

FAY RANCHES_{Inc.}



CATTAIL POND
Loveland, Colorado
\$690,000 | 28.9± Acres

FARMS ■ TIMBER ■ RANCHES ■ PLANTATIONS ■ VINEYARDS

INTRODUCTION

Charlene Olsen of Fay Ranches and Alan Jones of Coldwell Banker Residential Brokerage are pleased to introduce Cattail Pond in Loveland, Colorado to the market. Tucked against the south end of Loveland, on the Front Range of Colorado, you will discover the solitude and beauty of Cattail Pond. This 29± acre oasis in Larimer County is comprised of a 23± acre pond, tall trees, lush grasses, cattails, aquatic life, fishes, birds, beauty, building sites and potential. Haven and habitat to numerous waterfowl varieties, migratory, nesting and countless songbirds, Cattail Pond is a sanctuary teeming with bird activity and song.

Rarely does such a unique opportunity present with this vast array of possibility. Construct the residence of your dreams, create an exceptional, private, trout-fishing or sporting retreat, build a luxury lodge for your corporate fishing compound, enjoy the sanctuary and solitude of this birders' haven, or protect it in conservancy for generations to come. Let your imagination run wild with the many options that Cattail Pond offers.

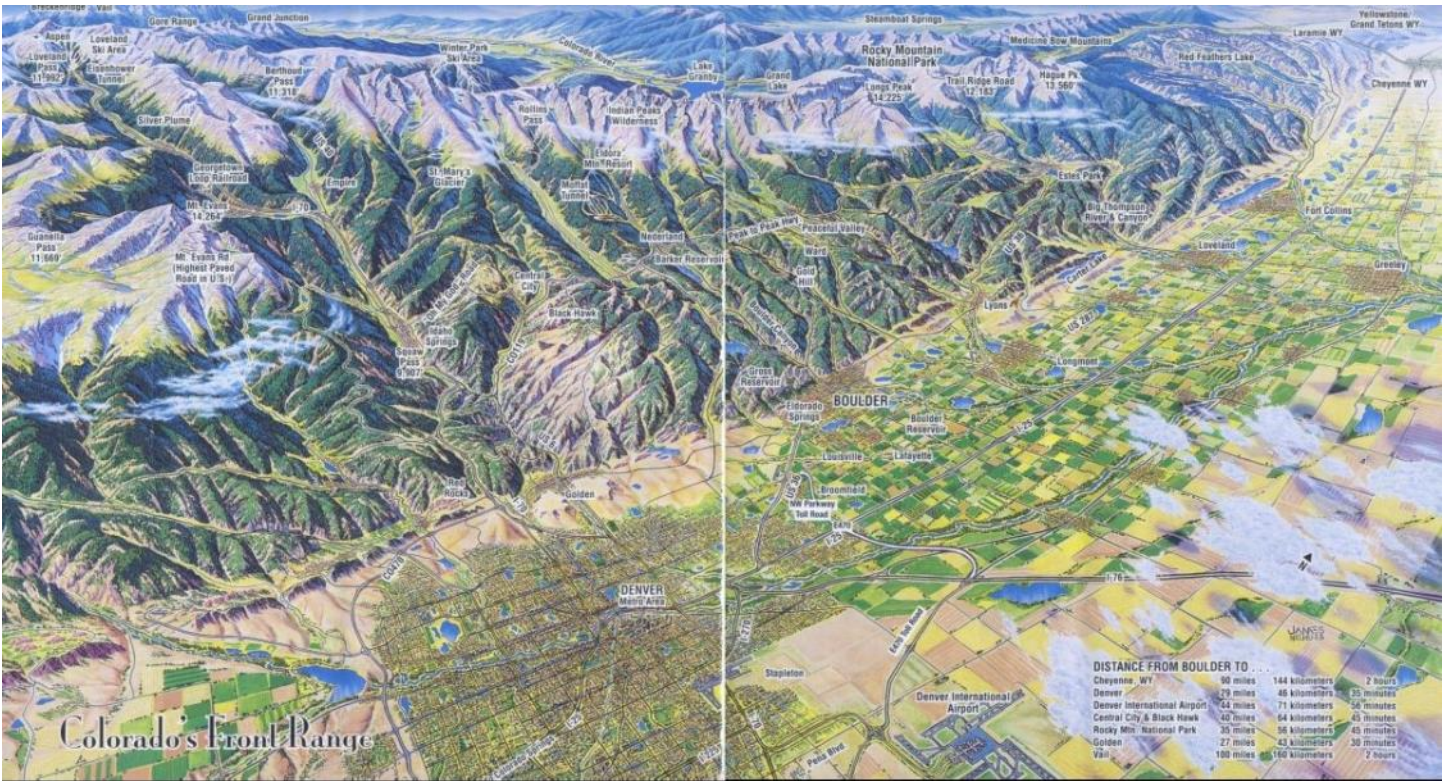
This highly desirable Front Range location (located between Denver to the south and Front Collins to the north) has wide-open mountain views to the west and pastoral, stretching vistas to the south. Cattail Pond is easily accessed from Denver and other Front Range locales and is a quick 45-minute drive from Denver International Airport but has the feeling of being miles away from it all.

