



Tucked away in northwestern Colorado lies Elk Creek Ranch, a one-of-a-kind private luxury-sporting club of only 67 members. Situated along the banks of the White River, this exclusive community offers a lifestyle that is second to none with incredible amenities and top-notch member services paired with the most premier private fly-fishing and hunting destination in the West. Elk Creek Ranch controls over 25 miles of private fly-fishing water along the White River and Elk Creek, and now owns in excess of 15,000 acres with private access to another 10,000+ acre area of unspoiled natural habitat offering world-class big game hunting. The club offers a truly unparalleled experience with beautiful facilities and impeccable services.

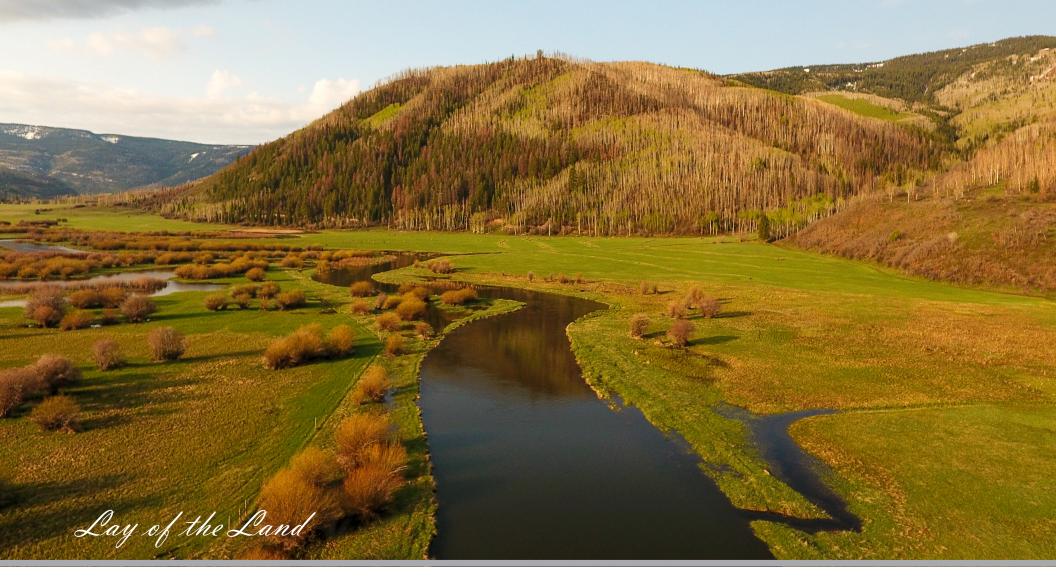
The centerpiece of the club is a centrally located Village, featuring a fully stocked fly shop, 6 elegant cabins, and an architecturally stunning western style lodge where an award-winning chef prepares three gourmet meals a day. The Village is a gathering place for members and their guests to relax and enjoy five-star hospitality, intimate private dining and entertainment areas, as well as a private bar and wine cellar. A team of concierge hospitality staff meets your every need while an experienced team of fly-fishing and hunting guides orchestrate unforgettable experiences. Membership to Elk Creek Ranch requires ownership of one of only 67 unique home sites where owners can construct their own individual residence if they choose. Membership at Elk Creek Ranch is all about family traditions, building memories, and creating a lasting legacy.



- Unparalleled luxury and club amenities including lodge, fine dining, full bar and artisan wine cellar, fly shop, skeet shooting range, fitness center, and concierge services
- Located in a bucolic setting yet only minutes to the town of Meeker and it's private jet-accessible airport
- 6 craft-built log cabins with a total of 11 guest suites, and more coming available soon with the recent acquisition of the majority of the 7 Lakes Ranch
- Includes undivided interest ownership in approximately 15,000 total deeded acres of the ranch, and feesimple ownership of an individual home site with the opportunity to construct a private residence



