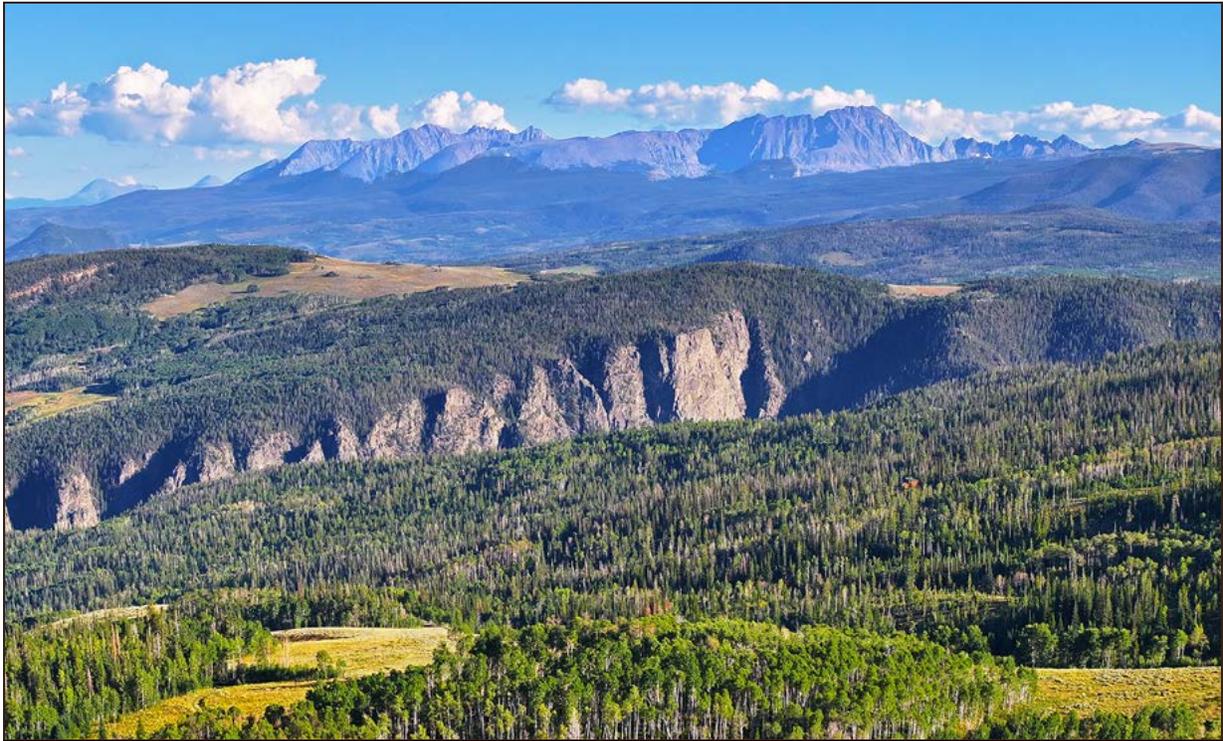




GORE RANGE RANCH
KREMMLING, COLORADO





GORE RANGE RANCH
KREMMLING, COLORADO

\$4,400,000 | 516± ACRES



LISTING AGENT: **BRIAN SMITH**

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TRUSTED *by* **GENERATIONS,** *for* **GENERATIONS**

Land... that's where it all begins. Whether it is ranch land or family retreats, working cattle ranches, plantations, farms, estancias, timber or recreational ranches for sale, it all starts with the land.

Since 1946, Hall and Hall has specialized in serving the owners and prospective owners of quality rural real estate by providing mortgage loans, appraisals, land management, auction and brokerage services within a unique, integrated partnership structure.

Our business began by cultivating long-term relationships built upon personal service and expert counsel. We have continued to grow today by being client-focused and results-oriented—because while it all starts with the land, we know it ends with you.