Cattail Pond offers a rare, unique and interesting opportunity as well as exceptional value! Come and see for yourself what this gem of a property has to offer.



LOCATION

Cattail Pond in Loveland, Colorado is nestled between the cities of Denver and Fort Collins and offers a slightly slower pace of life than its two larger neighbors. With a scenic, historic downtown filled with interesting, older architecture, Loveland offers weekly art events during the warmer months, a spectacular mountain backdrop, and easy access to nature. Affectionately nicknamed the Sweetheart City and Gateway to the Rockies, Loveland has something to offer for everyone.

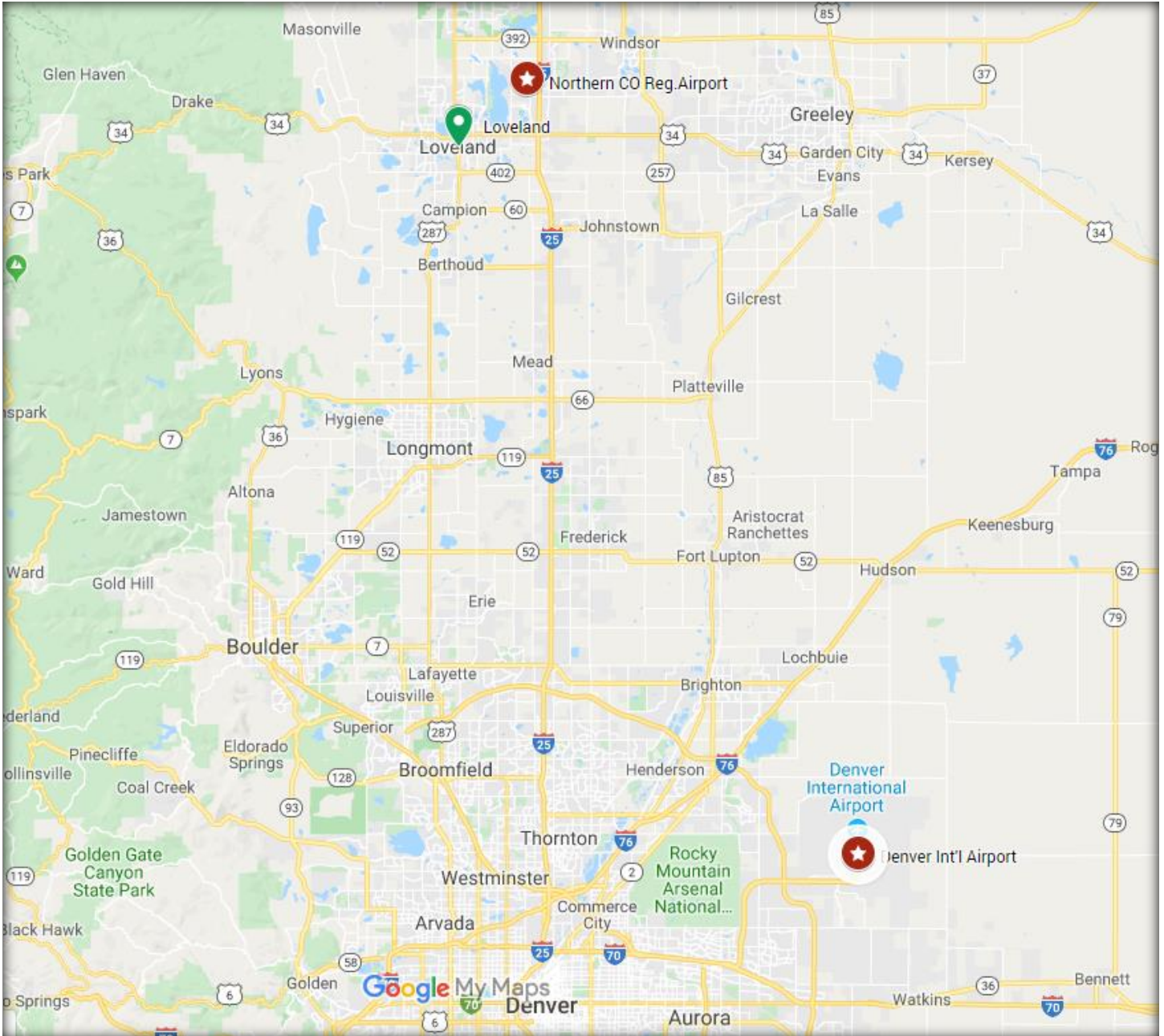


GETTING THERE

Loveland, Colorado is located on the north end of Colorado’s Front Range in Larimer County. Easily accessed, Loveland is north of the metropolitan city of Denver and is a quick 45-minute drive from Denver International Airport, 35 minutes to Estes Park, a beautiful drive to Rocky Mountain National Park, 15 minutes to Fort Collins, and 40 minutes to Boulder.

AIRPORT INFORMATION

With Denver International Airport only 45 minutes away and the Northern Colorado Regional Airport in Loveland, getting to Loveland is a breeze. Denver International Airport provides both domestic and international service to almost anywhere you need to access.



