



FAY

RANCHES[®]
Inc.

FOUR SHOOTING STARS RANCH

Placerville, Colorado

\$6,395,000 | 653.74± Acres

FARMS ■ TIMBER ■ RANCHES ■ PLANTATIONS ■ VINEYARDS



Four Shooting Stars Ranch | Placerville, Colorado

INTRODUCTION

Four Shooting Stars Ranch spreads over 653± acres. It includes a 5-1/2± acre spring-fed pond and an off-grid, unique oversized custom cabin built with historic timbers from a bygone West Virginian church and an antique country cabin. The land is varied, with rolling terrain, large grazing pastures, smaller meadows surrounded by aspens, ponderosa pines, gamble oaks, all distributed in densely forested areas. Best of all, there are stunning mountain views of the Sneffels Range, Wilsons, Lizard Head, and the Dolores Peaks.

For those who love fishing, the deep pond can be stocked with trout, as previously done. The renowned Unit 61 hunting grounds (where this ranch is located) are famous for trophy elk and mule deer for hunters. Licenses in this area are sold over-the-counter for certain elk seasons. Don't forget about black bears either, and there are some bruisers cruising the ranch from time to time. The ranch qualifies for at least two applications to the Landowner Preference Program draw, for all hunt codes that are draw-only, for each species that routinely inhabits the ranch. The ranch is unencumbered by any easement or HOA, so the owner has the maximum freedom to run his ranch the way they want. The ranch is also ideally suited to be an equestrian property, with water rights, great grazing meadows, and various trails to ride. The ranch is a very short drive to the world-class resort town of Telluride. Telluride is renowned for exceptional skiing, mountain biking, hiking, and music and film festivals. At Four Shooting Stars Ranch, you can enjoy all that the area has to offer, expansive views, starry skies, privacy, silence, yet close to all the wonderful things Telluride has to offer. Immediate neighbors include celebrities and common folk, all enjoying the iconic Colorado mountain lifestyle.

So put your boots on, cowboy or hiking, and come and visit one beautiful slice of Colorado paradise, Four Shooting Stars Ranch.

QUICK FACTS

- 653± Acres
- Water Rights
- Pond
- Excellent Hunting in an Over-the-Counter Unit
- Custom Rustic Cabin
- Off-Grid
- Aspens, Pines, and Meadows
- Fenced
- Year-Round Access
- Close to Telluride





