

THE  
LUXURY  
COLLECTION



STEAMBOAT SPRINGS, CO  
WHITE CLOUD RANCH

SLIFER

SMITH &

FRAMPTON

**Forbes**  
GLOBAL PROPERTIES



Rare opportunity to own a 144-acre, turnkey ranch just 12 minutes from world class skiing at Steamboat Resort. Offering panoramic views of the surrounding mountains and modern construction, this unique property features a 2022-built main residence, custom shop and separate caretaker home for ranch manager or guests. This fully operational ranch includes barns, water rights, and hay production—offered furnished with agriculture/ranch equipment for a true land, legacy, and lifestyle property.

**32557 COUNTY ROAD 35**

**MAIN RESIDENCE** | 6,782 sqft  
5 bed | 6.5 bath | 4-car garage

**CARETAKER HOME** | 1,837 sqft  
2 bed | 2 bath | carport

**CUSTOM SHOP** | 2,160 sqft  
2 x 14' doors | 1 x 10' door | car lift









# FEATURES

## PROPERTY OVERVIEW

- 144+ acre turnkey ranch with hay production and multi-species capability (cattle, horses, chickens, goats, pigs)
- 360° views of Steamboat & Stagecoach ski areas, Flat Tops, Rabbit Ears Pass & Storm King Canyon
- Gated, fully fenced & cross-fenced with 11 pastures (5 with custom welded fencing)
- Three ponds (two livestock, one recreation)
- 12 minutes to Steamboat skiing and amenities

## MAIN RESIDENCE - COMPLETED IN 2022 FOX CONSTRUCTION | 6,782 SF

- 5 bedrooms | 6.5 baths | office | gym/wellness | multiple storage rooms
- Main-level primary suite with fireplace, steam shower, custom closet, and ski area views.
- Open living/dining with indoor/outdoor fireplace, patio, grill & seating areas.
- Chef's kitchen: Sub-Zero/Wolf appliances, induction cooktop, dual ovens, Caesarstone, dual beverage fridges
- Lower level: 2-bedroom suite, family room with wet bar, fireplace, hot tub patio access
- Dual laundry rooms, mudroom, pantries

## FEATURES & SYSTEMS

- Zola European tilt/turn windows, Lutron smart controls
- 4-car heated garage (dog wash, epoxy floors, storage loft)
- Heated exterior concrete (porte-cochère, driveway, decks)
- Security system, A/C & humidification, reverse osmosis, radon mitigation
- Whole-house generator, 10,000-gallon cistern, 3 buried propane tanks

## ADDITIONAL RESIDENCES & STRUCTURES

### CARETAKER HOME

- 1,837 SF | 2 bed | 2 bath
- Partially configured as salon
- Separate well, cisterns, septic & utilities

### HEATED SHOP

- Completed in 2022 | 2,160 SF
- 2 over-sized doors + 10' door, car lift, compressed air system

### BARNES & AGRICULTURE

- Barn 1 (2003 | 1,976 SF): radiant heat, water, welder hookups
- Barn 2 (2021 | 2,565 SF): equipment/hay storage
- Barn 3 (2021 | 2,902 SF): 6 stalls, tack room, arena or ice rink, chicken coop, septic





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CROFTS

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Explore the property  
& schedule a private showing.



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