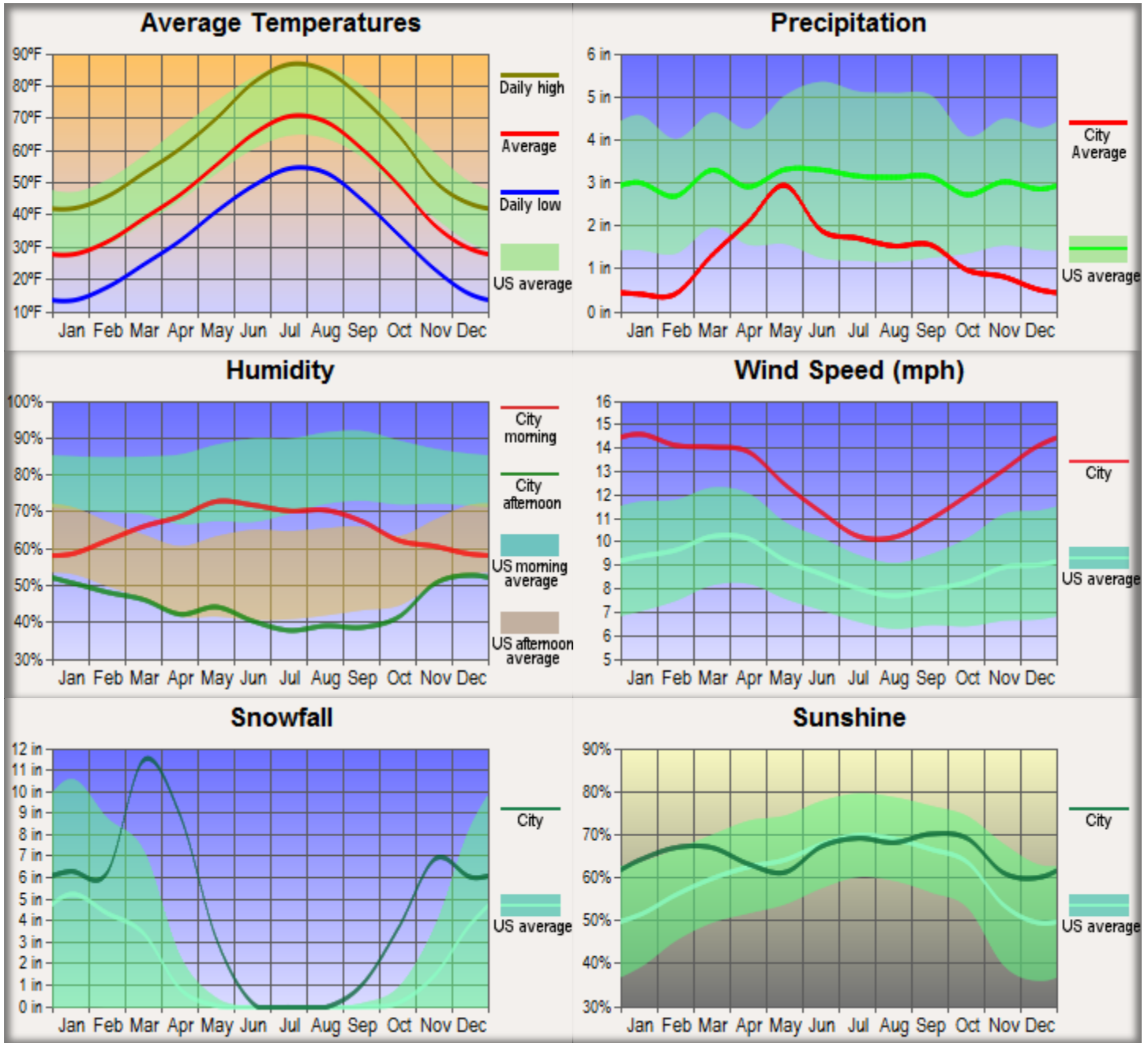
ACREAGE

28.9± surveyed acres



CLIMATE

Climate data for Loveland, Colorado.



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

WATER SOURCES / WATER RIGHTS

Four shares in the Buckingham Ditch Company are available for purchase. They are not included in the sale of Cattail Pond.



IMPROVEMENTS

There are no improvements on the property. This is vacant land only.



RECREATION

Loveland and the northern Front Range area offers access to great parks and open spaces such as Fossil Creek Park, Horsetooth Reservoir for boating and bouldering, and Poudre Canyon for climbing, fly fishing, hiking, camping and hunting. Visit Boyd Lake State Park for summer fun and if you are after recreation, stop at St. Vrain State Park outside Longmont. Rocky Mountain National Park, topped by Longs Peak, lies just west of the city and is a wonderland for fishermen, hunters, hikers, climbers, mountaineers, campers, and scenic drivers.



RECREATION CONTINUED

FISHING

If Cattail's 23± acre pond isn't enough fishing for you, you will find numerous other options in the near-by vicinity. Explore Rocky Mountain National Park for trout fishing amongst breath-taking scenery. If it's walleye and smallmouth bass you are after, give Horsetooth Reservoir a try. Boyd Lake State Park and Carter Lake, located between Denver and Fort Collins, offer good options for the angler as well.



RECREATION CONTINUED

HUNTING & WILDLIFE

At the doorstep of the Rocky Mountains, you are within easy reach of quality elk and deer hunting in Rocky Mountain National Park and northwest up the Poudre Canyon out of Fort Collins. The vast prairie lands to the east offer a superb opportunity for antelope hunting as well as upland bird and waterfowl hunting.



OTHER RECREATION

Eldora Ski Area, on Colorado's Front Range, is a close and local favorite. Loveland Ski Area is also easily accessible and offers a friendly, family atmosphere with an abundance of natural snow.

The easy, mild climate of Colorado's Front Range make it a year-round, playground for outdoor activity. Hike, bike, golf, ski, hunt, and fish to your hearts' content. Come enjoy all that the Front Range has to offer!

