



FAY

RANCHES[®] *Inc.*

4K QUARTER CIRCLE RANCH

Parachute, Colorado

\$2,000,000 | 233± Acres

FARMS ■ TIMBER ■ RANCHES ■ PLANTATIONS ■ VINEYARDS



4K Quarter Circle Ranch | Parachute, Colorado

INTRODUCTION

If you are looking for a ranch that has it all: a gorgeous home, superior outbuildings, big game hunting, direct BLM access, water rights, year-round access, a large geodesic dome greenhouse, and passive income, then 4K Quarter Circle Ranch is your ranch.

At 5,500 ft elevation, this is a ranch that allows for maximum usage. Whether it is growing your own vegetables in the grow dome that interests you or watching the herds of elk and mule deer from your patio, you will find the 4K Quarter Circle Ranch to be a great home or home away from home. There is an immaculate 3,100 SF insulated workshop garage building with office space, storage loft, and several doors up to 14 ft, and will hold multiple vehicles, including your RV. A mile below the ranch, the Colorado River courses its way from the Colorado high-country toward Grand Junction, Colorado, on its way to the Grand Canyon and beyond.

The home is exquisitely done with high-end finishes and utilizes barn-style old-growth fir timber framing by San Juan Timberwrights, Inc., allowing for a very open feel and, best of all, the ease to change the floor plan. There is a spacious loft area and tremendous storage space in the garage. The owners have created great outdoor living spaces as they love the wildlife viewing and the pleasant evenings.

If you are a hunter, the ranch is located in over-the-counter Unit #42. There is a very healthy herd of elk that visits the ranch all four seasons of the year. Big mule deer are frequently spotted next to the home. For more adventurous hunters, the ranch also has direct access to thousands of acres of BLM land.

Deeded water rights allow enough irrigation to grow your own alfalfa and grass hay crop using pivot, side-roll, and big gun systems. The owner has also compiled an impressive bundle of gas leases that will convey to the Buyer and provide varying amounts of passive income depending on the price of oil and gas commodities.

The views are stunning. The ranch overlooks the Colorado River Valley on a flat mesa easily accessed from I-70. The Battlements are to the southeast, forested BLM land to the southwest, and the striking Roan Plateau rises behind the ranch providing an extraordinary backdrop that completes the 360-degree display of quintessential western Colorado landscape. Due to the vast scale of the scenery, the 4K Quarter Circle Ranch looks even better in person.



