



## **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. 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 with sauna and year round hot tub
- Zero-entry kid-friendly Rivers Edge Pool, Seasonal
- A state-of-the-art Fitness Center

#### **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. Additional daily/weekly access based on availability for a nightly fee.

## 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: Ryan Simms - Marabou's "River Keeper"*.
- **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.
- **Mountain Biking & Hiking**
  - More than 20 miles of multi-use trails are maintained year-round at Marabou Ranch.
- **Hunting**
  - Routt County offers an exceptional experience hunting deer, elk, pronghorn, antelope, waterfowl and more. Marabou staff can help organize this experience.

**ON-MOUNTAIN CAMP**

For skiers and snowboarders, Marabou Ranch owners can enjoy the private Mountain Camp located at the base of Mount Werner in the Torian Plum Plaza. Just steps away from the Wild Blue Gondola. Each homesite gets two lockers for clothes storage. Mobile ski rack for ski/snowboard storage and boot drying rack. The Mountain Camp has large lounge area to get ready for your day on the slopes or just to get away from the crowds.

**CONTACT**

To learn more about Marabou Ranch or to set up a private homesite tour, please call 970-879-0507 x 1.