Elk Creek Ranch is positioned in a pristine region of northwestern Colorado and located just 15 miles southeast of the quaint rural town of Meeker, 50 miles from Rifle, and 75 miles to Steamboat Springs, Colorado. The ranch is situated along the banks of the legendary White River near the base of the Flat Tops Wilderness Area. The White River Valley is the primary drainage for an expansive watershed covering almost 4,000 square miles. The ranch lies within rural Rio Blanco County, which is characterized by its agricultural economy, recreational opportunities, and scenic western vistas. While the ranch has a very secluded feel it is easily accessed year round and is within two hours of the resort towns of Steamboat, Vail and Aspen. The town of Meeker has a well-managed airport with a 6,500-foot runway, suitable for most jet aircraft. Airline service is available from either the Hayden/Steamboat Airport or Grand Junction Airport, both of which are approximately 90 minutes from the ranch.

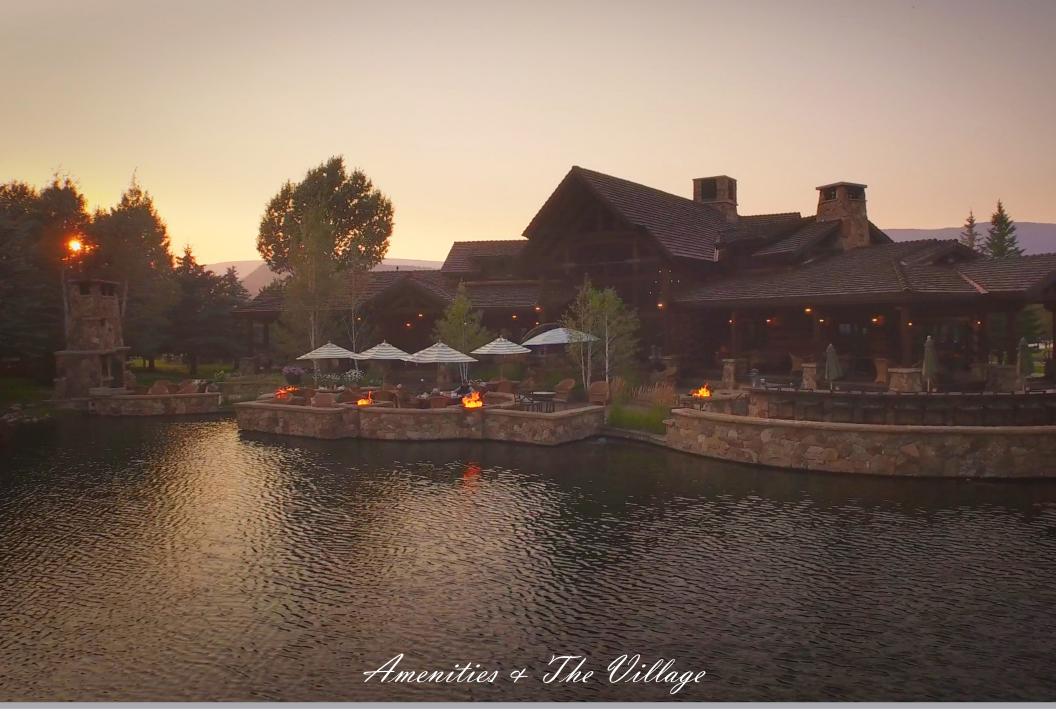


Elk Creek Ranch is comprised of approximately 15,000 total acres, which is owned collectively by the owner's association. The main ranch property has been thoughtfully planned and features rolling lush meadows dotted with 12 picturesque ponds, mountain draws, and pine and aspen forests. The ranch has a multitude of different livewater, from the swift freestone main channel of the White River, to slower-moving and more technical South Fork, to the intimate Elk Creek and more than 30 surface acres of still water ponds. These different areas are divided up into numerous traditional beats in order to identify and separate individual fishing stretches. An additional 14,000 acres are under the exclusive control of Elk Creek Ranch. This additional private acreage includes the K/K Ranch, a 4,200-acre legacy property located downstream from the main ranch, on which Elk Creek Ranch holds an exclusive fishing easement and hunting rights. Elk Creek members also enjoy private fishing throughout the 4,800-acre YZ Ranch, situated upstream along the banks of the South Fork of the White River, through a 60-year exclusive lease agreement.

