

HUMBERT RANCH

Jackson County, Colorado | 821± Acres

40.732908, -106.454995

HUMBERT RANCH

PROPERTY SUMMARY

Humbert Ranch is an 821± acre operating ranch located in Colorado's revered North Park Valley, offering a rare combination of agricultural productivity, extensive water resources, and recreational opportunity. Owned by the same family for nearly a century, the ranch cultivates North Park's signature high-protein grass hay and supports seasonal livestock grazing, bolstered by a noteworthy portfolio of senior water rights.

The property features productive meadows, nearly one-half mile of Hell Creek, and direct adjacency to the Delaney Butte Lakes State Wildlife Area, providing exceptional fishing, hunting, and public land access. With no conservation easement or development restrictions, Humbert Ranch offers significant flexibility for continued agricultural operations, future improvements, or a private ranch retreat.

TOTAL ACRES

821± deeded

PRICE

$3,000,000

COUNTY

Jackson County, Colorado

PROPERTY TYPE

Ranch / Hunting / Fishing

JUST THE FACTS

- 610± acres of productive North Park hay meadows producing 850± tons annually, with supplemental livestock grazing.
- Significant senior water rights, including 86.5± CFS of irrigation water and 1,590± acre-feet of storage in North Delaney Butte Lake (Laune Reservoir).
- 0.4± miles of Hell Creek providing live water, wildlife habitat, and a small-stream fishery.
- Direct adjacency to Delaney Buttes State Wildlife Area, offering premier fishing, hunting, and public land access.
- No conservation easement or development restrictions, providing future ownership flexibility.
- Established agricultural headquarters with room for additional improvements.
- Abundant wildlife, including pronghorn, elk, and mule deer.
- 15 minutes from Walden, Colorado, and approximately two hours from Fort Collins.
- Agricultural tax status helps maintain low annual property taxes.
- Exceptional North Park Valley setting with expansive Rocky Mountain views.

LAND OVERVIEW

INTRODUCTION

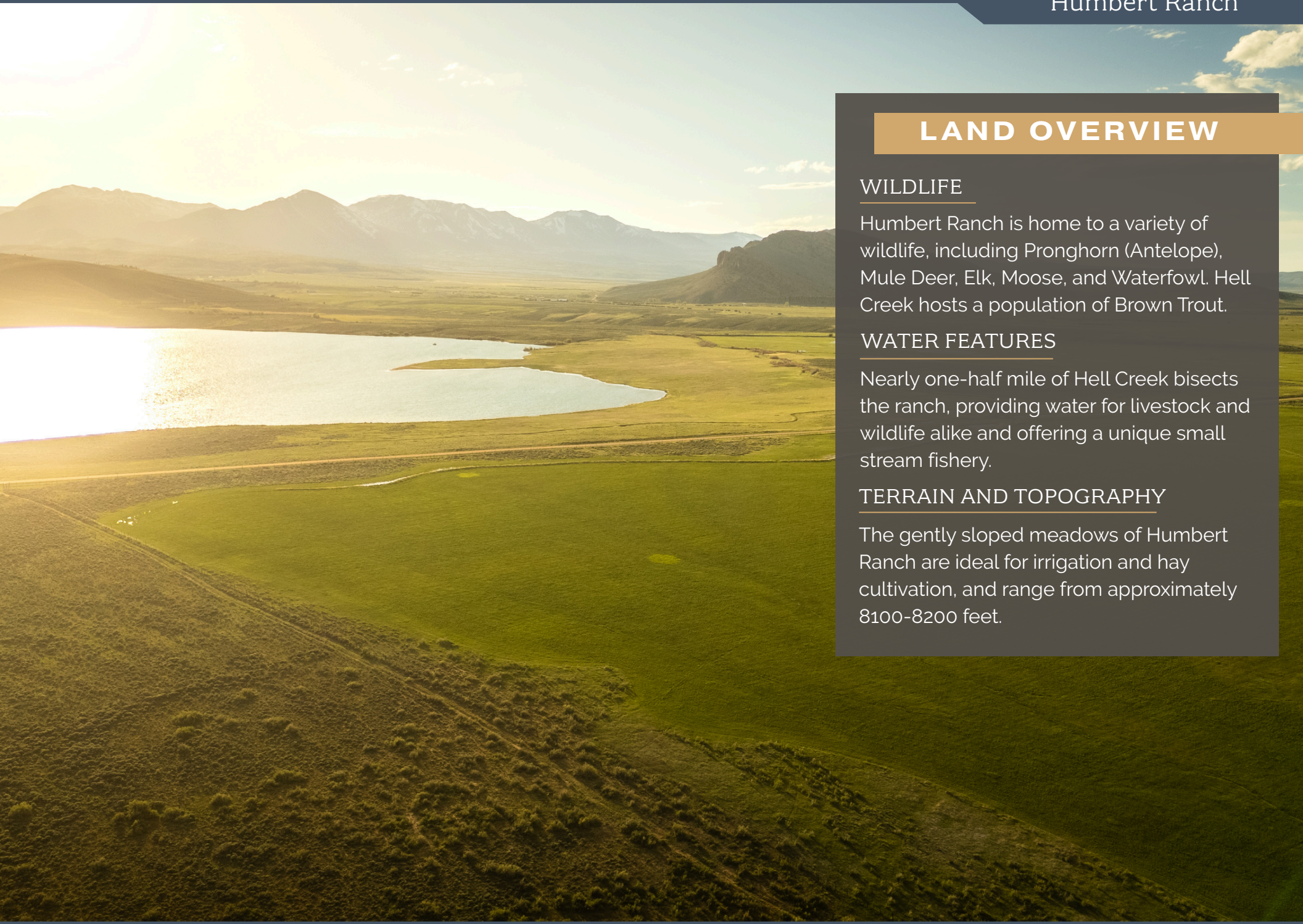
Humbert Ranch lies at the foot of Delaney Butte, a key North Park landmark towering over 9,000 feet, and steps from the Delaney Buttes Lakes which together comprise over 400 surface acres. The irrigated meadows and grazing pastures of the ranch unfurl along a rolling valley floor, offering stunning views of the surrounding mountain ranges and neighboring large ranches with minimal vertical development.

