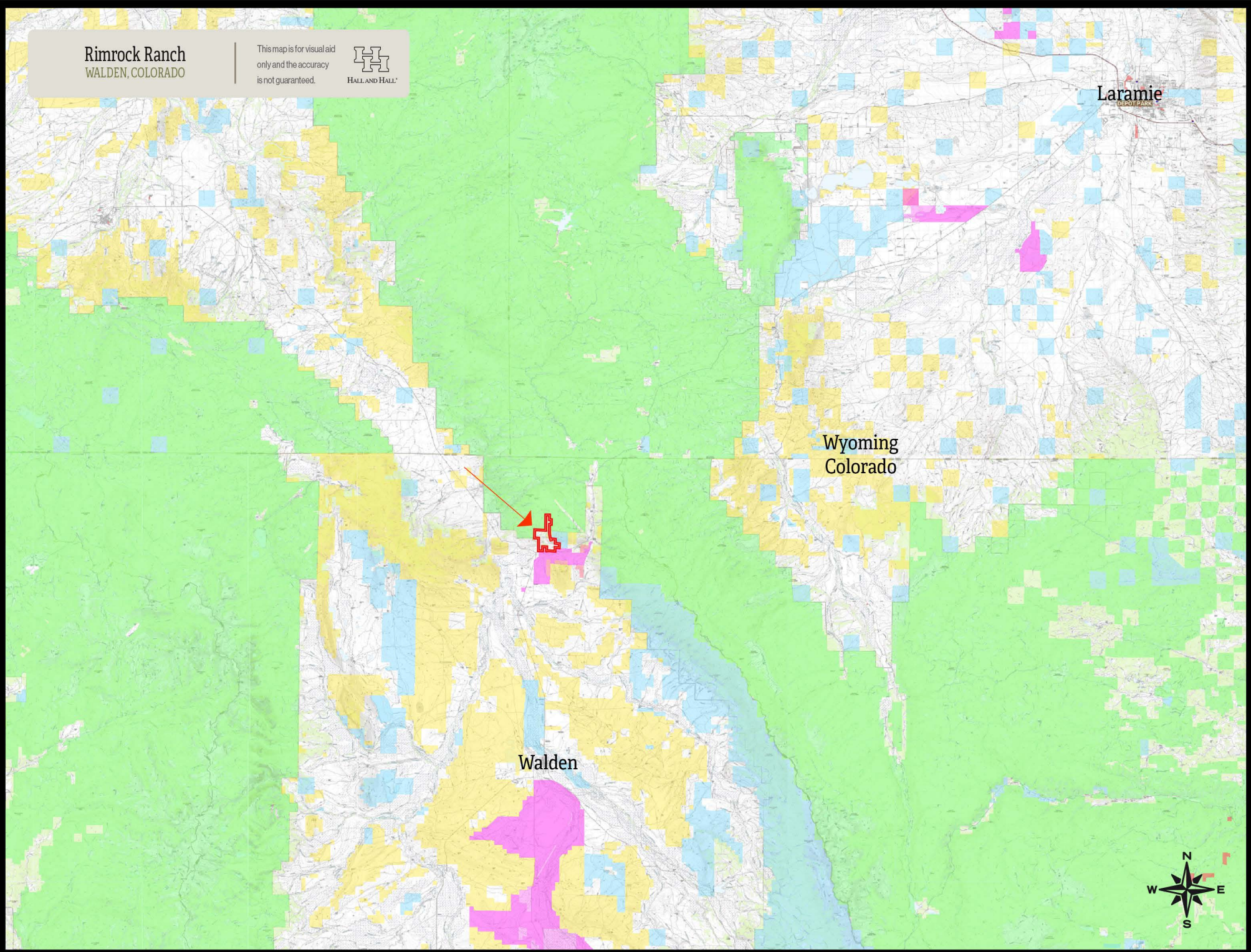
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Laramie  
DEPOT PARK

Wyoming  
Colorado

Walden



**Rimrock Ranch**  
WALDEN, COLORADO

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...p Creek OHV Trail