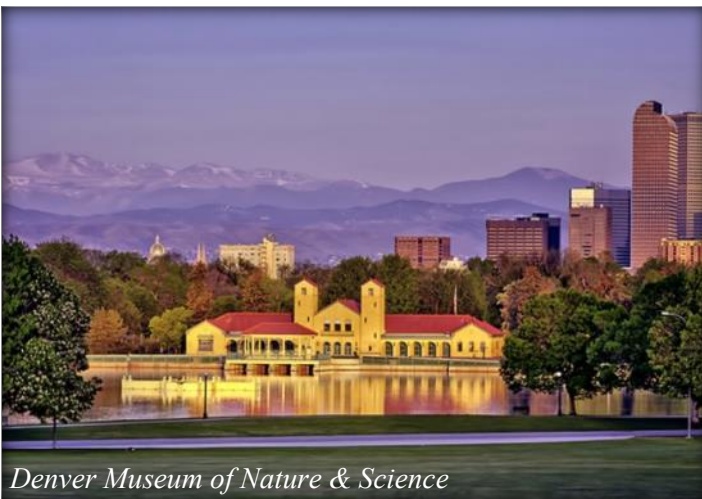


NEARBY ATTRACTIONS & ACTIVITIES

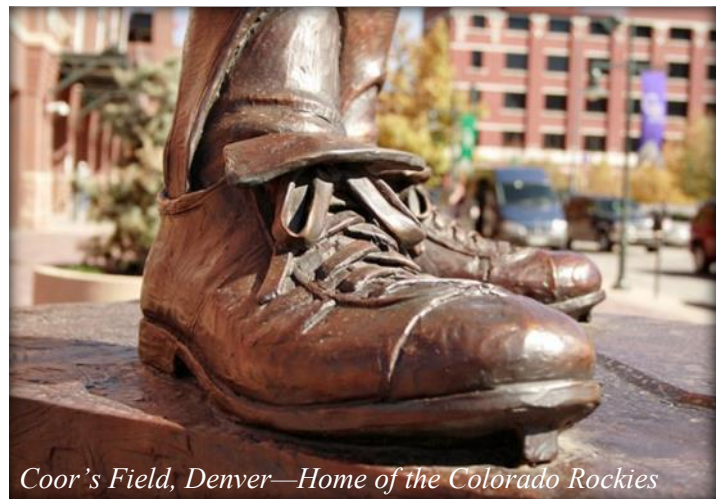
Whether you are an art lover, foodie, outdoor enthusiast, love to shop or just want to get away, Loveland, in the heart of northern Colorado, is the ideal location for all your adventures to take wing. If it's the small town feel you enjoy, you'll be right at home in Loveland or venture out and take in all that the metropolitan city of Denver has to offer. With Fort Collins, Boulder and Greeley close by as well, the Front Range of Colorado has an infinite number of attractions and activities to keep you busy.



Looking North towards Loveland



Denver Museum of Nature & Science



Coor's Field, Denver—Home of the Colorado Rockies

MINERAL & TIMBER RIGHTS

All mineral rights appurtenant to the property and owned by the Seller will convey to the Buyer at closing. Mineral rights are not guaranteed. It is suggested that the Buyer conduct a mineral search with a title company.



CONSERVATION / STEWARDSHIP

Cattail Pond is not currently encumbered by a conservation easement.

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.

QUICK FACTS

- Unique 28.9± acre parcel with a 23± acre pond located on Colorado's growing Front Range
- Create an exquisite personal residence, corporate retreat or fly-fishing club
- Exceptional building sites
- Approximately 45-minute drive to Denver International Airport
- Rare investment opportunity
- Superb year-round outdoor recreational and sporting opportunities



SUMMARY

Cattail Pond offers a unique, affordable investment opportunity located on the rapidly growing Front Range of Colorado. Create your dream, fly-fishing sanctuary or retreat, invest in a Front Range fish club, bring your ideas forward, the opportunity awaits. Cattail Pond offers exceptional value and is priced to move quickly. Give either Charlene or Alan a call. We'd love to show you around!