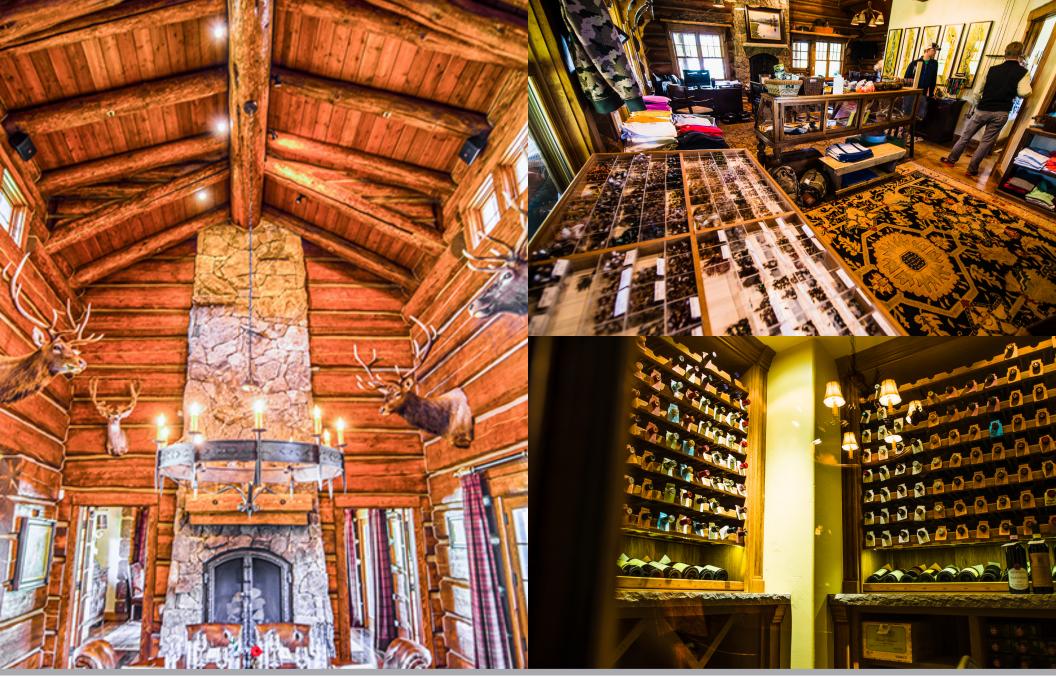
Elk Creek Ranch is comprised of only 67 individual members, each owning a private fee simple home site. These individual parcels are dispersed within the larger common acreage and serve as exclusive building sites for member/owners to construct their private western dream home if they wish. Some homesteads are sited along the banks of the White River, while others are sited within the serene alpine environment of the Elk Creek drainage, or up on an elevated bench with sweeping views of the sprawling valley below.



Membership to the exclusive Elk Creek Ranch is limited to only 67 families and is completely private and self sustained and can be enjoyed year-round. Membership entitles you to take advantage of all of the amenities, private fishing and hunting as well as private concierge services. Horseback riding is also included through the amenities of the ranch, as is a Kid's Club and winter activities like snowmobiling, snowshoeing, and cross country skiing.



Elk Creek Ranch represents private mountain luxury at its finest. "The Village" is a central compound where member/owners congregate and enjoy a distinct brand of five-star western hospitality. The cornerstone of the Village is a dramatic and expansive private lodge perched at the edge of a lake with rising trout and panoramic views. The lodge features hand-hewn dovetail log construction, dry-stacked stone fireplaces, flagstone floors, and an exhibition style professional kitchen as well as elaborate outdoor stone patios.