LOCATION

The property is located 15± minutes West of Walden, approximately two hours from Fort Collins and under three hours from Colorado's capital city of Denver. Access to the ranch is available via County Road 12 from the East and County Road 5 from the South, the former of which is designated as a Primary Road – a county priority roadway maintained year-round.

CLIMATE

Walden, Colorado and the surrounding area averages summer high temperatures in the 70's and low temperatures of around 40 F. During the Winter months, average highs are in the 30's, with a total annual snowfall of approximately 60 inches.



LAND OVERVIEW

WILDLIFE

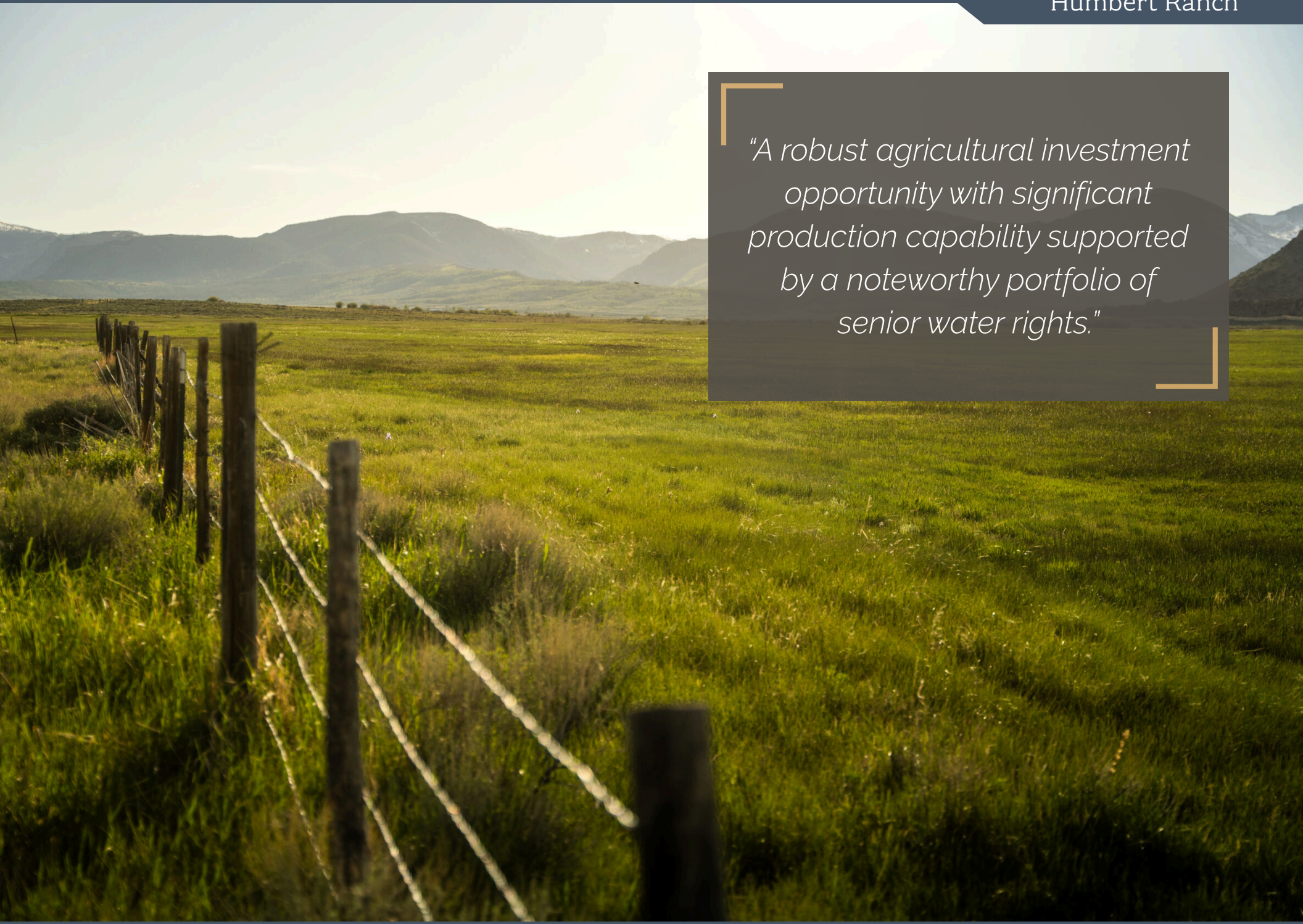
Humbert Ranch is home to a variety of wildlife, including Pronghorn (Antelope), Mule Deer, Elk, Moose, and Waterfowl. Hell Creek hosts a population of Brown Trout.

