



LEGACY RANCHES & FINE SPORTING PROPERTIES

# West Creek Ranch

**Gateway, Colorado**  
(Mesa County)

**\$45,000,000**

1,056 +/- Deeded Acres





## WELCOME TO WEST CREEK RANCH

Welcome to West Creek Ranch, a spectacularly diverse private retreat spanning approximately 1,056 acres in the heart of the American West. Positioned within towering red rock cliffs and lush canyon meadows, this extraordinary legacy holding offers a rare fusion of privacy, luxury, and wilderness. Located just minutes from the acclaimed Gateway Canyons Resort & Spa and less than an hour from Grand Junction, West Creek Ranch offers unmatched access to both world-class amenities and unspoiled nature.



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## THREE DISTINCT PARCELS IN WESTERN COLORADO

### FEATURING

- Approximately 1,056 acres across three distinct parcels in western Colorado
- 22,000+ square foot custom residence with 8 bedrooms and 8 bathrooms
- Additional guest homes, stables, pastures, observatory, grass airstrip, and helipad
- Traversed by West Creek, with irrigated meadows and dramatic canyon scenery
- Hunting camp in GMU 61, renowned for big game hunting with transferable tags
- Private Dolores River access for fishing, rafting, and motorized recreation
- Just minutes from luxury amenities at Gateway Canyons Resort & Spa
- Ideal for private enjoyment, family compound, conservation legacy, or investment



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## OVERVIEW

The ranch comprises three distinct but complementary parcels:

- **Headquarters Parcel:** The crown jewel, encompassing approximately 370 acres with the primary residence and all core improvements, nestled in a sheltered canyon with expansive views.
- **Blue Creek Hunting Camp:** Remote and rugged, this parcel offers trophy hunting in one of Colorado's most sought-after game units.
- **Emerald Desert River Camp:** Set along the Dolores River, this parcel provides private access to water-based recreation and a wide-open desert expanse ideal for motorized recreation.

West Creek winds through the headquarters, adding to the lush meadows and supporting native wildlife. Protected by surrounding public lands, the ranch offers total privacy and uninterrupted views in every direction.



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## LAY OF THE LAND

### LOCALE

West Creek Ranch sits in a hidden corner of western Colorado, where the high desert meets mountain wilderness. The region is defined by towering red sandstone cliffs, verdant valleys, and the flow of the Dolores River. The nearby town of Gateway provides charm and convenience, while Moab's recreational offerings and Grand Junction's regional airport are each within easy reach. This rare location allows residents to enjoy both high-country seclusion and accessibility to celebrated destinations in the Southwest.



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# LAY OF THE LAND

## IMPROVEMENTS

West Creek Ranch is anchored by a world-class 22,676-square-foot main residence, designed by acclaimed architect Jamie Daugaard. Thoughtfully positioned on a private hilltop for panoramic views of the surrounding canyonlands, the residence is a masterwork of design, craftsmanship, and comfort. Highlights include:

- Eight bedrooms and eight bathrooms across four levels
- Grand entryway with marble archways and custom ironwork
- Chef's kitchen with butler's pantry and commercial-grade appliances
- Circular library, private theater, art studio, and fully equipped gym
- Expansive great room and formal dining area with dramatic views
- Six fireplaces, multiple wet bars, and nearly 3,500 square feet of covered verandas
- Pool and spa courtyard with sweeping views of the surrounding mesas
- Dedicated staff quarters and a five-car heated garage



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# LAY OF THE LAND

## IMPROVEMENTS

Beyond the main residence, the ranch includes an exceptional collection of outbuildings and infrastructure designed to support both luxurious living and practical operations:

- **Creekside Guest House:** A charming two-bedroom, one-bathroom retreat with a separate garage, nestled along the banks of West Creek—ideal for visiting family or guests.
- **Equestrian & Livestock Facilities:** Professional-grade stables, fenced pastures, and outbuildings to support both horses and a private bison herd.
- **Grass Airstrip & Hangar:** A private airstrip provides seamless access for small aircraft, supported by a full hangar and adjacent helipad—perfect for both pilots and helicopter transit.
- **Astronomical Observatory:** A fully equipped observatory allows for world-class stargazing under the dark desert skies, making the most of the property's high elevation and clear atmosphere.
- **Water Features & Ponds:** Fishing ponds and the year-round flow of West Creek enhance the landscape, offering tranquility, irrigation, and some angling opportunities.
- **Additional Utility Buildings:** Support structures include maintenance buildings, storage facilities, and mechanical systems designed to ensure smooth operation across this expansive holding.

Every improvement has been constructed with care and consideration, blending luxury with functionality in a way that enhances the overall experience of the ranch while preserving the natural character of the land.



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## LAY OF THE LAND

### HISTORY

West Creek Ranch was most recently owned by John Hendricks, founder of the Discovery Channel, who developed the property with exceptional care and intention. Every element, from the architectural design of the main residence to the placement of trails, ponds, and outbuildings, was thoughtfully considered to enhance the natural beauty and function of the land. Materials were carefully selected, and structures were positioned to blend harmoniously with the surrounding landscape, ensuring a timeless and enduring legacy. The area surrounding West Creek Ranch, Gateway, Colorado, carries a rich and layered history. Once home to the Ute people and later a key corridor for explorers, trappers, and early ranchers, the region remains deeply connected to the traditions of the American West. In recent years, Gateway has gained recognition for its dramatic red rock landscapes, outdoor recreation, and the creation of Gateway Canyons Resort—also developed by Hendricks—as a destination that celebrates the region's culture, geology, and beauty. West Creek Ranch stands as a centerpiece in this iconic setting, blending historical significance with modern refinement.