Shooting Stars Ranch

NO TRESPASSING
CLOSING OF ROAD
DAILY MAINTENANCE

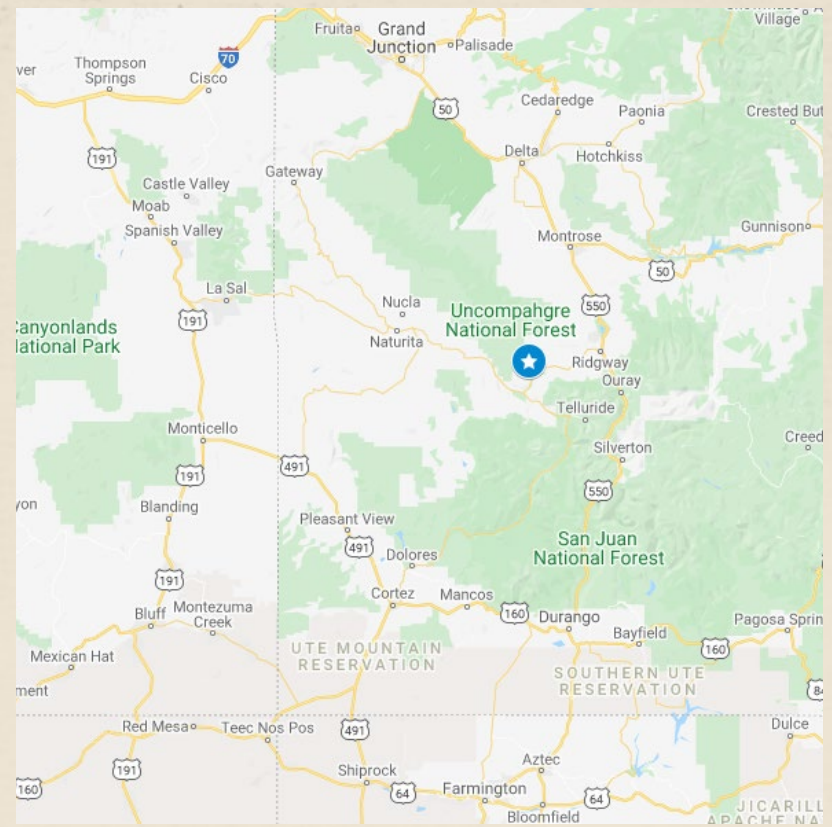
LOCATION

Four Shooting Stars Ranch is an easy drive to the fascinating towns of Telluride, Ridgway, Montrose, and Ouray. The ranch is only a few miles off Colorado State Highway 62 on a well-traveled and maintained county road.



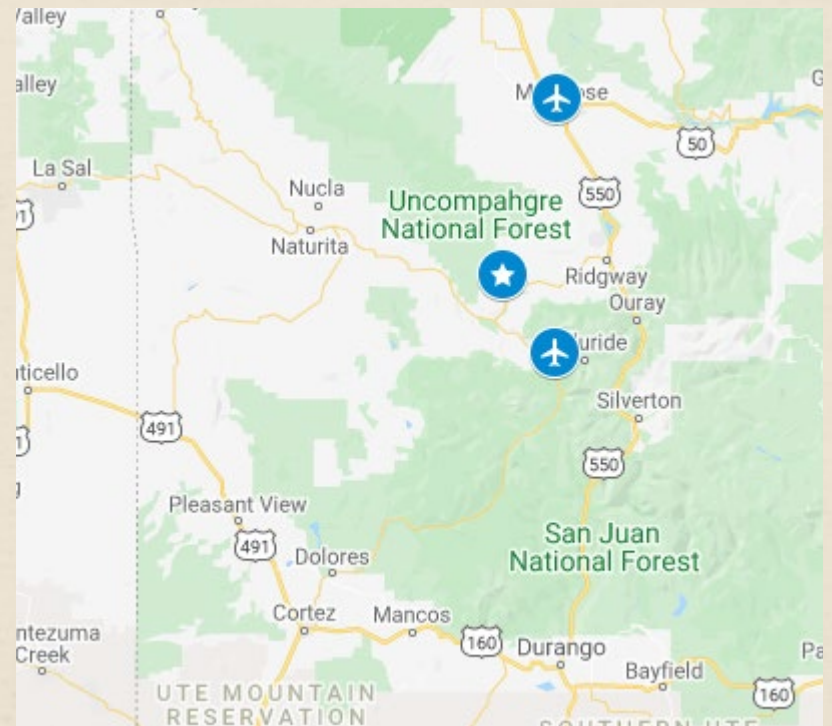
GETTING THERE

From Telluride, take Colorado Highway 145, West, to Placerville, turn right onto Colorado Highway 62. Approximately four miles up Highway 62 from Placerville, turn Left (northwest) onto County Road X48 (turnoff for Brown Ranch and Iron Springs Mesa). 2.3 miles up, turn right on McKenzie Springs Road. Go 1.2 miles along McKenzie Springs Road past the pond on the right, and then the ranch gate is on the right. A long driveway (1.2 miles) leads you to the house.



AIRPORT SERVICES

The ranch can be accessed via two commercial airports. Telluride Regional Airport (TEX) is a 45-minute drive. Montrose Regional Airport (MTJ) is a little over an hour from the ranch. Both provide various commercial flights and have an FBO for private airplanes.



AREA HISTORY

In the heart of San Juan Mountain Range, Four Shooting Stars Ranch is located in the southwestern part of Colorado. The Ute Indians used the area as their summer camp for centuries. Spanish explorers and other prospectors came to the San Juans in the 1700s, looking for gold, silver, and other fine metals. This led to numerous mining operations and mining towns popping up. The closest to the ranch was the town of Telluride, a quaint Victorian mining town designated as a historic district on the national register.

In the early 1970s, the Telluride Ski Resort opened, making it a year-round vacation destination. Since then, the economy has been based on tourism rather than mining. It is well-known for celebrity watching, music, film festivals, and the world-class winter and summer recreation.



ACREAGE

653.74± deeded acres

The Ranch features varied terrain and vegetation.