WATER FEATURES

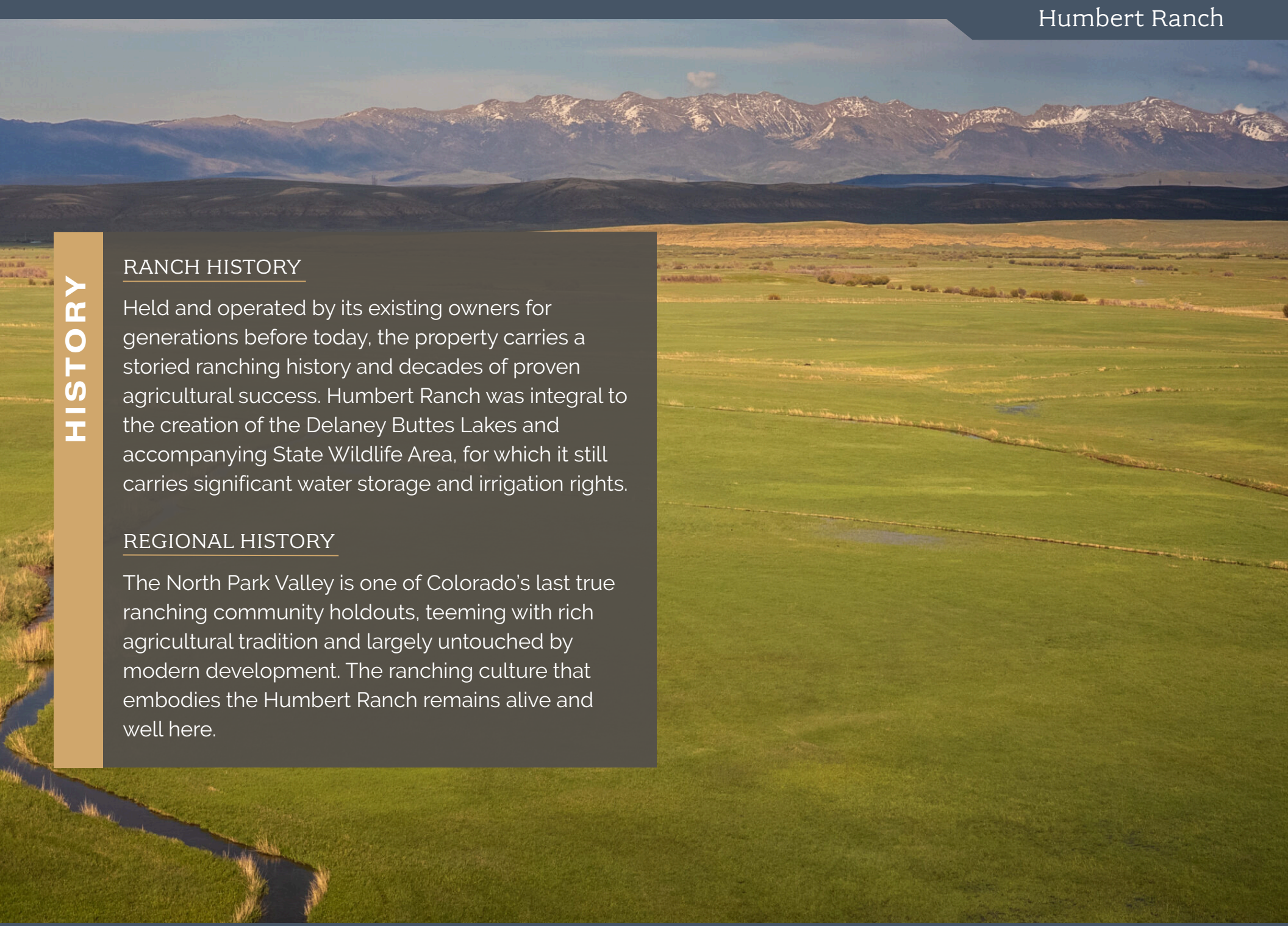
Nearly one-half mile of Hell Creek bisects the ranch, providing water for livestock and wildlife alike and offering a unique small stream fishery.