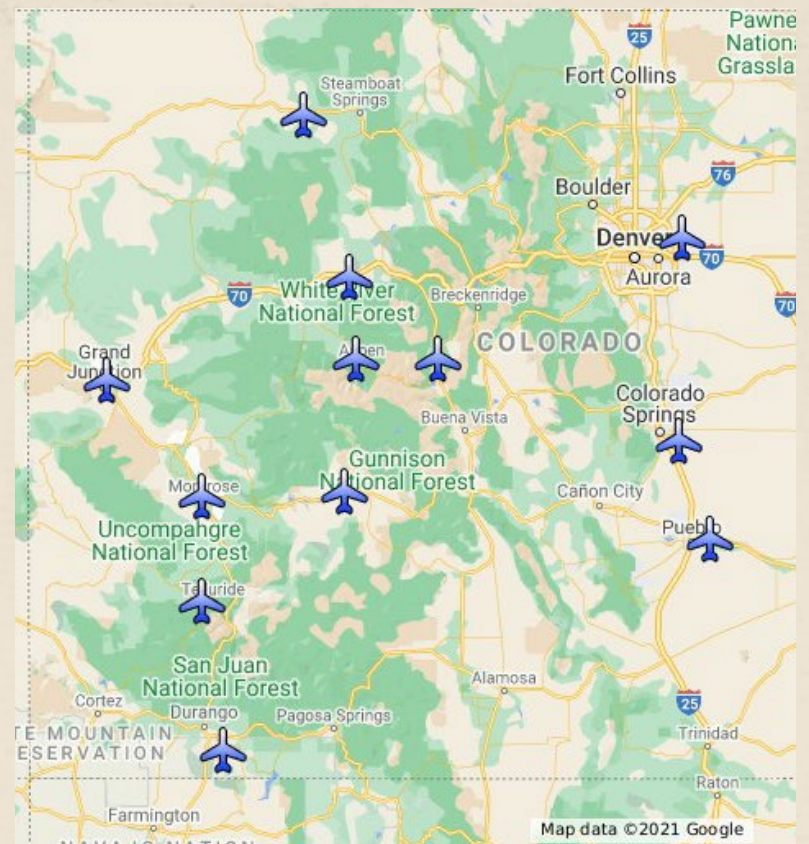
LOCATION

Sitting high up on a mesa overlooking the Colorado River Valley near Parachute, Colorado, the 4K Quarter Circle Ranch is 50 minutes from Grand Junction, just over 3 hours from Denver via I-70. Vail and Aspen Ski areas are both less than two hours away. A whole host of world-class hunting, fishing, and skiing options are all nearby. The ranch feels very private, but yet quick interstate travel is only minutes away. There are multiple nearby airport options as well. The 5,500 ft elevation with direct access to higher elevation BLM land makes this a ranch that can be enjoyed year-round.

GETTING THERE

The ranch is accessible via commercial air service from two nearby airports: Grand Junction Regional Airport and Eagle County Regional Airport, only 50 minutes from the ranch. The Aspen-Pitkin County Airport is about 80 minutes away and provides commercial service also. There are smaller nearby airports that accommodate private aircraft as well.

The west Parachute exit off I-70 is only minutes from the ranch. From Denver, it is a little over three hours driving time through some of Colorado's most beautiful and iconic areas. You will come up through Montrose to Grand Junction on Highway 50, connecting to I-70 and then east to Parachute if driving from the south.



COLORADO AIRPORTS: GOOGLE MAPS



ACREAGE

The ranch is comprised of 233± acres of mixed topography. A part of the ranch is dedicated to producing alfalfa and grass hayfields. A percentage is forested with primarily juniper trees. Two seasonal creeks, Poodle Creek and Pete and Bill Creek are on the ranch. Pete and Bill Creek is located in a pretty little draw that runs up to the BLM land. This is a great place to ride horses or explore on foot. The remnants of a couple of the original historic homestead buildings are tucked away in another treed portion of the ranch.