SCENIC VISTAS

The San Juan Mountain Range is one of the most dramatic mountain ranges in the world. Unlike many locations in and around Telluride, Four Shooting Stars Ranch has a view of several of the ranges and mountains within the San Juan Range, including Wilson Peak, Lizard Head, Delores, Sneffels, and many more. Wide-open 360 degree views are found in many places on the ranch.



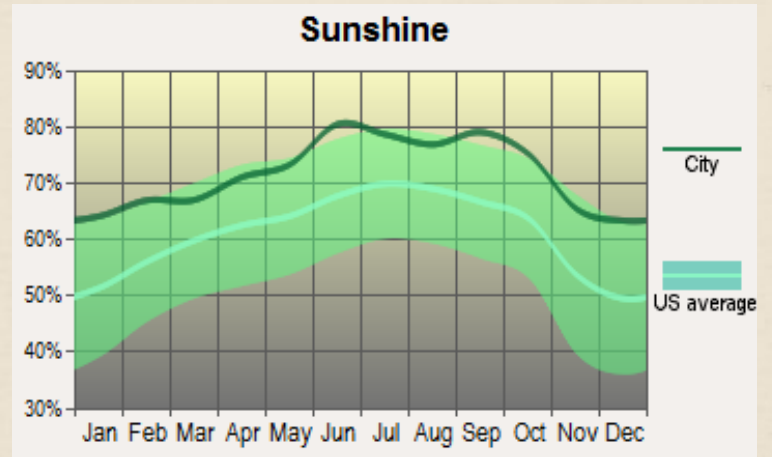
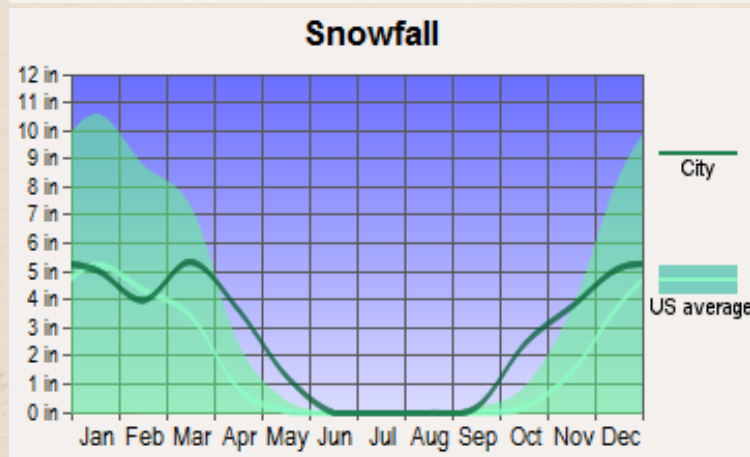
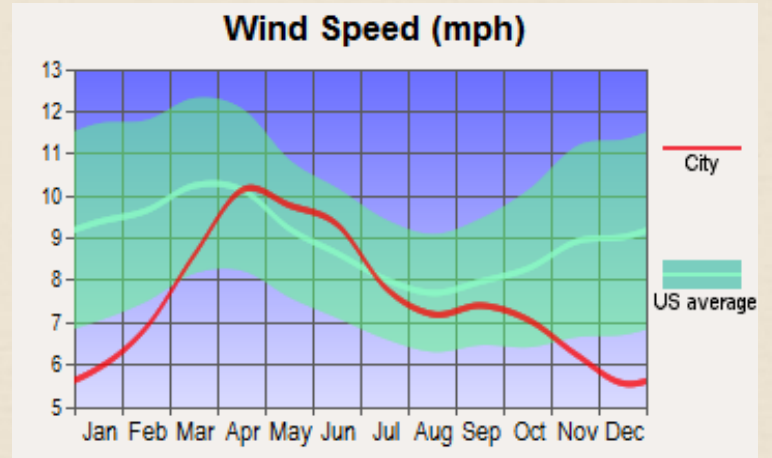
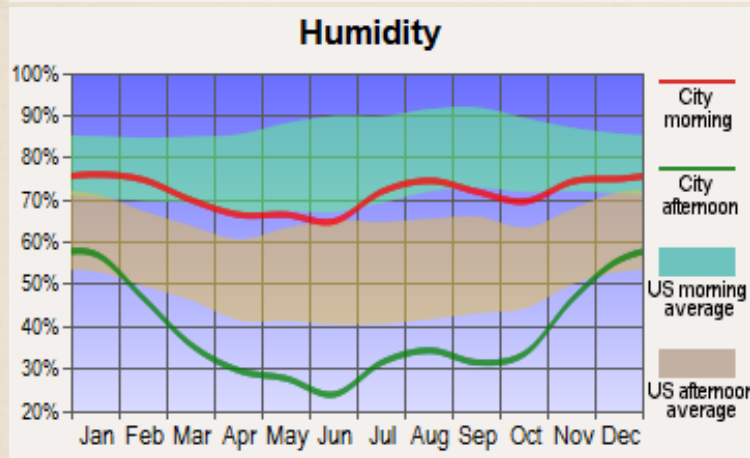
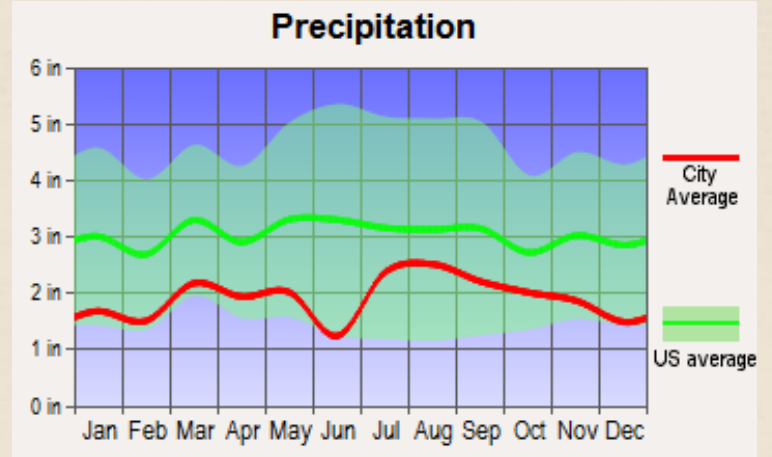
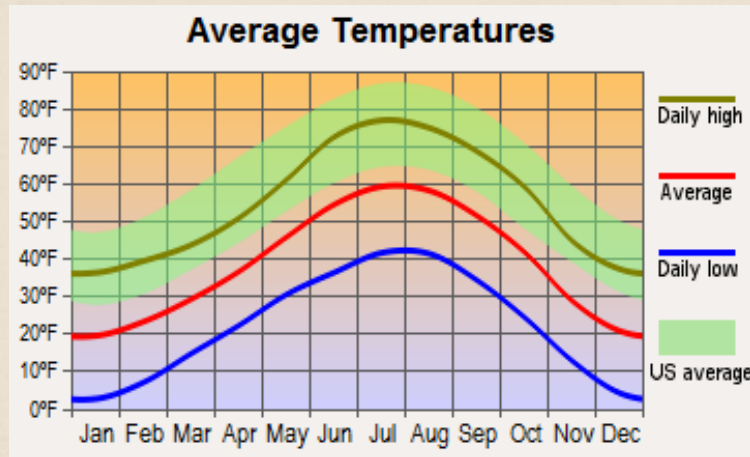