TERRAIN AND TOPOGRAPHY

The gently sloped meadows of Humbert Ranch are ideal for irrigation and hay cultivation, and range from approximately 8100-8200 feet.



"A robust agricultural investment opportunity with significant production capability supported by a noteworthy portfolio of senior water rights."



HISTORY

RANCH HISTORY

Held and operated by its existing owners for generations before today, the property carries a storied ranching history and decades of proven agricultural success. Humbert Ranch was integral to the creation of the Delaney Buttes Lakes and accompanying State Wildlife Area, for which it still carries significant water storage and irrigation rights.

REGIONAL HISTORY

The North Park Valley is one of Colorado's last true ranching community holdouts, teeming with rich agricultural tradition and largely untouched by modern development. The ranching culture that embodies the Humbert Ranch remains alive and well here.

IMPROVEMENTS

RESIDENCES

A basic caretaker's residence consisting of 1,236± square feet is sited on the hill overlooking Hell Creek. Aside from this modest headquarters, Humbert Ranch is free from vertical improvements and presents a blank canvas on which a future owner may bring their vision to life.

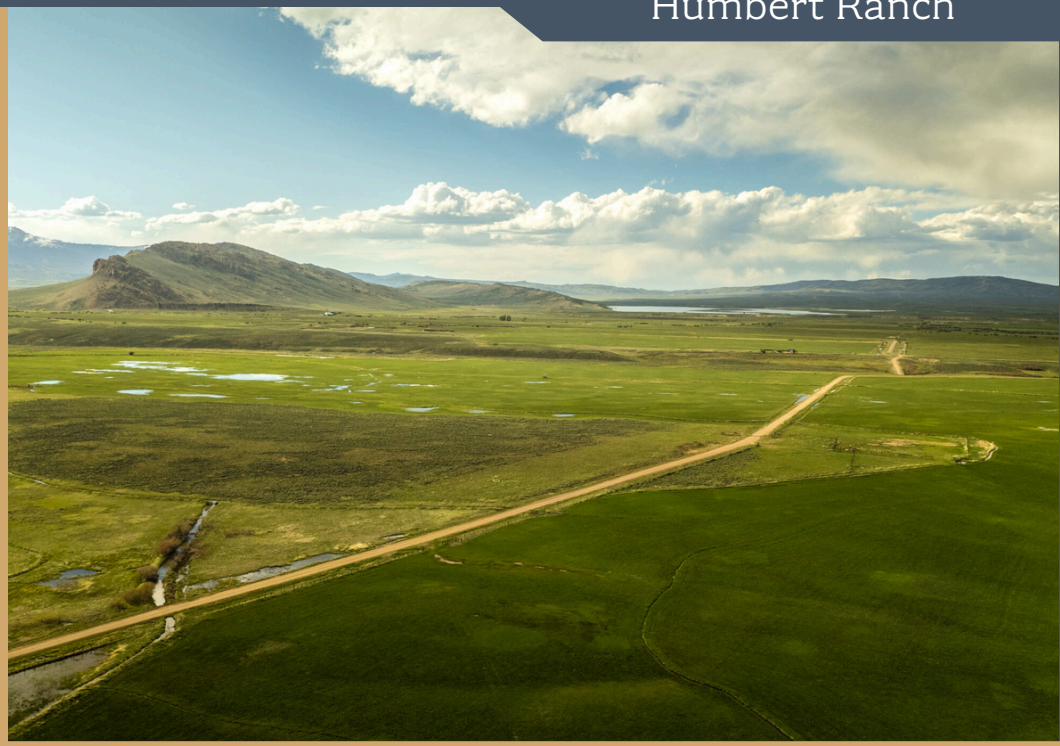
OPERATIONAL IMPROVEMENTS

In addition to the residence, a Quonset-style garage/shop and equipment yard round out the operational headquarters of the ranch.