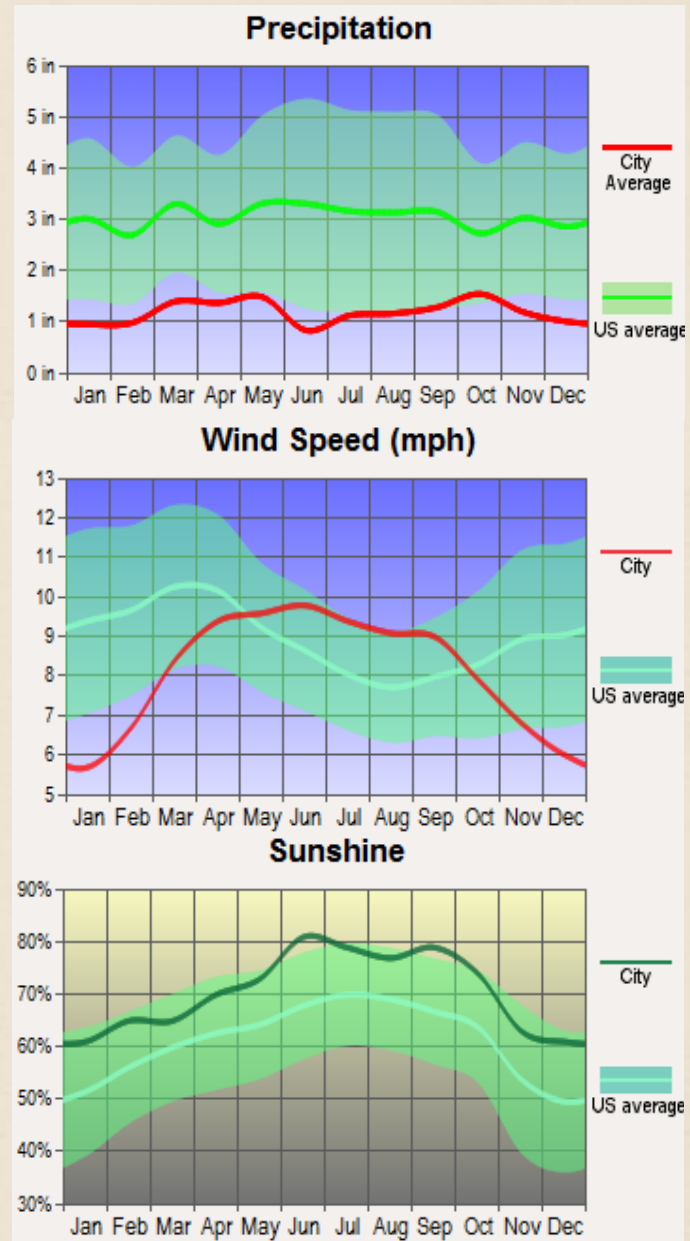
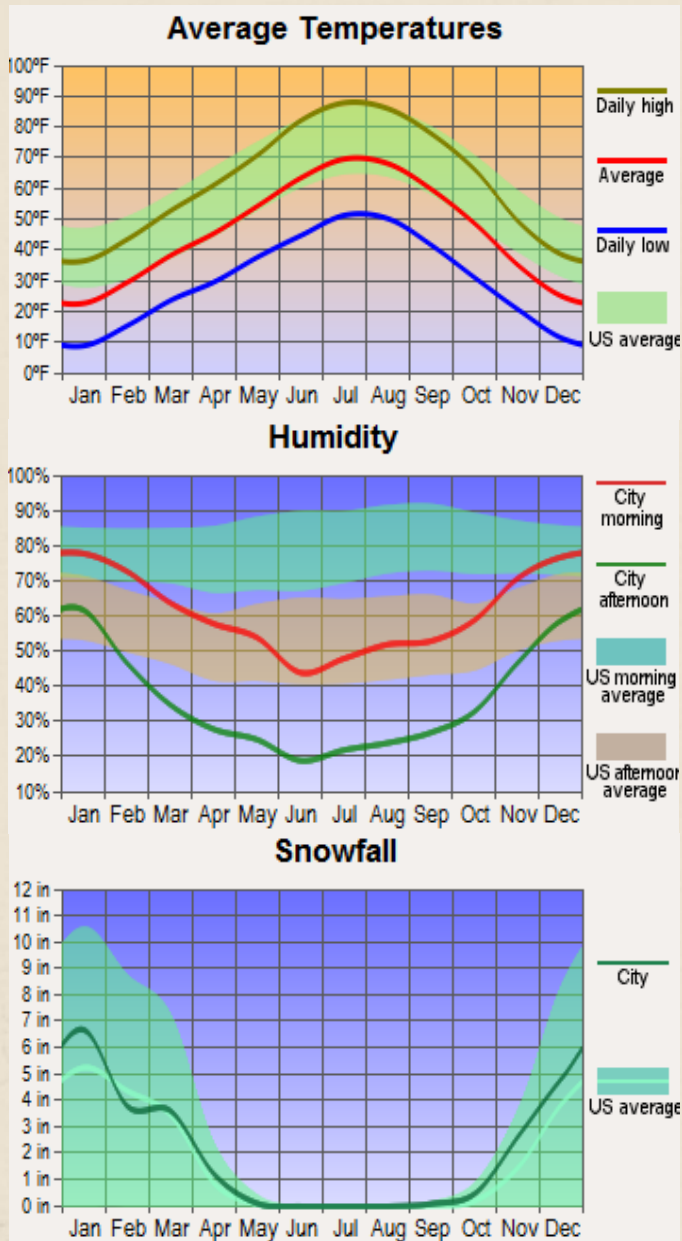
SCENIC VISTAS

The ranch location allows for spectacular 360-degree views. The morning and evening light make each day a new visual experience. At one time or another, every color in the rainbow radiates from the various hillsides. The Battlements rise up with dramatic rock formations. The hills to the south and the Collbran Gap are forested green, while the visually impressive shale of the Roan Plateau is a chalky white with bands of color that catch the sunlight in beautifully unusual ways.



CLIMATE

The 5,500 ft elevation dictates the climate with warmer temperatures year-round and less precipitation than a high mountain ranch. That also means less cold and snow in the winter and better year-round access.



DATA PROVIDED BY: [HTTP://WWW.CITY-DATA.COM/CITY/PARACHUTE-COLORADO.HTML](http://www.city-data.com/city/parachute-colorado.html)

IMPROVEMENTS

The 3,200 SF home is barn-style timber framed from old-growth fir. The finishes are high-end and what one would expect in a ranch of this stature. There are hand-hewn hickory floors, granite countertops, a large farmer sink, knotty pecan wood cabinets, towering gas fireplace, gas range, and unique features such as a custom-made Murphy bed. A great loft area, three bedrooms, three baths, and an open floorplan with many windows and glass doors bring the beautiful outside environment into the house. Because the workshop serves as vehicle storage, the large garage area in the house is used for storage. Still, due to the flexibility of the frame construction, it could be reconfigured to add interior spaces expansion of existing rooms or for other uses. The patio area includes an all-weather, low-maintenance synthetic deck and beautiful landscaping.