CLIMATE

Climate information courtesy of <http://www.city-data.com/city/Telluride-Colorado.html>

Climate information for Telluride, Colorado.



IMPROVEMENTS

The 2,100+ square foot cabin is built with historic timbers from a historic West Virginian church and antique county cabin. The natural imported log walls highlight the interior of the home. Authentic chinking has been meticulously applied. The natural dry-stacked rock fireplace and high beamed ceiling highlight the living room. The kitchen is well appointed with granite countertops, a country-style sink, and beautiful custom-made cabinets. It also features custom hardwood floors, which flow throughout the rest of the cabin. Sitting on the deck and patio provide stunning views of the Sneffels Range, the Wilsons, and Dolores Peaks. The fire pit offers the opportunity to make smores after dinner and watch shooting stars!









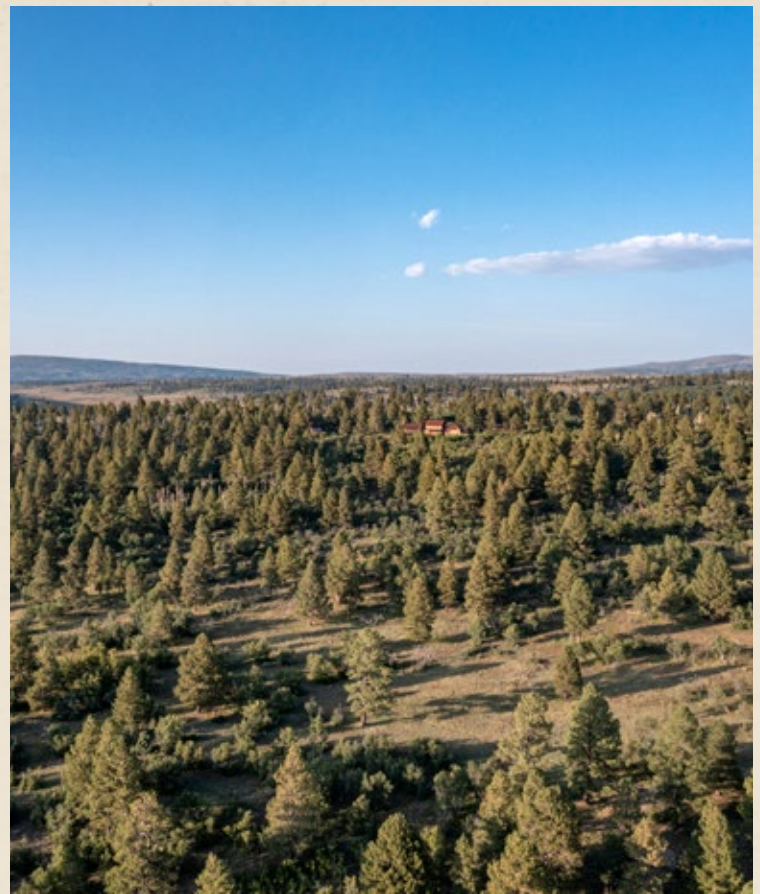
RECREATION

The Town of Telluride and Mountain Village are nearby, with year-round activities. Winter sports include skiing, snowboarding, cross-country, snowshoeing, and backcountry touring. In the summer, enjoy hiking, golf, mountain biking, and fishing.



HUNTING & WILDLIFE

The forested lands are within the renowned Unit 61 hunting grounds, where Elk Hunting is at its best. This is an over-the-counter elk hunting unit, meaning that hunters may purchase elk tags for archery, second, and third rifle seasons without going through a draw process. Additionally, the ranch qualifies for two Landowner Preference Program applications, for each species that frequent the ranch, for hunt codes that are not sold over the counter. Elk, mule deer, and black bear are frequently seen on the property, along with many other wildlife species.



FISHING

The deep, private pond can be and has been stocked with trout. Within minutes of the ranch is world-class fly fishing on the San Miguel River. Nearby there are several great fishing rivers and reservoirs.



NEARBY ATTRACTIONS & ACTIVITIES

Telluride is well known for its festival scene. Imagine enjoying the human-generated festivities and concerts and then retreating to the quiet, peaceful nature-driven experience of Four Shooting Stars Ranch.



WATER SOURCES | WATER RIGHTS

The ranch enjoys water rights for irrigation of the meadows, a 5.5± acre pond, and a great domestic water well that services the cabin. There is also a large storage cistern at the cabin for flexibility and backup in case of an emergency.



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 habitat and implementing sustainable agricultural operations. Fay Ranches is proud to say that since our company began in 1992, the landscape on which we work has been significantly enhanced by the conservation ethic and land use practices of our clients.

SUMMARY

Four Shooting Stars Ranch is either a hunting property, a seasonal retreat, a year-round residence, an equestrian property, a long-term land bank investment, or a combination of any of those uses. Everyone knows that location is the most important consideration when buying real estate, so how about a location that has considerable acreage, abundant game, massive views, easy access, a beautiful cabin, water rights, a pond, and is near one of the most prestigious resort towns in the world? That would describe this ranch perfectly. Whether you prefer cowboy boots or hiking boots, this ranch will satisfy your dreams.