FENCES & INFASTRUCTURE

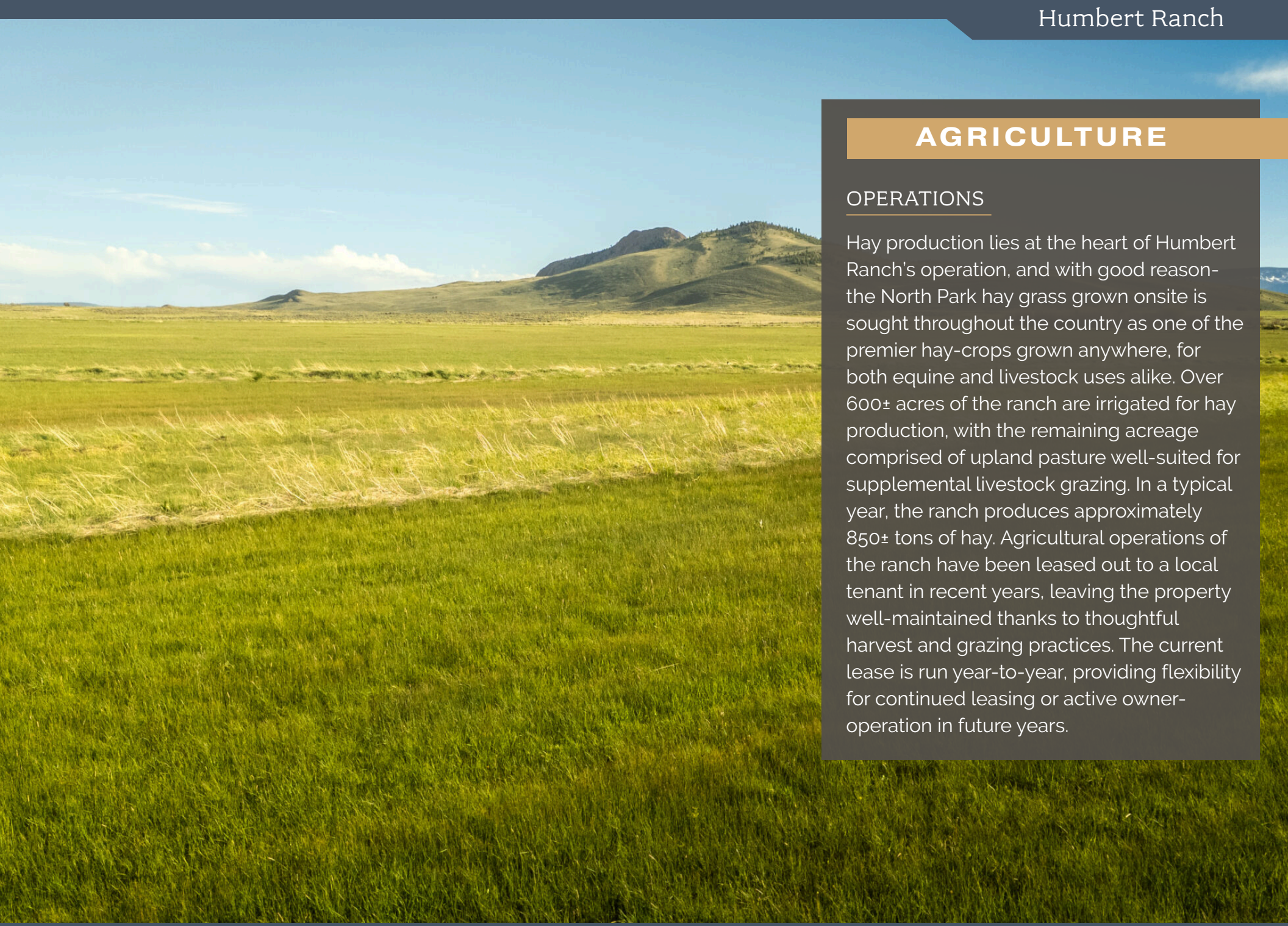
The ranch boasts well-constructed perimeter fencing as well as some internal cross-fencing. The irrigation ditch system that delivers the ranches water rights are maintained and in operational condition.