THE HOME





WORKSHOP / GARAGE

The 3,200 SF insulated workshop/garage features five overhead doors up to 14 feet and two-person doors. Store all of your vehicles and toys, including your RV, in this fantastic building. There is also an office or man cave and a large storage loft in the building.



THE DOME

One of the more impressive elements of the ranch is a state-of-the-art 33-foot diameter grow dome. Grow your own food, fish, flowers and at the same time, have a peaceful retreat spot to read, meditate, or garden. The current owner enjoys a variety of greens, fruits, and vegetables grown in the dome.





RECREATION

This ranch is in Colorado, and that means world-class four-season recreation. There are several premier ski areas within ninety minutes: Beaver Creek, Aspen Mountain, Vail, Snowmass, Buttermilk, and Aspen Highlands. Powderhorn Ski Area and the impressive Grand Mesa are only 50 minutes from the ranch. Just 30 minutes past Vail, Summit County is home to Breckenridge, Copper Mountain, Keystone, and Arapahoe Basin. Steamboat Springs is a few hours north, and Telluride is a few hours south. All of these ski villages also feature great summer recreation and music festivals. Mountain biking, horseback riding, road biking, hiking, trail running, snowmobiling, snowshoeing, Nordic skiing, fishing, boating, and hunting are some activities available on the ranch or nearby.

HUNTING & WILDLIFE

The ranch is located in GMU 42, which is an over-the-counter unit for elk. The elk population is very healthy on and around the ranch, and big mule deer are frequently seen on the property and in the garden next to the house. The land size would allow you to apply for landowner preference tags for mule deer. Merriam turkeys also live on the ranch and can be hunted in the spring and or fall.

FISHING

World-class fly-fishing is within an easy drive in every direction from the ranch. Fish famous rivers nearby like the Roaring Fork, Colorado, Eagle, and Frying Pan. If you are willing to drive a bit further, you can fish the Blue, Gunnison, and the Arkansas rivers. Rifle Gap Reservoir State Park is a short drive for lake fishing and boating.