PRICE

\$6,395,000

TERMS

Cash, Conventional Financing, 1031 Tax Exchange

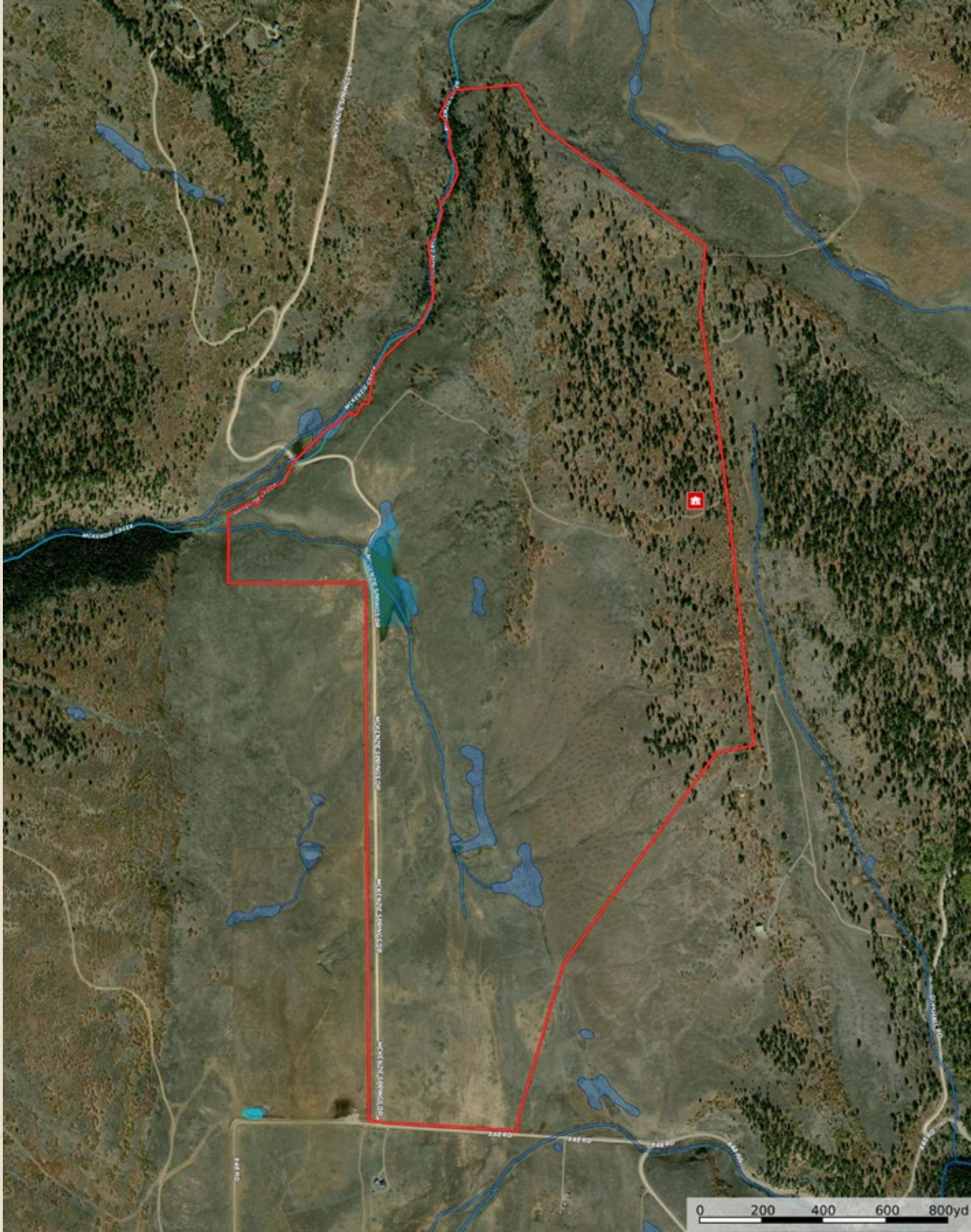
CONTACT

Please contact **Jim Vidamour** at **(719) 890-4590** | 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.

