



REPUBLIC  RANCHES<sub>LLC</sub>  
*Our Legacy is in the Land*

## BUCKSKIN RANCH

San Miguel County, Telluride, Colorado

1,418 ± Acres | \$24,500,000 | Shown by Appointment Only

## NOTABLE FINISHES & APPOINTMENTS

- ★ Views: 360 Degrees Wilson Range, Dolores Peak, Little Cone, Telluride Peaks, Palmyra Range
- ★ Water Rights: 1.33 CFS from Pleasant Valley Ditch
- ★ Irrigated Acreage: 122 Acres
- ★ Hot Tub / Spa Room w/ steam and Sauna
- ★ Expansive Stone Patio with
- ★ Highly Improved Ranch Roads
- ★ Irrigated Acreage: 122 Acres
- ★ Destratification Air Fan System
- ★ Vegetation: Old Growth Spruce, Aspen and Lush High Mountain Grasses
- ★ Wells : 4 High-Producing
- ★ Ponds : 7 in Total
- ★ Professional Chef's Kitchen
- ★ Split Rail Fencing
- ★ Ranch Manager's Equipment Shed
- ★ Professional Chef's Kitchen

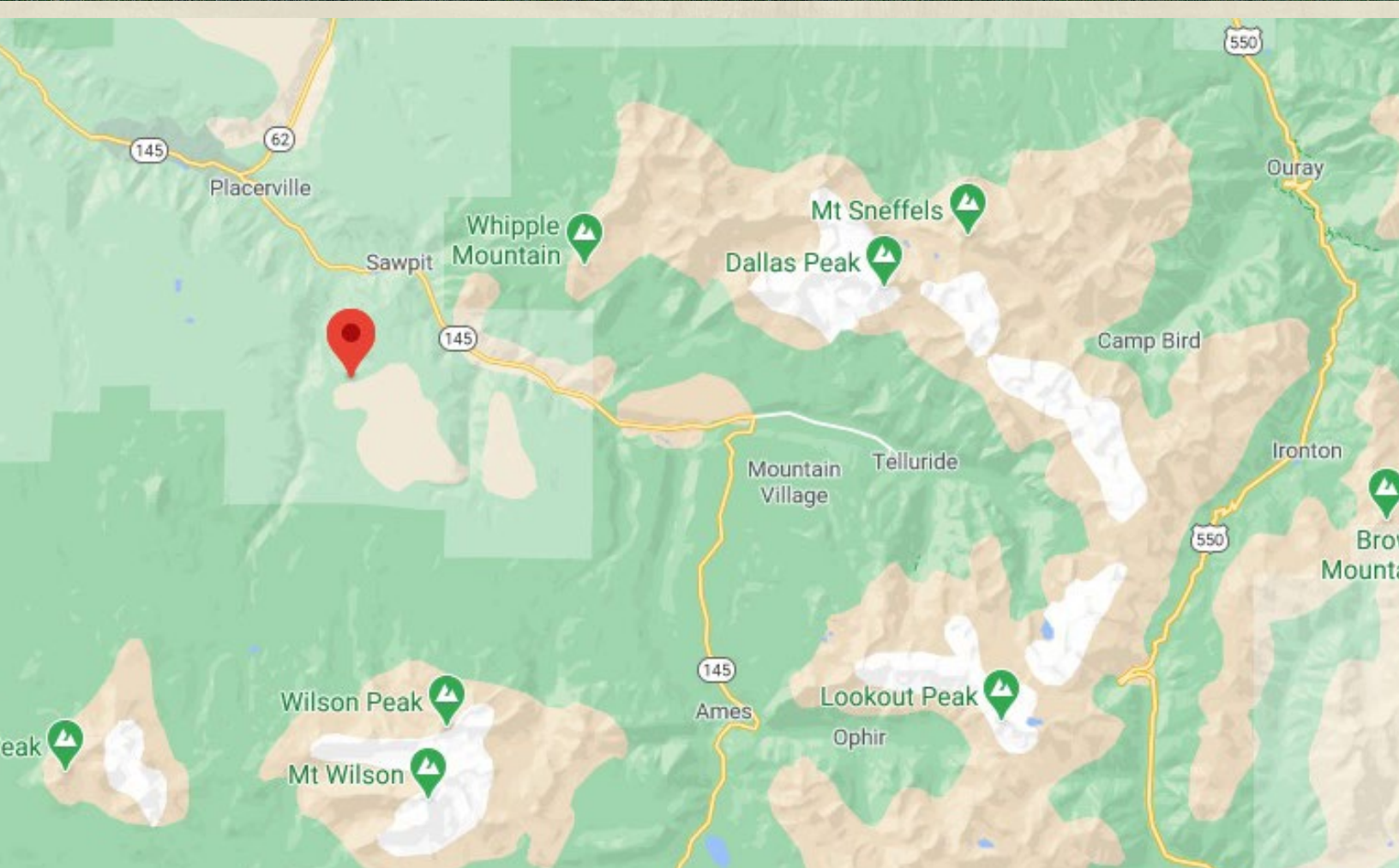


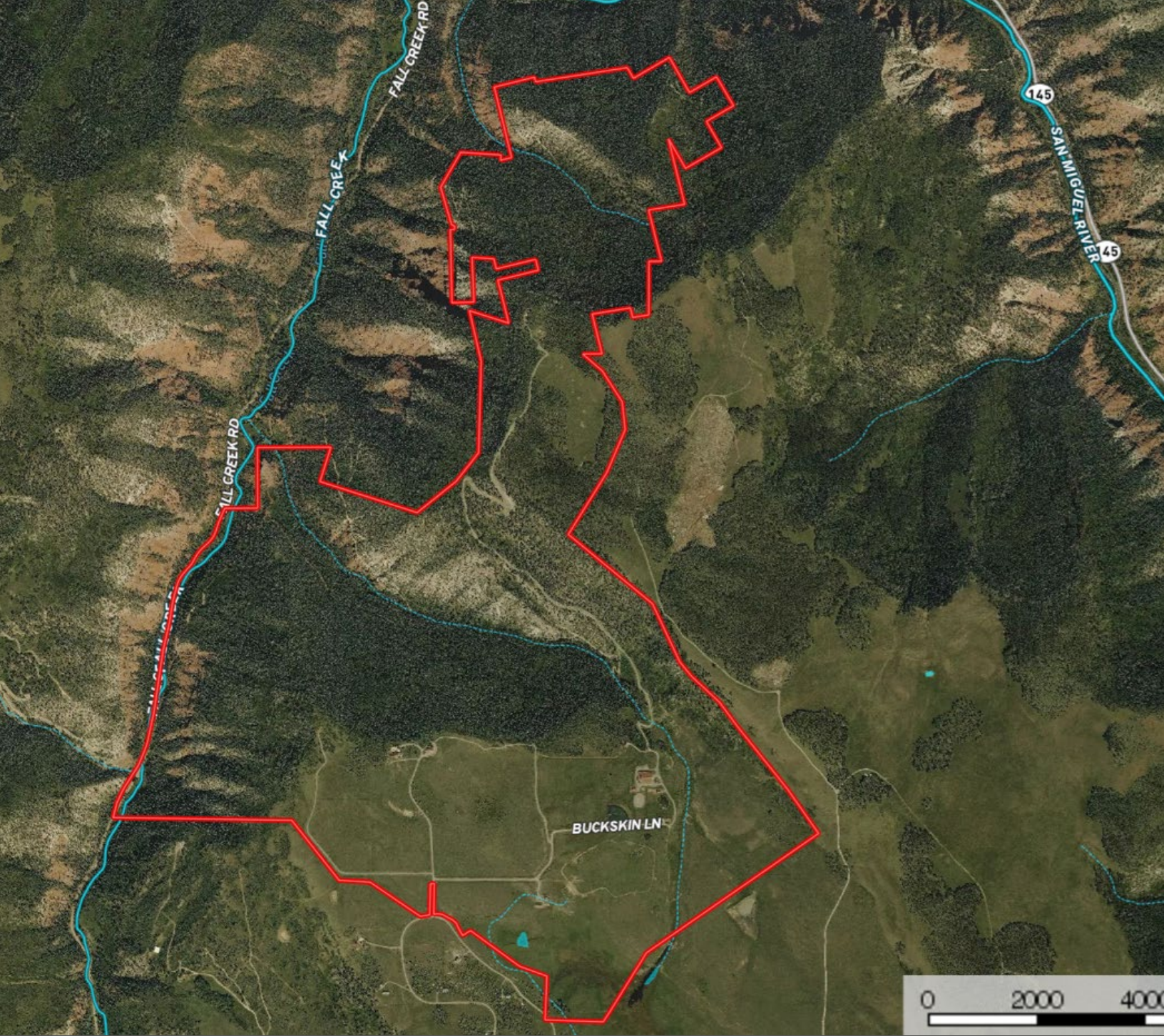
An incomparable recreational ranch located in one of Colorado's most scenic settings of the Mt. Wilson massif. The main ranch house, originally designed for movie director Oliver Stone and re-envisioned by Lyle Berman, a high stakes poker maverick and entrepreneurial tycoon, is open and inviting with two-story iron buttresses creating an outdoor peaceful setting within the structure. The residence envelops 8 bedrooms including two master suites, 10 bathrooms, a private office wing, media room, formal dining room seating 16, spa with sauna, steam bath and exercise equipment. Two galleries run the length of the structure with a great room sporting a massive fireplace, wet bar and opening to an expansive outdoor living area with fire pit.

One never need leave the ranch to experience the Colorado mountain lifestyle — nearly 10 miles of trails for ATVs, mountain bikes and horseback riding; first class equestrian center (32,000 SF) with 22 horse stalls, indoor riding arena, vet hospital, tack room, live in apartment and recreational party room; an eleven-station world-class sporting clay range and three-acre trout pond teeming with trout. Other improvements include two additional homes (3 bedrooms each), a hideout cabin atop the Blue Vista portion of the ranch, guest house adjoining the main residence, equipment shed and the original homestead. A highly improved road system makes it easy to move about the ranch and excellent wells service the main residential improvements.









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

**DEFINITIONS OF WORKING RELATIONSHIPS**

For purposes of this document, seller also means “landlord” (which includes sublandlord) 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 transaction-broker.

**THIS IS NOT A CONTRACT.**

I acknowledge receipt of this document on \_\_\_\_\_.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

On \_\_\_\_\_, Broker provided \_\_\_\_\_ with this document via \_\_\_\_\_ and retained a copy for Broker’s records.

Brokerage Firm’s Name: \_\_\_\_\_

\_\_\_\_\_  
Broker

**Clear Form**





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