PRICE

\$690,000

TERMS

Cash, Conventional Financing, 1031 Tax Exchange

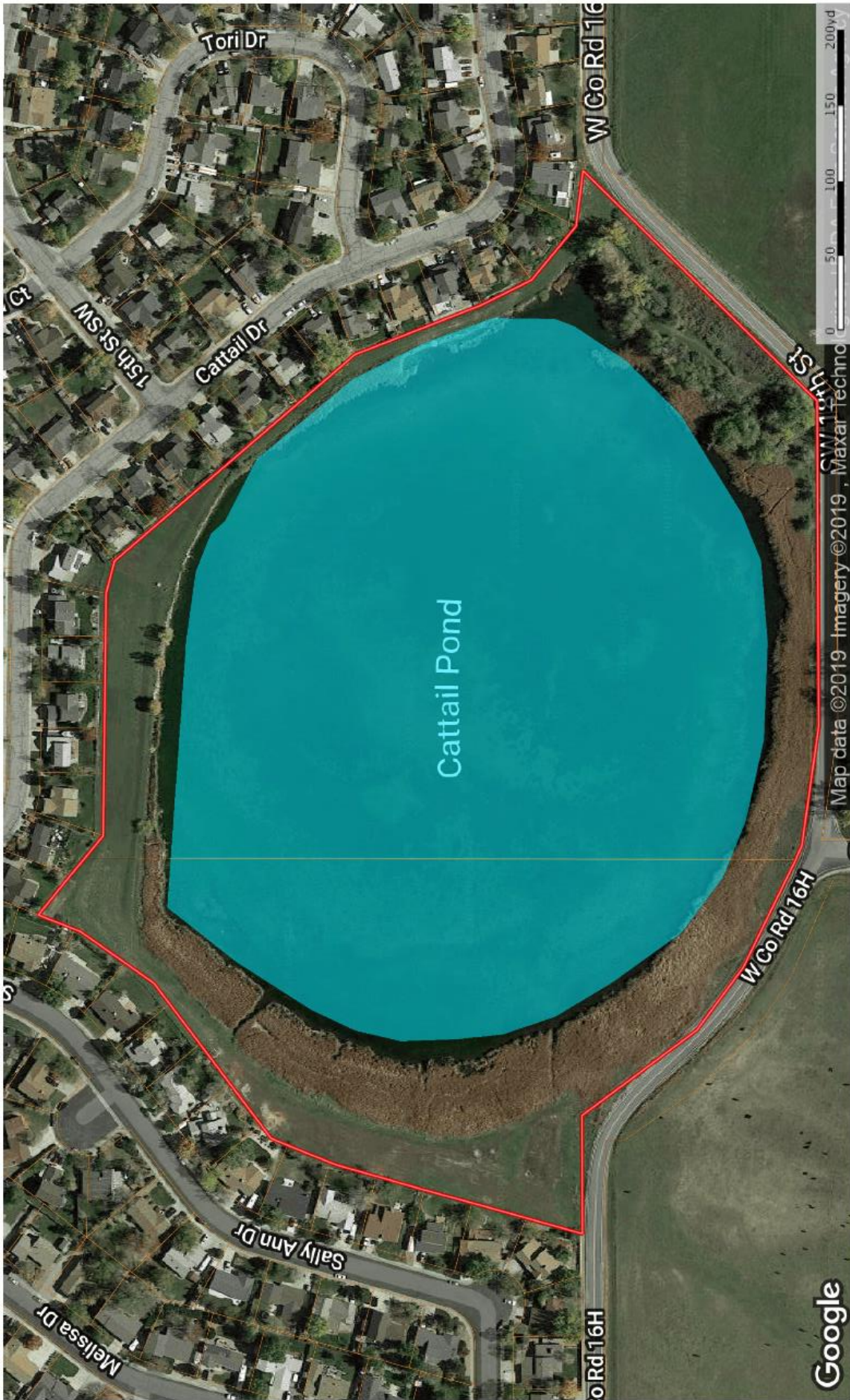
CONTACT

This is a co-listing with Fay Ranches, Inc. and Coldwell Bank Residential Brokerage. Please contact ***Charlene Olsen of Fay Ranches at (719) 989-9989 or colsen@fayranches.com*** or ***Alan Jones of Coldwell Banker Residential Brokerage at (970) 566-1217 or alanjonesre@gmail.com*** to schedule a showing. An agent from Fay Ranches or Coldwell Banker Residential Brokerage 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.