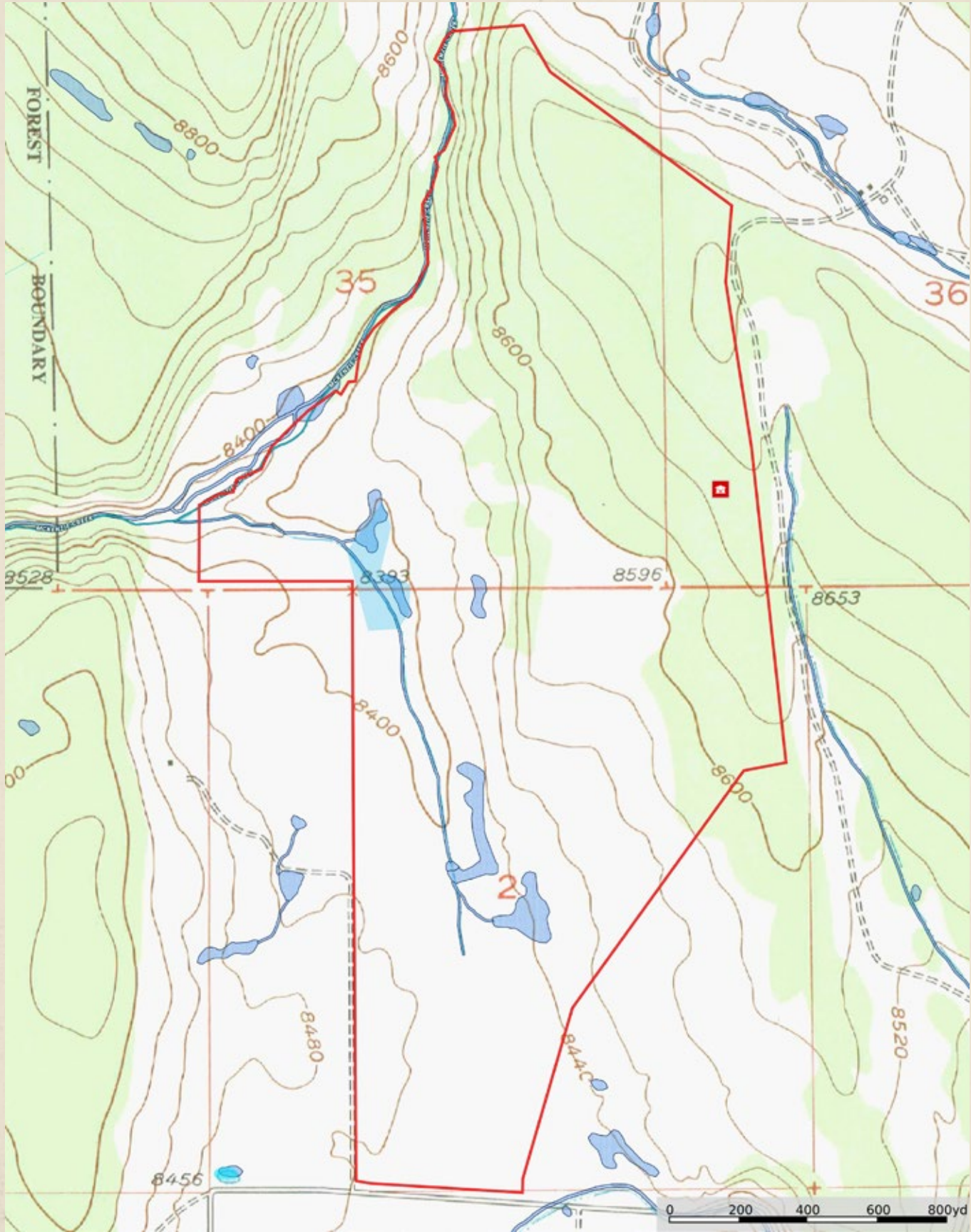
NOTICE

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.





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NOTES



Fay Ranches, Inc
James Vidamour
Ph: 719-890-4590

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission.
(DD25-5-09) (Mandatory 7-09)

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 a copy of this document on n/a.

Signer: _____ Date: _____

On n/a, Broker provided n/a with this document via n/a and retained a copy for the Broker's records.

Brokerage Firm: *Fay Ranches, Inc*

Broker *James Vidamour* Date: 6/25/2019
James Vidamour

(DD25-5-09) DEFINITIONS OF WORKING RELATIONSHIP

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RANCHES[®] *Inc.*

Invest & Enjoy

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