Amenities 4 The Village

The lodge is a year-round gathering place supporting culinary excellence in the private restaurant and includes a private wine cellar, full bar as well as a game room and entertainment hall. The Village also features a fully stocked fly shop, fitness center, and six beautifully appointed lodging cabins with eleven individual suites offering elegant accommodations for members and their guests.





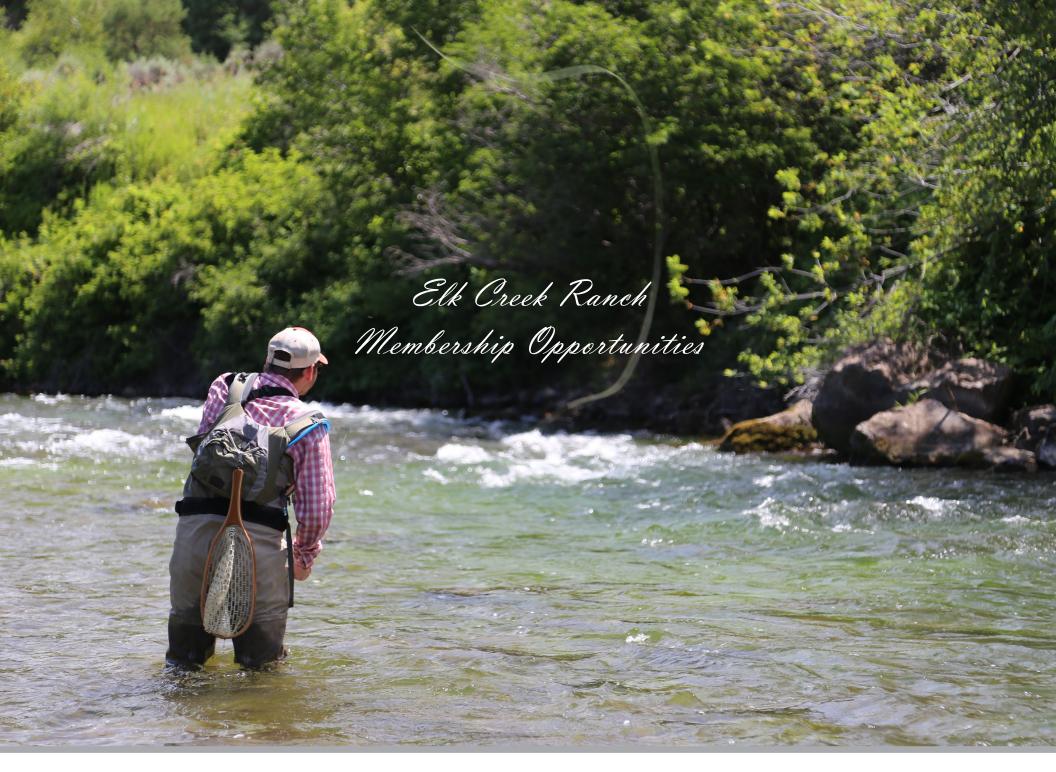








Membership dues are assessed annually and are typically between \$30,000 and \$35,000. These dues cover regular operations, staff, and facilities maintenance. Individual taxes are approximately \$2,800 per year per homestead.