Cattail Pond
Larimer County, Colorado, 28.9 AC +/-



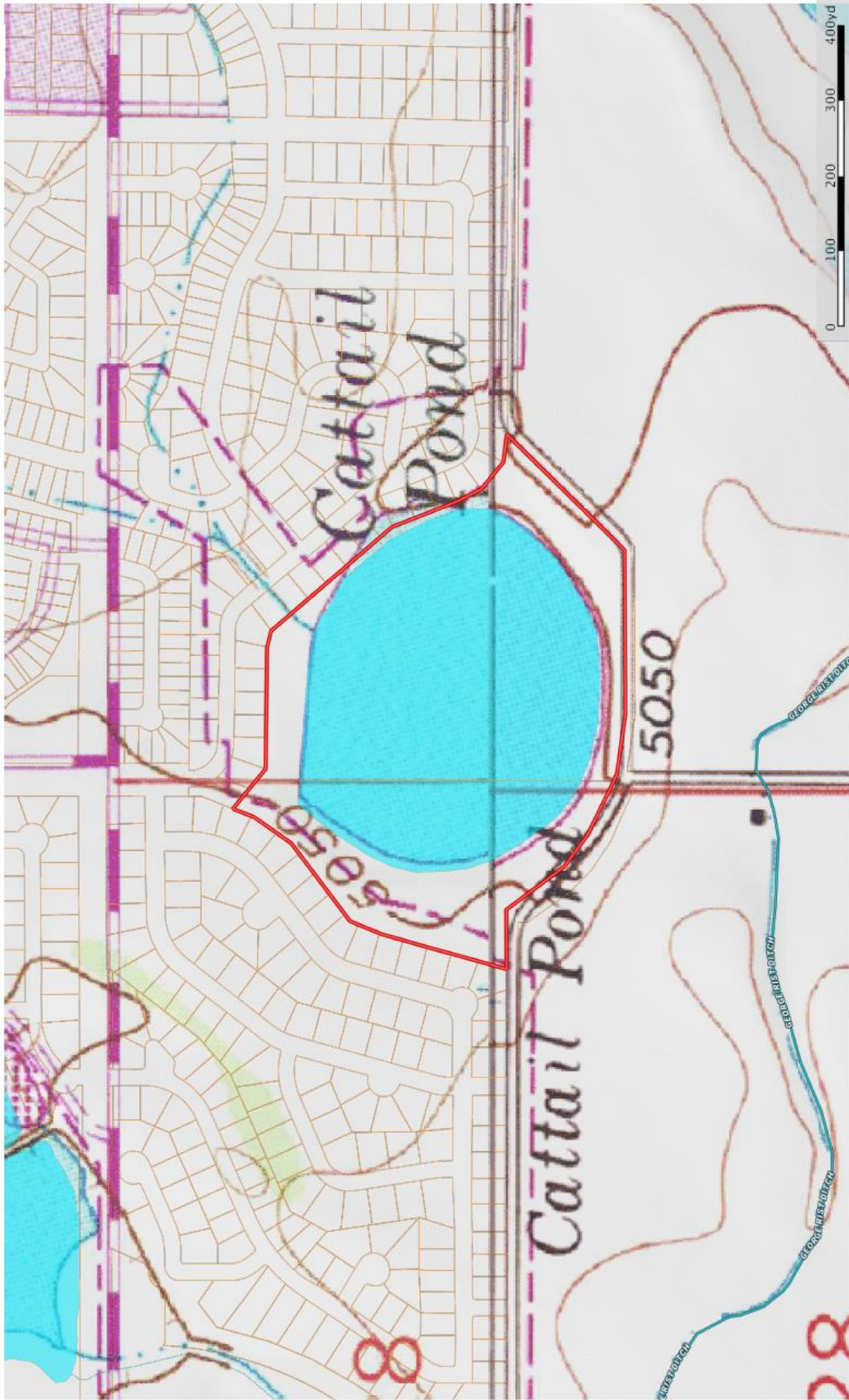
Google

- Boundary
- Stream, Intermittent
- River/Creek
- Water Body

Charlene Olsen

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M The information contained herein was obtained from sources deemed to be reliable. However, no warranty or guarantee as to the completeness or accuracy thereof is made by the provider.

Charlene Olsen

TYPES OF BROKERAGE RELATIONSHIPS AVAILABLE IN THE STATE OF COLORADO

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.