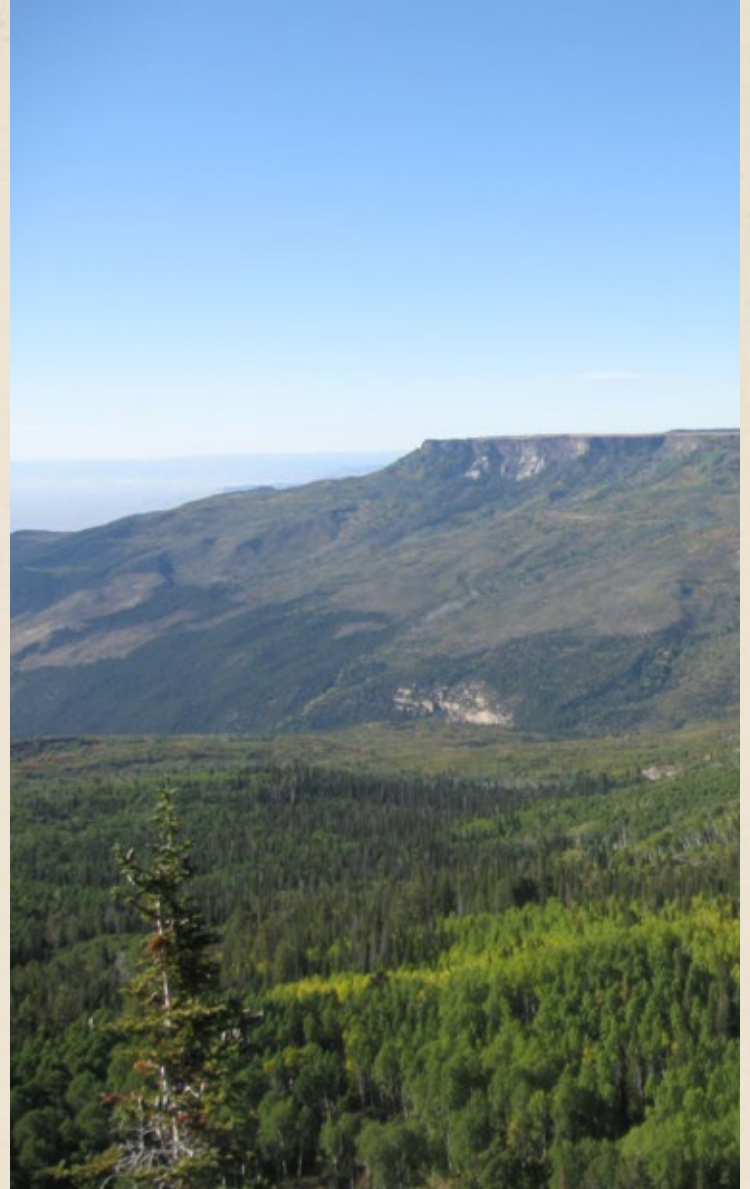




GLENWOOD SPRINGS: FLICKR



POWDERHORN MOUNTAIN RESORT: FLICKR



GRAND MESA NATIONAL FOREST: WIKIMEDIA

NEARBY ATTRACTIONS & ACTIVITIES

Besides the numerous outdoor recreation activities, there are many excellent sightseeing road trips such as Rifle Gap, the Grand Mesa, Moab, Utah, Black Canyon of the Gunnison, Glenwood Canyon, Hanging Lake, and the Blue Mesa Reservoir. A favorite day trip is to Palisades, Paonia, and Olathe for regionally famous peaches and sweet corn in the summer and fall. Many people's favorite attraction in the area is the hot springs in Glenwood Springs, merely 45 minutes from the ranch.

MINERALS & OTHER INCOMES

The Seller has put together a portfolio of approximately 60 shares of oil and gas leases that provide annual income based on market prices. This portfolio is included in the offering price and will transfer with the ranch. Of course, all mineral offerings need proper review by the Buyer. Additional income from hay production makes this ranch both income-producing and a great place to live.





WATER SOURCES | WATER RIGHTS

The ranch includes deeded water rights that allow the owner to grow a hay crop annually. As with all water rights in Colorado, the extent of the water available each year is dependent on precipitation/snowfall in the high country. On average years the water runs for a couple of months in the spring. The water right is at 14.4 CFS.



CONSERVATION | STEWARDSHIP

Each of us at Fay Ranches has a love of the land and a desire to see it remain as productive agricultural ground as well as quality fish and wildlife habitat. Through promoting the use of thoughtful land stewardship, Fay Ranches has guided owners toward a legacy of conserving wide open spaces, enhancing and creating fisheries and wildlife habitats, and implementing sustainable agricultural operations. Fay Ranches is proud to say that since our company began in 1992, our clients' conservation ethic and land-use practices have significantly enhanced the landscape on which we work.



QUICK FACTS

- Approximately 233± acres
- 3,200 SF Custom Timber Framed Home
- 3,200 SF Insulated Workshop
- 33 ft Diameter State-of-the-art Grow Dome
- Gas Lease and Hay production Income
- Stunning Views
- Borders BLM Land
- Outstanding Elk and Mule Deer Hunting on the ranch
- Irrigation Water Rights and Irrigation Equipment Included
- Year-round accessibility
- 5,500 ft elevation





SUMMARY

If you are looking for a ranch that has it all, gorgeous home, superior outbuildings, big game hunting, direct BLM access, water rights, year-round access, state-of-the-art greenhouse, and passive income, then 4K Quarter Circle Ranch is your ranch. It is conveniently located and easy to get to at an elevation that won't leave you short of breath walking from your car to the house. Enjoy proximity to all the fine recreational opportunities the state of Colorado has to offer. Earn some money on this ranch and enjoy it as a full-time property or a home away from home. Call today to arrange a tour or obtain further information.