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## SPORTING FEATURES

### RECREATION

From fly fishing on the Dolores River to elk hunting in GMU 61, West Creek Ranch offers a year-round playground for outdoor enthusiasts. Opportunities include:

- Trophy hunting for elk, mule deer, bear, and mountain lion
- Private rafting, kayaking, and fishing along the Dolores River
- Horseback riding, hiking, and ATV adventures through varied terrain
- Stargazing at the observatory and off-grid exploration at Blue Creek

Each parcel presents a unique environment, from riverbanks and desert plains to rugged cliffs and mountain valleys.



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## RANCH ATTRIBUTES

### GATEWAY CANYONS RESORT

#### RANCH OPERATIONS

West Creek Ranch is fully equipped to support a blend of recreational, equestrian, and light agricultural operations. The irrigated pastures, stables, and fencing systems support both horse and bison pasturing. Water rights and storage infrastructure enhance the property's agricultural potential, while thoughtful land management ensures sustainability.

#### PROXIMITY TO GATEWAY CANYONS RESORT

Despite its serenity, West Creek Ranch is located just minutes from Gateway Canyons Resort & Spa, regularly ranked among the top resorts in the country by Condé Nast Traveler and Travel + Leisure. Owners enjoy convenient access to fine dining, spa treatments, fitness facilities, and curated excursions—all while returning to their private sanctuary just beyond the canyon walls. The resort also provides an ideal setting for hosting guests, celebrations, or overflow accommodations with minimal logistical effort.



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### INVESTMENT VALUE

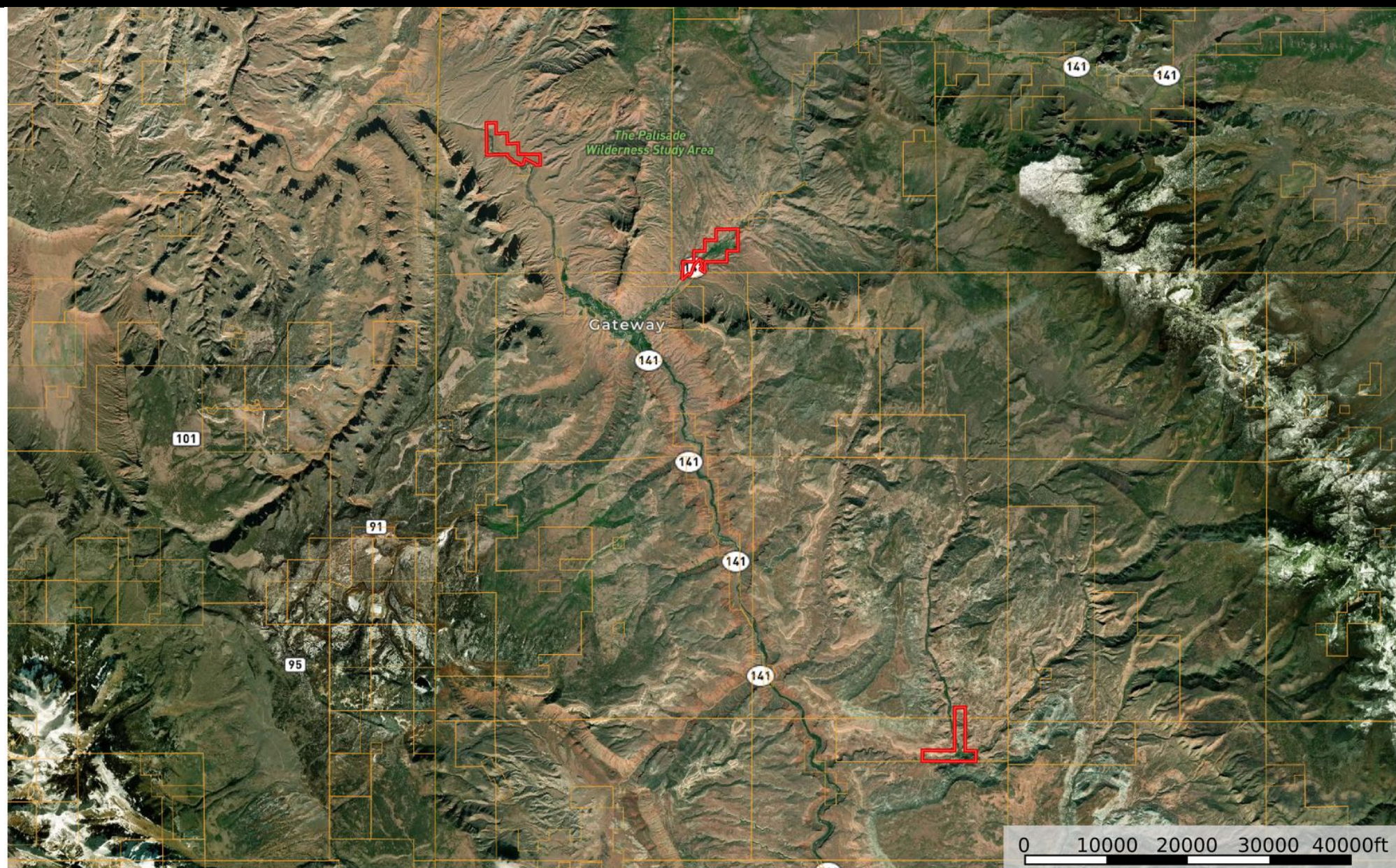
As a rare combination of luxury improvements, recreational diversity, and scenic seclusion, West Creek Ranch offers significant long-term value. The property is positioned as a premier Western retreat, family legacy holding, or conservation investment. With proximity to resort amenities, year-round accessibility, and dramatic natural beauty, it represents a unique opportunity in a region where large, contiguous private holdings are increasingly rare.



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## AERIAL MAP





MORE INFORMATION

# West Creek Ranch

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Mesa County

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