



26105 CR 37B, Hayden, CO 81639

Feathered Elk Ranch, formerly known as Dunkley Flattops Ranch, was, prior to its acquisition, a working cattle ranch consisting of two sets of working facilities. New improvements include perimeter and cross fencing, several large agricultural buildings and pipe corrals with good water distribution. The ranch is rich in history – the site of the Dunkley (sic) post office built in 1900 – with water rights dating back to some of the original area settlers. Direct access on USFS Trail 111 at the southern end of ranch leads to the Dunkley Flattops, a geologically unique range characterized by flat mountains loaded with dense forests, open meadows, streams and lakes. Approximately 150 acres on the ranch are irrigated native hay meadows with the balance of the land being a mixture of ridges and valleys that support livestock and big game. Water from the Yoast Reservoir (301 acre-feet) irrigates the meadows which produce 200 tons of hay per season. The land surrounding the meadows is a healthy mix of aspen trees, Gambel oak, sage, forbs and grasses. The varied topography on the ranch lends itself to good quality habitat for birds, elk and deer.

Map Legends

A: Existing infrastructure comprised of Workshop (40 feet by 80 feet), Kennel Building with Dog Run (40 feet by 80 feet) and Open-sided Hay Shed (100 feet by 100 feet). Existing infrastructure also includes fuel station for diesel and unleaded as well as dumpster serviced by Twin Enviro for garbage. Ample parking and bathrooms available. Combination of electric and propane heat used.

B: New Home. See attached Plans. Ample parking and bathrooms available. Combination of electric and propane heat used.

C: Approximately 6 Acre Upland Bird Hunting Field planted with Native Tall Grasses.

D: Approximately 9 Acre Upland Bird Hunting Field planted with Native Tall Grasses.

E: Approximately 5 Acre Upland Bird Hunting Field planted with Native Tall Grasses.

F: Reservoir. Ditch system from reservoir irrigates the hay fields.

G: 5-Station Sporting Clays. Ample parking and porta potty available.

H: 12-Station Sporting Clays Course. Ample parking and porta potty available.

I: 3-Lane Pistol Range Outdoors (Not Yet Built).

J: 2-Table Rifle Range Outdoors (Not Yet Built).

K: 6-Station 3-D Archery Targets.