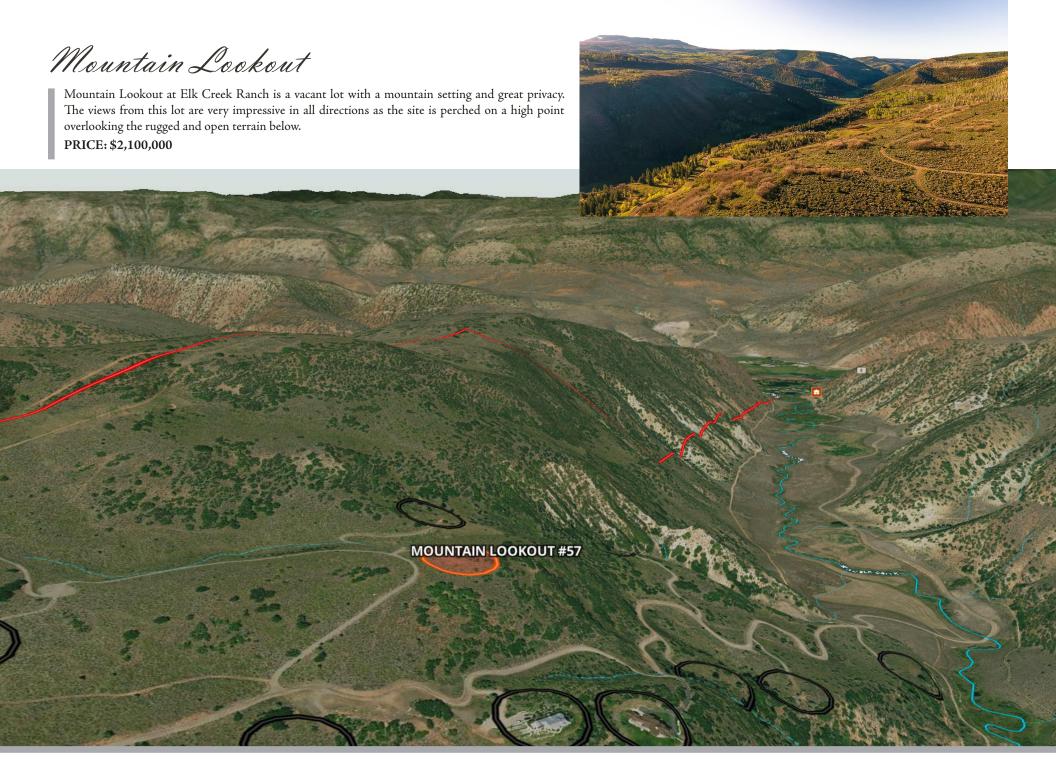


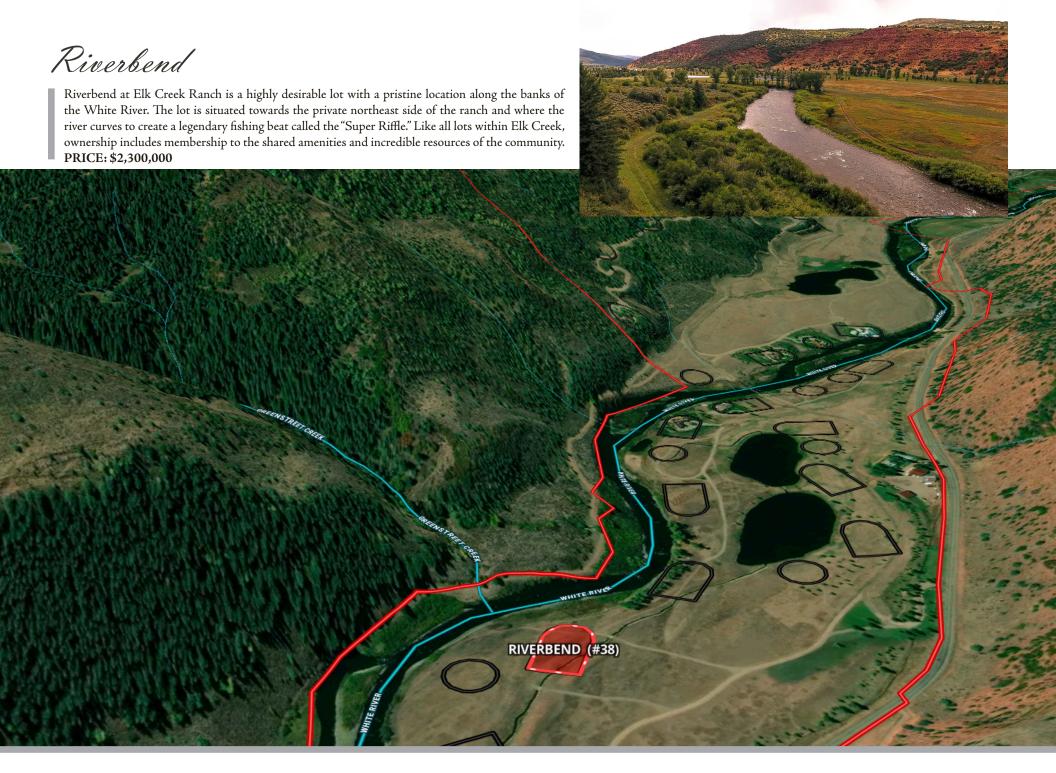
### Membership

This listing represents a rare opportunity for an exclusive membership to Elk Creek Ranch without the requirement of owning a lot. **PRICE:** \$1,550,000









# River Run River Run at Elk Creek Ranch is situated right along the banks of the White River, offering an owner the ability to build their home just a few steps away from the water. This lot is centrally located on the river with a surrounding meadow and enjoys easy access to the village with immediate access to a prolific run of the river right out the back door. Lots along the river are increasingly rare to come to market at Elk Creek Ranch and River Run offers a great building site. PRICE: \$2,000,000 RIVER RUN #27

### Stillwater

Stillwater at Elk Creek Ranch is a pristine lot tucked right up against the shore of a picturesque pond and situated on the western edge of the ranch. The location of this lot balances privacy and access as it is one of only two lots sited on Pond Four while still being in proximity of the lodge and village amenities. Like all lots within Elk Creek, ownership includes membership to the shared amenities and incredible resources of the community.