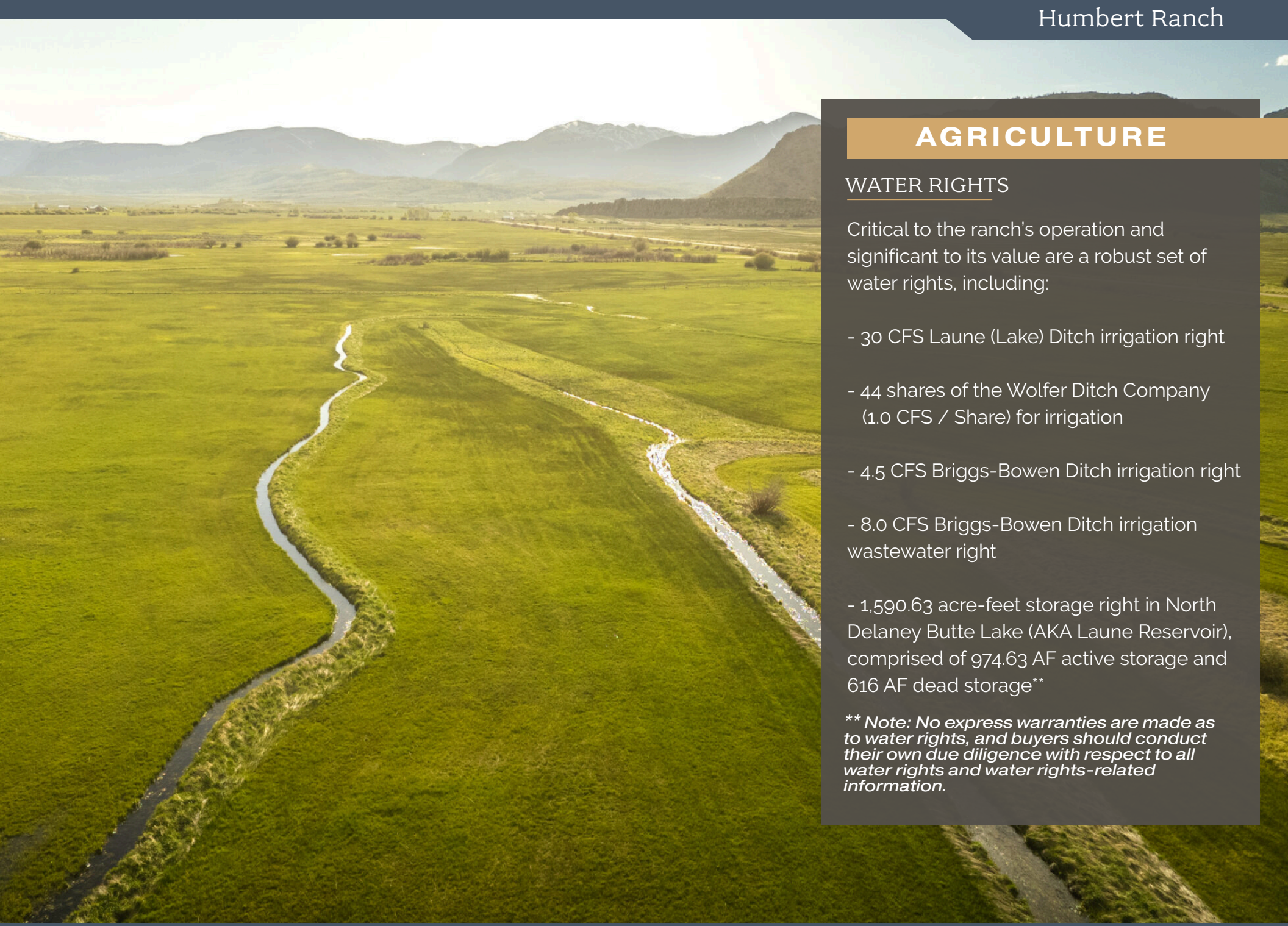




AGRICULTURE

OPERATIONS

Hay production lies at the heart of Humbert Ranch's operation, and with good reason- the North Park hay grass grown onsite is sought throughout the country as one of the premier hay-crops grown anywhere, for both equine and livestock uses alike. Over 600± acres of the ranch are irrigated for hay production, with the remaining acreage comprised of upland pasture well-suited for supplemental livestock grazing. In a typical year, the ranch produces approximately 850± tons of hay. Agricultural operations of the ranch have been leased out to a local tenant in recent years, leaving the property well-maintained thanks to thoughtful harvest and grazing practices. The current lease is run year-to-year, providing flexibility for continued leasing or active owner-operation in future years.



AGRICULTURE

WATER RIGHTS

Critical to the ranch's operation and significant to its value are a robust set of water rights, including:

- 30 CFS Laune (Lake) Ditch irrigation right

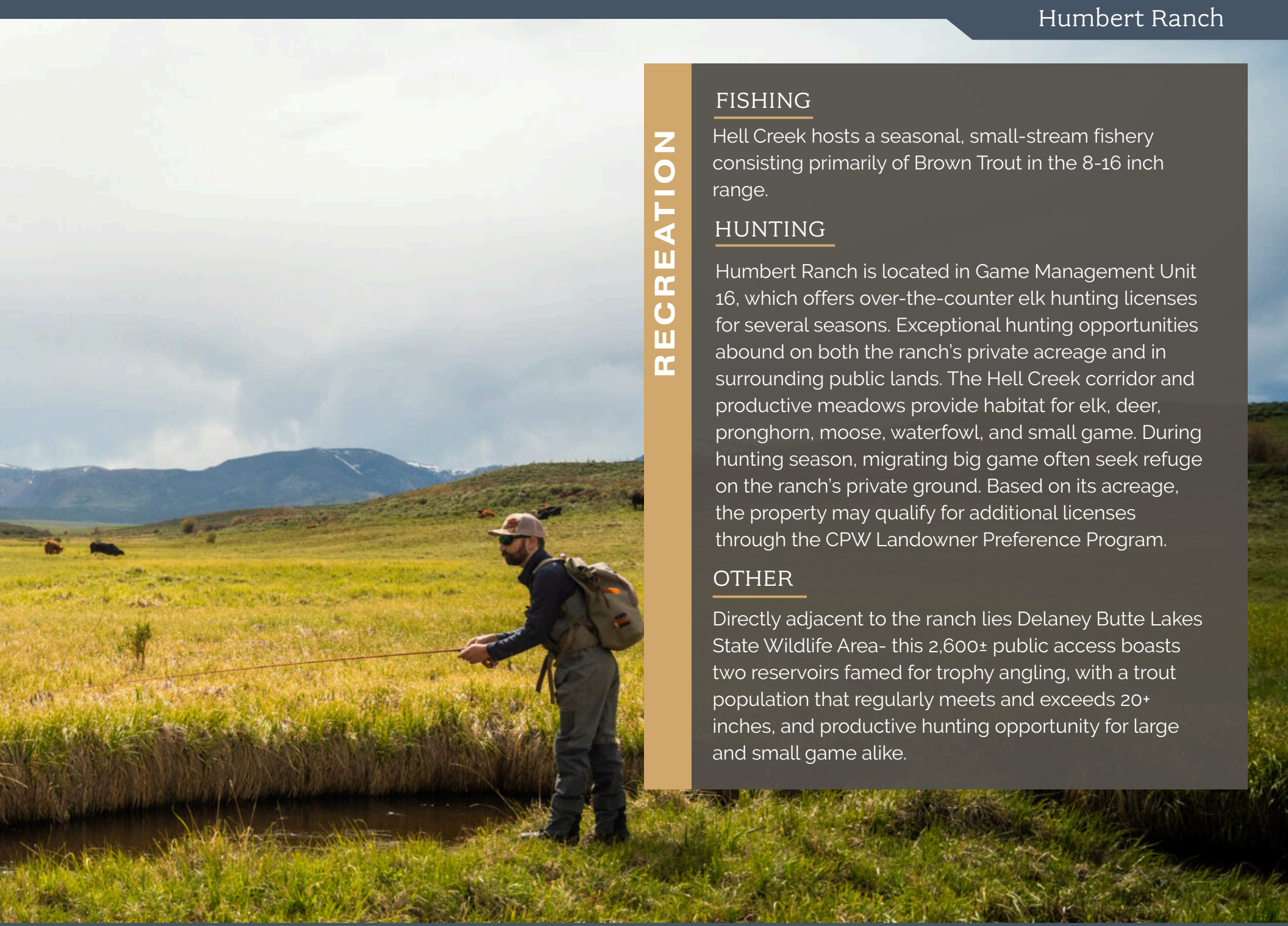
- 44 shares of the Wolfer Ditch Company (1.0 CFS / Share) for irrigation

- 4.5 CFS Briggs-Bowen Ditch irrigation right

- 8.0 CFS Briggs-Bowen Ditch irrigation wastewater right

- 1,590.63 acre-feet storage right in North Delaney Butte Lake (AKA Laune Reservoir), comprised of 974.63 AF active storage and 616 AF dead storage**

***** Note: No express warranties are made as to water rights, and buyers should conduct their own due diligence with respect to all water rights and water rights-related information.*



RECREATION

FISHING

Hell Creek hosts a seasonal, small-stream fishery consisting primarily of Brown Trout in the 8-16 inch range.

HUNTING

Humbert Ranch is located in Game Management Unit 16, which offers over-the-counter elk hunting licenses for several seasons. Exceptional hunting opportunities abound on both the ranch's private acreage and in surrounding public lands. The Hell Creek corridor and productive meadows provide habitat for elk, deer, pronghorn, moose, waterfowl, and small game. During hunting season, migrating big game often seek refuge on the ranch's private ground. Based on its acreage, the property may qualify for additional licenses through the CPW Landowner Preference Program.

OTHER

Directly adjacent to the ranch lies Delaney Butte Lakes State Wildlife Area- this 2,600± public access boasts two reservoirs famed for trophy angling, with a trout population that regularly meets and exceeds 20+ inches, and productive hunting opportunity for large and small game alike.



ADDITIONAL NOTES

CONSERVATION VALUE

While not currently encumbered by easements, the ranch's rich agricultural heritage and adjacency to high-importance public lands make it a great candidate for future conservation efforts.

