



**\$1,375,000**

## **27105 COWBOY UP RD, STEAMBOAT SPRINGS, CO 80487, USA**

<https://www.breckmtn.com>

- 0 baths
- ImprovedLand, Residential
- Land
- Active

Marabou Ranch is just over 1,700 acres and is an exclusive enclave located just 7 miles NW of Steamboat Springs, Colorado. Offering a limited number of ranch homesteads on this picturesque landscape. Lot D1 is one of 62 homesites across the entire ranch. And with an impressive 77% of the property dedicated to open space,...



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# Basics

**Type:** ImprovedLand, Residential

**Category:** Land

**Bathrooms:** 0 baths

**MLS ID:** S1061285

**Date Added:** 2025-07-03

**Status:** Active

**Lot size, sq ft:** 296643.6, 6.81 sq ft

**OriginatingSystemName:** SUMMIT

**Lot Size Acres:** 6.81 acres

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# Building Details

**Water Source:** CommunityCoop,SharedWell,Well

**Sewer:** SepticNeeded

**Subdivision Name:** MARABOU RANCH

**Virtual Tour URL Branded:**  
<https://www.cribflyer.com/27105-cowboy-up-road/mls>

**Waterfront:** No

**Land Lease:** No

**Lot Size Area:** 6.81 sq ft

**Lot Features:** SeeRemarks

**View:**  
Meadow,Mountains,River,CreekStream,Valley,Water

**Other Structures:** Barns,GuestHouse,Stables

**Parcel Number:** R8170794

**Heating:** No

**ViewYN:** Yes

**Open Parking:** No

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# Amenities & Features

**Utilities:** ElectricityAvailable

**Spa:** No

**Pets Allowed:** No

**Lot Features:** SeeRemarks

**Fireplace:** No

**CoolingYN:** No

**PoolPrivateYN:** No

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# Nearby Schools

**Middle Or Junior School:** Steamboat Springs

**Elementary School:** Sleeping Giant

**High School:** Steamboat Springs



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## Expenses, Fees & Taxes

<b>Association Fee:</b> \$38,386	<b>Tax Annual Amount:</b> \$1,220.32
<b>Tax Year:</b> 2023	

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## Miscellaneous

<b>Association Fee Frequency:</b> Annually	<b>Community Features:</b> Clubhouse,EquestrianFacilities,TrailsPaths
<b>Current Use:</b> Agricultural,Fishery,Residential,SingleFamily	<b>Exclusions:</b> No
<b>Attribution Contact:</b> (970) 870-8800	

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## Listing Information Courtesy of:

<b>Agent Name:</b> Charlie Dresen	<b>List Office Name:</b> The Group Real Estate, LLC
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