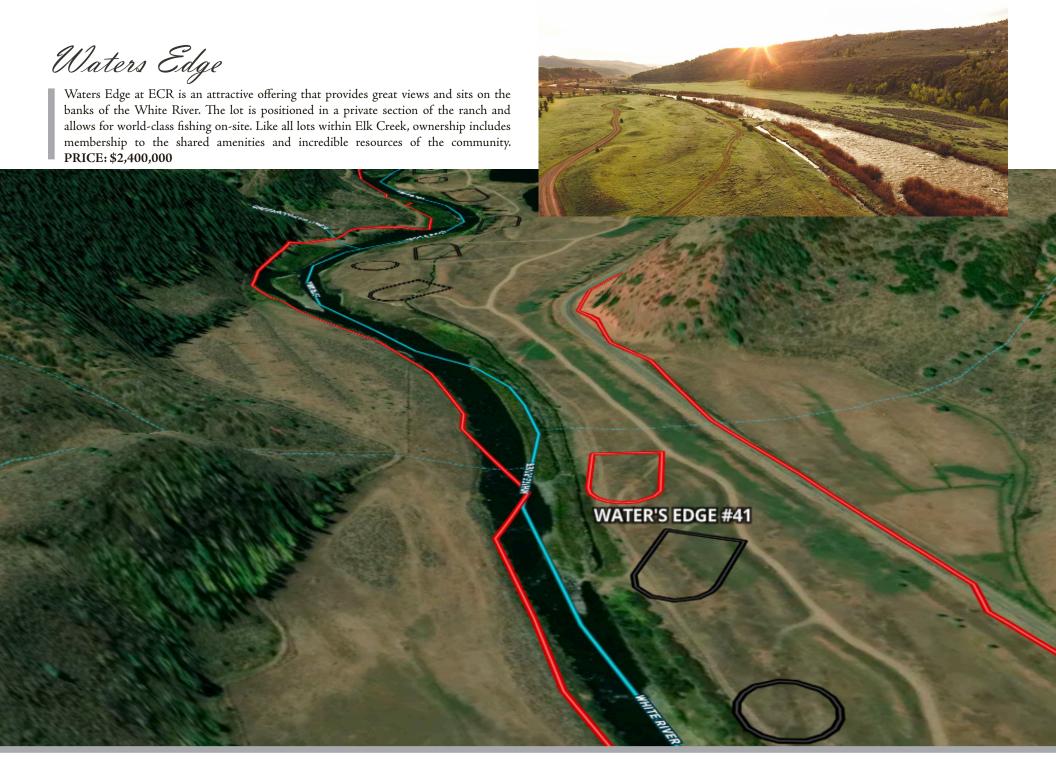


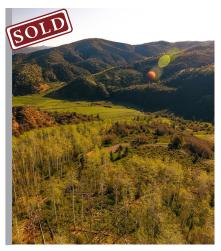
# Valley Overlook Valley Overlook at Elk Creek Ranch is perched on an elevated bench with the valley and White River meandering below. This lot provides a great buildable homesite with wonderful views and privacy. Like all lots within Elk Creek, ownership includes membership to the shared amenities and incredible resources of the community. PRICE: \$2,100,000 VALLEY OVERLOOK (#49)

## Village Walk

Village Walk at Elk Creek Ranch is situated gracefully between two ponds.







## Aspen Glade Aspen Glade at Elk Creek Ranch is a vacant lot

Aspen Glade at Elk Creek Ranch is a vacant lot located atop a steep glade overlooking the Elk Creek drainage and valley below. This lot has incredible privacy and unique views of the lush fields and Elk Creek Lodge to the north and the dramatic forested canyon to the south.



#### Mountain Vista

Mountain Vista at Elk Creek Ranch is a mountain lot situated within and overlooking the Elk Creek drainage, affording stunning private views and peaceful surroundings tucked away from the central Village. Lots in this part of the ranch are sought after for their privacy and views and rarely come up for sale.



### Cottonwood Bend

Cottonwood Bend at Elk Creek Ranch is a premier riverfront parcel lying on the north side of a famed section of the White River. The homesite is uniquely positioned close to the riverbank and directly downstream of a dramatic bend in the river lined with a mature gallery of cottonwood trees. This parcel can easily be considered one of the finest at Elk Creek Ranch and boasts incredible proximity to the river, scenic views, and privacy.