INVESTMENT VALUE

Humbert Ranch is wholly unencumbered by conservation easements, allowing a multitude of potential future uses. The North Park Valley in which the ranch is located is one of the West's most in-demand locations, making the ranch suitable not only for active operation, but as a sound capital investment into a desirable ranch market as well.

TAXES

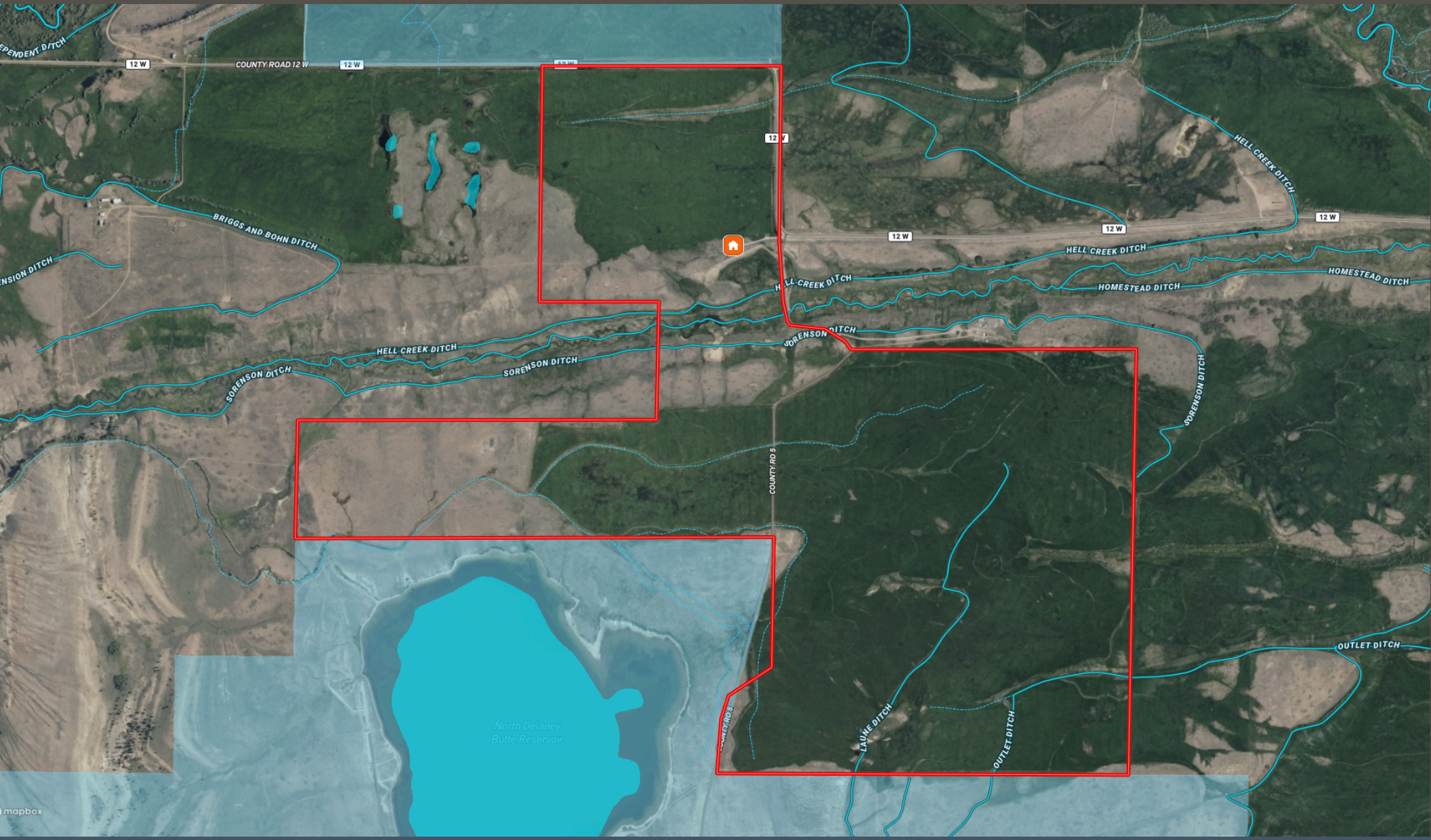
2025: $2,853.52

MINERAL RIGHTS

Any minerals and mineral rights owned by the Seller associated with the Property will convey.*

*No express warranties are made as to minerals and mineral rights, if any. Buyers should conduct their own due diligence with respect to all minerals, mineral rights and mineral rights-related information.

PROPERTY MAP



BROKER COMMENT

"Humbert Ranch is equally well-suited as additional hay production ground for an existing operator, the start of a new ranching operation altogether, or simply a sound investment into one of Colorado's most desirable and last-enduring mountain ranching communities."

HUMBERT RANCH

Jackson County, Colorado

821± acres
$3,000,000



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