PRICE

\$2,000,000

TERMS

Cash, Conventional Financing, 1031 Tax Exchange

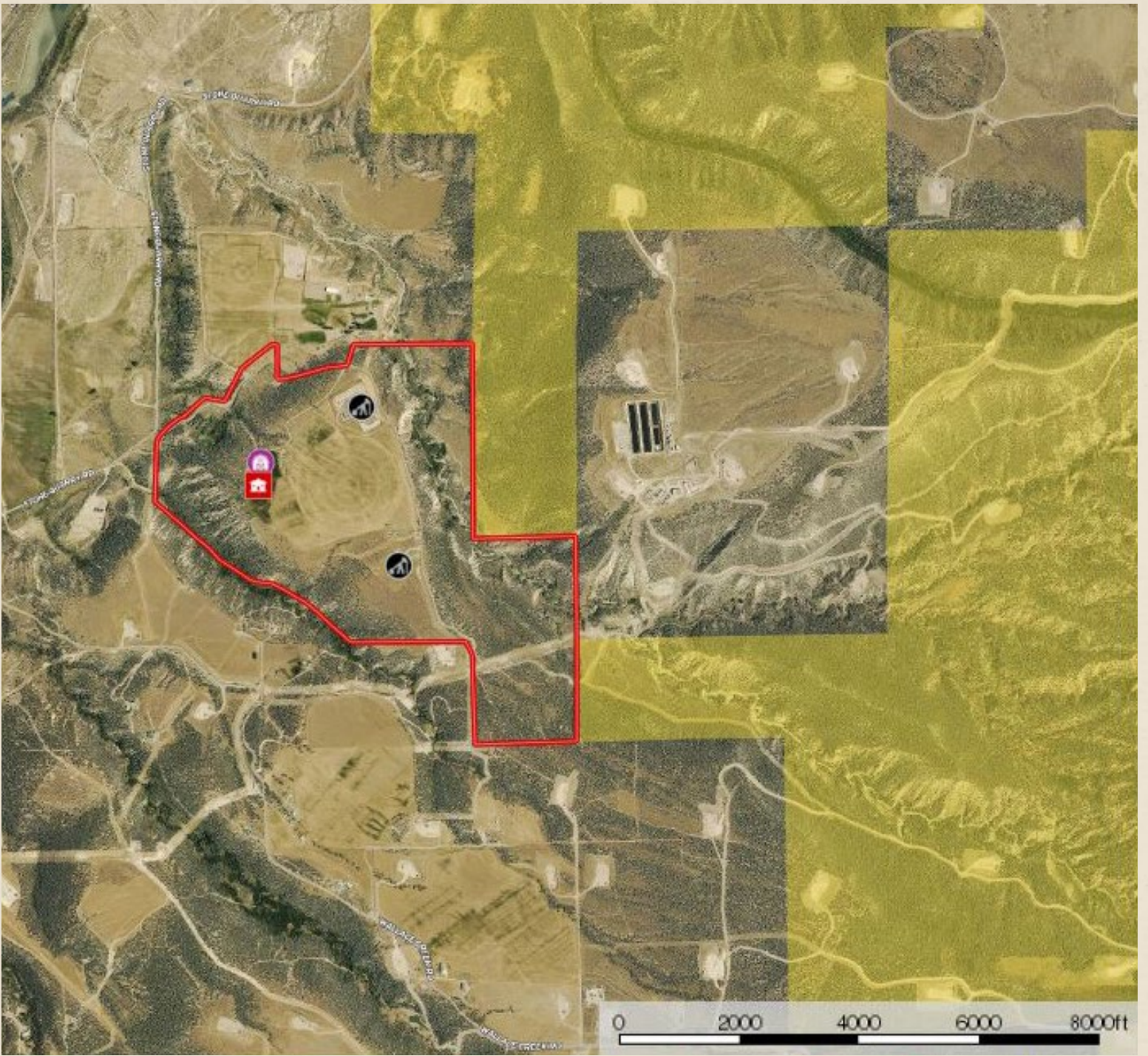
CONTACT

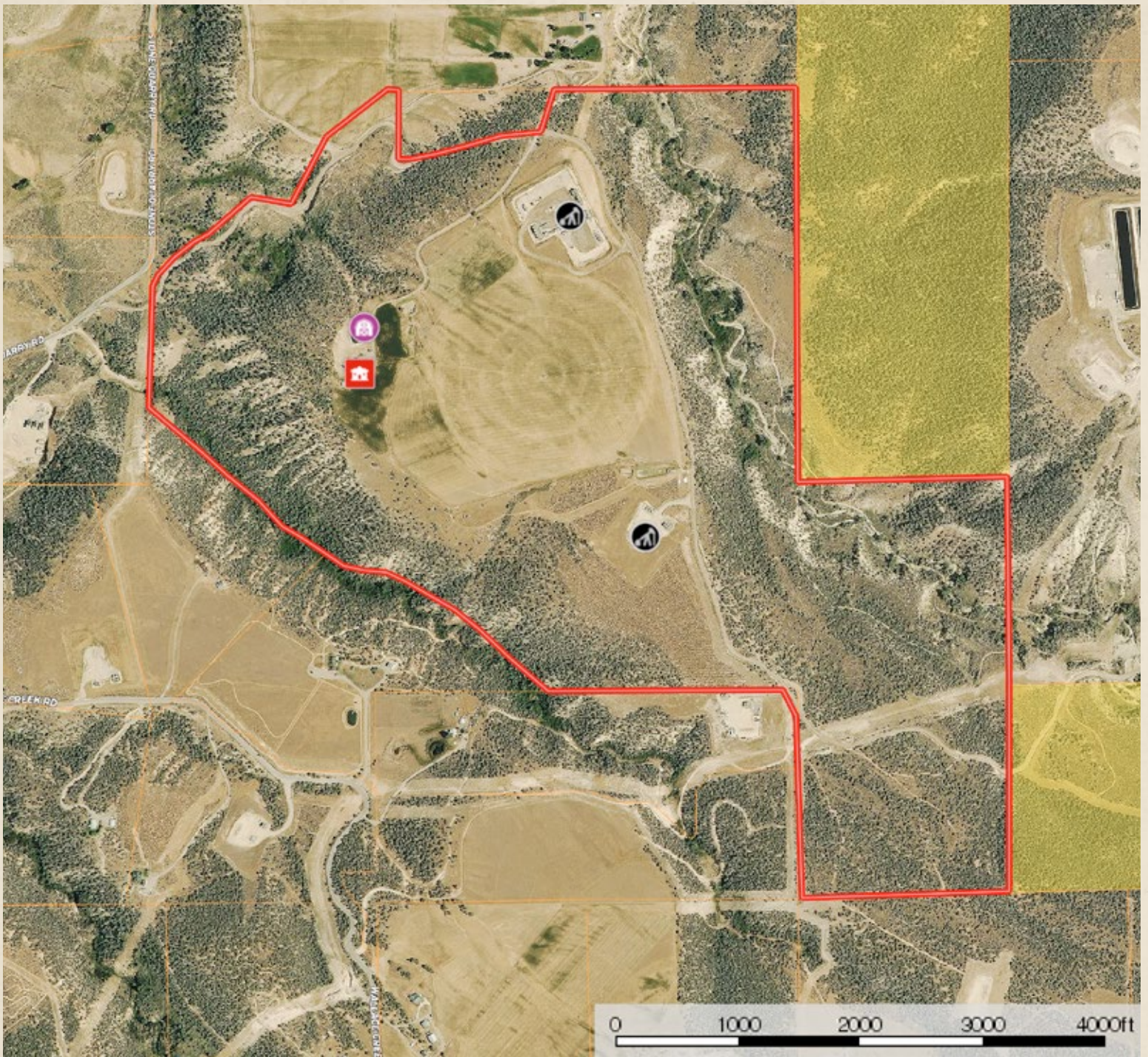
Please call **Jim Vidamour** at **(719) 890-4590** or **email jvidamour@fayranches.com** to schedule a showing. This is an exclusive listing. An agent from Fay Ranches must be present at all showings, unless otherwise noted or other arrangements are made. To view other properties, fly fishing properties, and sporting ranches that we have listed, please visit our web page at www.fayranches.com.