### The North 40

The North 40 at Elk Creek Ranch is an off-site 40-acre property providing an opportunity to own sizable acreage with frontage along the White River, water rights, meadows and two building envelopes, giving an owner a greater level of privacy and land control while also including membership and access to the shared amenities of the community. Situated about 8 miles downstream of the Village and along the banks of the White River, the North 40 is one of the largest acreage ownership opportunities at Elk Creek Ranch.

PRICE: \$2,500,000



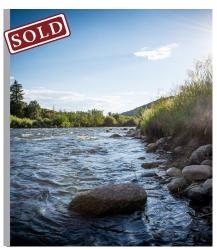
### Madison Lodge The Madison Lodge at ECR represents a rare

The Madison Lodge at ECR represents a rare turnkey opportunity to own a magnificent existing home situated on a choice pond-side lot near the Village. The house is 4,025 square feet in total and has 4 bedrooms and 4.5 bathrooms, a covered porch, and oversized two-car garage. The home features an open floor plan, heavy timber walls with beautifully crafted dovetail corners, and a showcase style kitchen. The property has been immaculately cared for and professionally maintained.



#### Pondside

Pondside at Elk Creek Ranch is situated right on the edge of a large tranquil pond towards the western side of the ranch. The site enjoys a private setting while still being in very close proximity to the main village and lodge, making for convenient access to common facilities. Of course like all lots within Elk Creek, ownership includes membership to the shared amenities and incredible resources of the community.



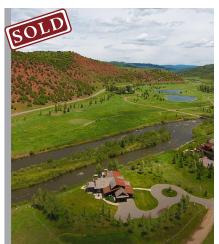
#### Riverside

The Riverside at Elk Creek Ranch is a premier river parcel situated along the banks of the White River and includes membership to the shared amenities of the community. This home site is located in close proximity to the central Village of the ranch, but is tucked away on its own with views upstream and downstream and no directly adjoining neighbors. The location and exclusivity of Riverside makes it one of the most attractive properties within Elk Creek Ranch considering its frontage along a favorite stretch of the White River and a private well.



