



STEAMBOAT Today

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Grizzly Ranch in North Park sells for \$18.5M

Tom Ross
Steamboat Today

STEAMBOAT SPRINGS — North Park, just across the Continental Divide from Steamboat Springs, is ranch country like the Yampa Valley but without the luxury homes. The region, sandwiched between the Park Range and Mount Zirkel Wilderness, has a stark, windblown, beauty of its own.

The park is home to Jackson County, population 1,356. Montana novelist Thomas McGuane might call it, "The High Lonesome."

North Park is where local Realtors Pam Vanatta and Ren Martyn of Steamboat Sotheby's International Realty served as the listing brokers in the \$18.5 million sale this month of sprawling Grizzly Ranch — a working cattle spread that has six residences (none of them grand homes) on 8,686 deeded acres plus 15,000 leased acres.

Rob Pfister of Pfister Land Company in Buffalo, Wyoming, was the listing broker.

Vanatta and Martyn described the buyers as members of a very successful multi-generational Wyoming ranch family with staying power.

"This is a family that has a very, very long investment (outlook)," Martyn said. "They recognize the value of the land, the value of the water (rights) and understand that at some time, there might be a conservation opportunity," Martyn said. "When they put all of those pieces to the puzzle, it made sense for them to move forward."

Vanatta said the increasing scarcity of properties like this one also factors into the purchase.

RANCH, 2

LOOKING FOR LUNCH



SCOTT FRANZ/STAFF

Sandhill cranes search for food Wednesday in a snow-covered field south of Steamboat Springs.

Skier rescued on pass

Texas man unprepared during spring storm Wednesday afternoon

Matt Stensland
Steamboat Today

STEAMBOAT SPRINGS — With the weather worsening, Routt County Search and Rescue volunteers were called to help a cross-country skier who found himself in trouble Wednesday afternoon.

The 54-year-old man from Texas called

911 shortly after 1 p.m. from Rabbit Ears Pass while a winter weather advisory was in effect.

Search and Rescue member Kristia Check-Hill said the man told 911 dispatchers that he had taken a "little tumble," got wet and could not get his skis back on. The man was also getting tired.

The man was not prepared for the winter conditions. His jeans and cotton shirt were soaked, Check-Hill said.

Because the man called 911, dispatchers were able to determine he was calling from near the top of West Summit Loop B.

Check-Hill said she was unable to reach the man on the phone after he initially called 911.

With snow continuing to fall and with deteriorating conditions, four Search and Rescue volunteers used snowmobiles to reach the man.

"I just wanted to get to him and get him out," Check-Hill said.

The mission ended at about 4 p.m.

While the mission was occurring, the Colorado Department of Transportation enacted a traction law for Rabbit Ears

RESCUE, 2

LET THE RACE BEGIN



Oak Creek holding 1st contested mayoral race in a decade

PAGE 3

VIETNAM VETERANS HONORED



Today is National Vietnam War Veterans Day

PAGE 5

SPORTS & OUTDOORS



Steamboat coach's bet on girls lacrosse team, paying off after harder schedule

PAGE 17

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RESCUE
From page 1

Pass. All passenger vehicles were required to have chains, snow tires, four-wheel drive or other traction devices. Commercial vehicles were also required to chain up.

By 5 p.m. Wednesday, about 5 inches of snow

had fallen at the summit of Steamboat Ski Area.

The National Weather Service's winter weather advisory was set to expire at midnight Wednesday night, but more snow was expected in the coming days.

Joel Gratz, who runs opensnow.com, wrote that snow should be expected

for Steamboat and Colorado's northern mountains Thursday and Thursday nights. He thinks the weather will be mostly dry Friday and Saturday.

"Then the next storm will skirt the northern mountains on Saturday night and Sunday, perhaps bringing a few inches of snow with the best chance for a bit

of powder during the day on Sunday, and an outside chance for soft turns on Monday morning if the snow hangs around long enough," Gratz wrote.

To reach Matt Stensland, call 970-871-4247, email mstensland@SteamboatToday.com or follow him on Twitter @SBTStensland.

RANCH
From page 1

"These are pretty sophisticated ranchers, like real sophisticated. And like a lot of ranchers, they like a lot of land," she said. "You just can't find parcels like this. This was a unique piece of property."

Pfister, also an attorney, said his client Kallen Kimzey was able to purchase the ranch out of bankruptcy. Kimzey is the principle of two businesses based in Pine Bluffs, Wyoming, that serve the energy industry. His family also owns a ranch between Cheyenne and Laramie.

Grizzly Ranch includes a productive oil lease and senior water rights to 226 cubic feet per second in 16 miles of creeks and streams. That's water available for irrigation, not the total volume in the stream.

The largest streams are Grizzly Creek and Little Grizzly Creek. Below their confluence the stream becomes the Platte River.

The buildings at Grizzly Ranch are a story by themselves. The original owners had a grand vision for a high-altitude Angus cattle breeding facility that would generate cattle sales in an



COURTESY PHOTO

Grizzly Ranch, across the Continental Divide from Steamboat Springs, is bracketed by the Park Range on the west and the Medicine Bow Range on the east.

unusually large steel sale barn on the property. There are also approximately 25 small corrals, each with their own small shelters for livestock.

That vision for the ranch was never realized, and Pfister said he's not sure how his clients will make use of the multi-story sale barn with motorized, retractable bleachers, though Pfister has already fielded several inquiries about wedding receptions.

Vanatta credited Martyn with having the contacts to identify Pfister as a broker who might have a client

for the sprawling ranch and then working directly with him to arrange the deal.

"The reach of Steamboat Sotheby's ranch division, which Ren heads up, is important," she said. "Ren has relationships up and down the Rocky Mountain Region."

Martyn, who comes from a background in Florida that included both cattle and the real state business, said he enjoys the intricacies of ranching operations in today's world.

Grizzly Ranch, with its many acres of productive hay meadows and lush

pastures, he said, will allow the new owners to adapt to changing market conditions and choose to emphasize hay production, a cow-calf operation or pasturing yearling steers from outside Colorado when one or the other makes the most economic sense.

"This sale had a lot of considerations and a lot of details," he said. "And that's exactly what I love."

To reach Tom Ross, call 970-871-4205, email tross@SteamboatToday.com or follow him on Twitter @ThomasSRoss1.

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UPCOMING EVENTS

Thursday, March 29
Ladies Night Every Thursday!
Half price drinks.
Free Live Music by
Frank Hurricane, Mountain Psych Folk
7-10pm

Friday, March 30
Free Live Music by
Morningside String Band
featuring Craig Thornhill
7-10pm

Saturday, March 31
Free Live Music by Jay Roemer,
Acoustic Americana & Bluegrass
7-10pm

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