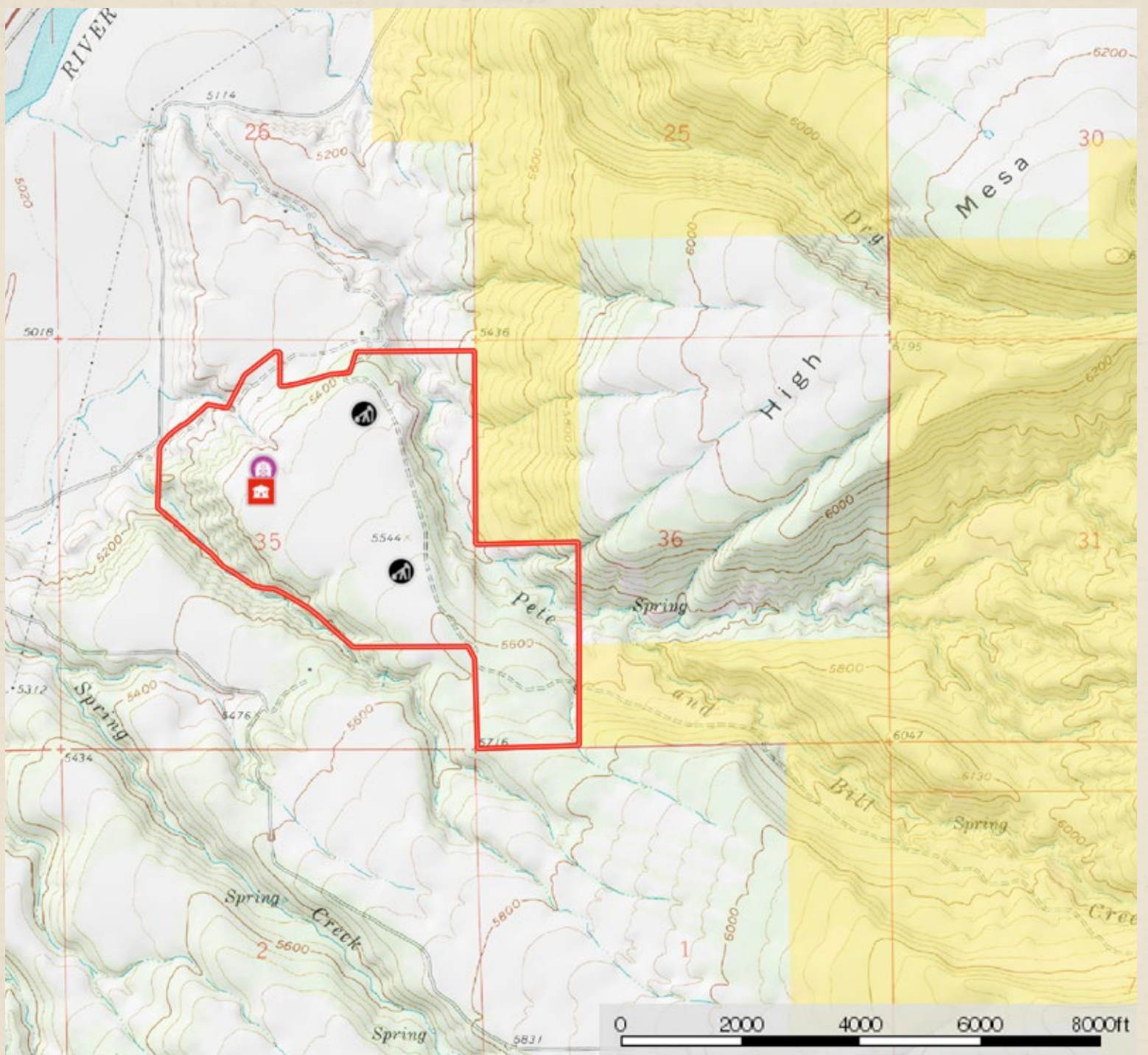
NOTICE

Offer is subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of purchase by owner. Information regarding land classification, carrying capacities, maps, etc., is intended only as a general guideline and has been provided by the owners and other sources deemed reliable, but the accuracy cannot be guaranteed. Prospective purchasers are encouraged to research the information to their own satisfaction.









DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE SELLER AGENCY, BUYER AGENCY OR TRANSACTION-BROKERAGE.

DEFINITIONS OF WORKING RELATIONSHIPS

For purposes of this disclosure, seller also means "landlord" (which includes sub-landlord) and buyer also means "tenant" (which includes subtenant).

Seller's Agent: A seller's agent (or listing agent) works solely on behalf of the seller to promote the interests of the seller with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the seller. The seller's agent must disclose to potential buyers all adverse material facts actually known by the seller's agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the seller.

Buyer's Agent: A buyer's agent works solely on behalf of the buyer to promote the interests of the buyer with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the buyer. The buyer's agent must disclose to potential sellers all adverse material facts actually known by the buyer's agent including the buyer's financial ability to perform the terms of the transaction and if a residential property, whether the buyer intends to occupy the property. A separate written buyer agency agreement is required which sets forth the duties and obligations of the broker and the buyer.

Transaction-Broker: A transaction-broker assists the buyer or seller or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction without being an agent or advocate for any of the parties. A transaction-broker must use reasonable skill and care in the performance of any oral or written agreement, and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a buyer's financial ability to perform the terms of a transaction and if a residential property, whether the buyer intends to occupy the property. No written agreement is required.

Customer: A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party's agent or as the party's transactionbroker.

THIS IS NOT A CONTRACT.

I acknowledge receipt of a copy of this Definitions form on _____

On _____, Broker provided _____

with this Definitions form at _____

(location) and retained a copy for the Broker's records.

Brokerage Firm's Name: Fay Ranches, Inc.

Broker: _____

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Invest & Enjoy

RANCHES[®]
Inc.

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