### Stoneman Lodge

The Stoneman Lodge at Elk Creek Ranch is situated high in the Elk Creek drainage overlooking the valley riparian zone below. The property enjoys incredible views, a tranquil location, and includes a one-of-a-kind 3,800 square foot modern lodge style home.



## River's Edge Lodge The River's Edge Lodge at ECR is the consummate

The River's Edge Lodge at ECR is the consummate western fly-fishing estate with a spectacular 4 bedroom/4.5 bathroom cabin. The 4,185 square foot house is situated right on the banks of the White River allowing the owner immediate fishing access right out the back door with fantastic views and privacy.



### Stream View

Stream View at Elk Creek Ranch is a premier riverfront parcel situated right on the north bank of the White River within a picturesque open meadow. Ownership of this lot includes membership to the shared amenities of the community. The homesite is located upstream but still in close proximity to the central Village of the ranch and is positioned in a prime spot where access to the river is right out your doorstep.



### 66 Ranch

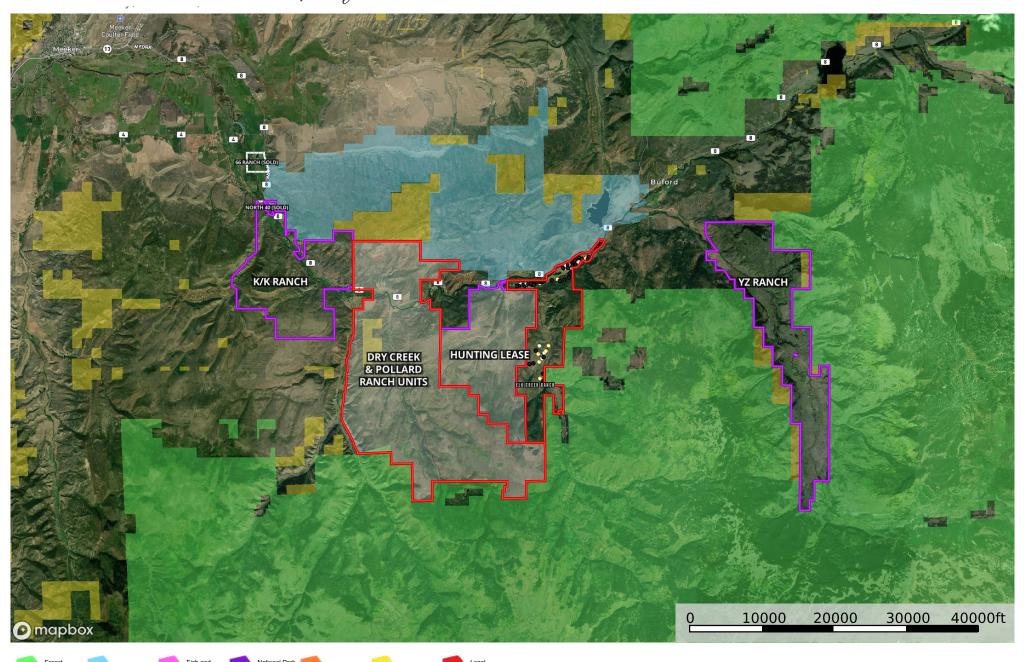
66 Ranch is the ultimate luxury sporting compound situated in the heart of northwest Colorado's upper White River Valley. The property comprises 153 private acres, about a mile of both sides of the esteemed White River with side channels, braids, deep runs, and pools, in addition to a 4-acre pond. The ranch is immaculately managed and improved with membership to the exclusive ~15,000 acre Elk Creek Ranch.



### Creek View

Creek View at Elk Creek Ranch is a vacant lot situated within and overlooking the private Elk Creek drainage. Creek View is the first lot amongst the mountain lots and offers stunning alpine views and peaceful surroundings tucked away from the central village. The homesite directly overlooks the flowing creek and has 180-degree views of the lush valley and canyon. This lot already has its own private well that has been permitted and drilled on site.

### Elk Creek Ranch Map of All Resources





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