



STEAMBOAT SPRINGS

Marabou Ranch Fact Sheet

OVERVIEW

Marabou Ranch is a premiere Colorado luxury ranch offering picturesque Steamboat views and endless amenities. Celebrating the authentic Western lifestyle, Marabou Ranch offers 1,717 acres of incredible ranch land located just five miles from the Colorado mountain town of Steamboat Springs. Designed for families who love the outdoors and an active lifestyle, more than 75 percent of Marabou Ranch is dedicated to shared open space.

REAL ESTATE

A limited number of private homesites are available for sale starting at \$1.5 million. Each homesite at Marabou Ranch is its own private refuge of at least 5 acres, all offering sweeping panoramas of Colorado's Yampa Valley, with views of rolling mountain meadows of sage and oak brush and the Elk River.

AMENITIES

- The River House Lodge offers a gourmet kitchen and a dining room that seats 40 people
- The Dead Horse Saloon
- The Downstream Spa
- Zero-entry kid-friendly Rivers Edge Pool
- Two hot tubs
- A state-of-the-art Fitness Center
- A Billiards Room

OWNERS' CABINS

The six luxurious Owners' Cabins are available for use only by property owners and their guests. Nestled along the Elk River, these spacious residences feature dual master suites, a loft, fireplaces, a full kitchen, flat screen TVs, steam showers and expansive decks and can comfortably sleep up to eight people. Each owner can enjoy 4 weeks each year in the Owners' Cabins.

RECREATION

The Marabou Ranch Outfitters Cabin provides all of the gear necessary to get outside and experience Colorado's Yampa Valley. Marabou Ranch employs a staff of local Master Guides to share their expert insights and guarantee an incredible experience.

- **Fly Fishing**

- Marabou Ranch offers more than two miles of world-class private water on the famous Elk River, along with 10 still-water fisheries that are teeming with fish and access to more than 100-miles of private and public Northwestern Colorado water.
- *Master Guide: Pat Stefanek - Marabou's "River Keeper" and a licensed Outfitter (#2727) in the state of Colorado.*

- **Equestrian**

- The Marabou Ranch horse program features 20 miles of equestrian trails, a horse barn with five stall and a tack room with custom saddles and a rodeo arena where owners can experience rope and barrel racing, along with cattle drives.
- *Master Guide: Chad Bedell – Chad is a World Title holder and former 12-year professional steer wrestler.*

- **Skiing & Snowboarding**

- Known as "Ski Town, U.S.A.," Steamboat Springs is famous for its Champagne Powder and for producing more Winter Olympians than any other town in North America.
- *Master Guide: Caroline Lalive – U.S. Ski Team member who competed in three Olympic Games and reached six world-cup podiums.*
- *Master Guide: Nelson Carmichael – Two-time Olympic team member and Bronze medalist for Mogul skiing.*
- *Master Guide: Brett Buckles – U.S. Ski Team member in both Alpine & Ski Cross.*
- *Master Guide: Erin Simmons – A three-time silver medalist in the Winter X-Games who is ranked as one of the top 10 snowboarders in the world.*

- **Mountain Biking & Hiking**

- More than 20 miles of multi-use trails are maintained year-round at Marabou Ranch.
- *Master Guide: Kelly Northcutt – A mountain bike coach, competitive cross-country and downhill racer.*

- **Hunting**

- Marabou Ranch's Master Guides take a limited number of hunters out each season to offer an exceptional experience hunting deer, elk, pronghorn, antelope, waterfowl and more.

- *Master Guide: Scott Bell – An avid outdoorsman who has been hunting in and around Steamboat for the past six years.*

ON-MOUNTAIN CAMP For skiers and snowboarders, Marabou Ranch owners can enjoy the private Mountain Camp located at the base of Mount Werner next to Steamboat's main gondola offering ski lockers featuring boot dryers, a fully stocked bar, a fireplace and two big screen TVs.

CONTACT To learn more about Marabou Ranch or to set up a private homesite tour, please call 970-875-2992, visit www.marabouranchtours.com or email maraboucgr@mybrokers.com

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