WITH OFFICES IN:

DENVER, COLORADO	BOZEMAN, MONTANA
EATON, COLORADO	MISSOULA, MONTANA
STEAMBOAT SPRINGS, COLORADO	VALENTINE, NEBRASKA
SUN VALLEY, IDAHO	COLLEGE STATION, TEXAS
TETON VALLEY, IDAHO	LAREDO, TEXAS
HUTCHINSON, KANSAS	LUBBOCK, TEXAS
SHERIDAN, WYOMING	WEATHERFORD, TEXAS
BILLINGS, MONTANA	CHARLOTTESVILLE, VIRGINIA

SALES | AUCTIONS | FINANCE | MANAGEMENT



EXECUTIVE SUMMARY

Highlighted by stunning mountain scenery and prime big game habitat, this 516± acre ranch is located within Grand River Ranch, providing exclusive access to outstanding fishing, equestrian and lodging amenities. It is well-located just 10 minutes from a real town with a jet strip, and within 60-90 minutes of seven different top Colorado ski resorts.

LOCATION

Gore Range Ranch lies on the east flank of the Gore Mountain Range in western Grand County. This is the heart of Colorado ski country – 60 to 90 minutes from seven major ski resorts – Steamboat, Winter Park, Vail, Beaver Creek, Breckenridge, Keystone and Copper Mountain. Kremmling, a ranching and recreation-oriented mountain town situated at the confluence of the Colorado and Blue Rivers, is less than 10 minutes away. With around 1,500 residents, Kremmling is supported by most services, including a grocery, hardware store, restaurants, gas stations and a hospital. The more developed areas of Summit County and I-70 are just under an hour from the property, and the Denver metropolitan area is less than two hours. An attractive characteristic of Gore Range Ranch is that it is located only 10 minutes from a jet strip. The 5,540-foot runway at the general aviation airport in Kremmling accommodates private jets up to Global Express in size. Commercial air travelers can utilize Denver International Airport (2.5 hours) or the Yampa Valley Regional Airport serving Steamboat, or the Eagle County Regional Airport serving Vail (both 1.5 hours).



The property is easily accessed from Kremmling and US Highway 40. The property is seven miles from town on paved and gravel roads maintained throughout the year. An electric gate controls access to the private road (also maintained year-round), which climbs to the upper elevations of the property.





LOCALE

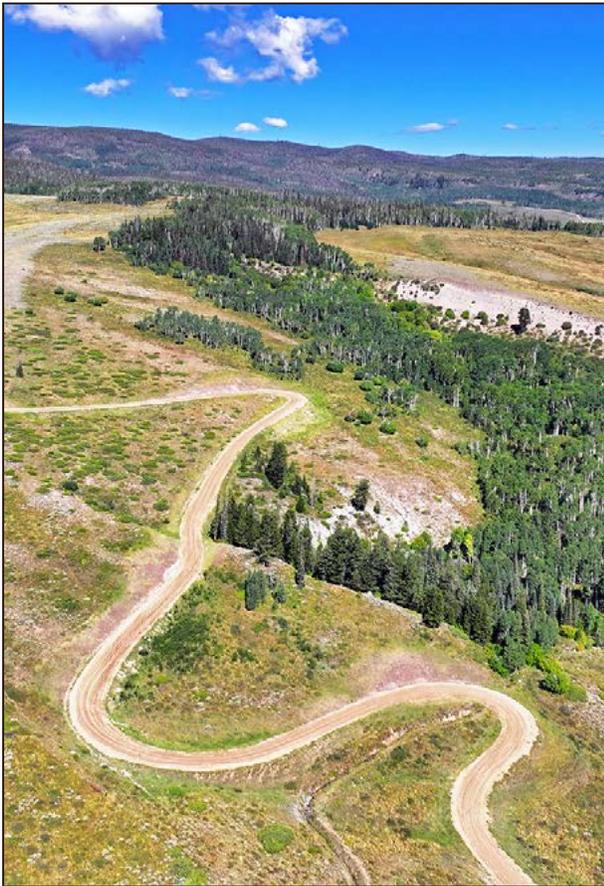
Gore Range Ranch is located within Grand River Ranch, which is one of Colorado's most attractive shared amenity ranch communities. At most such developments, an individual parcel owner can purchase a small acreage lot, on which they may construct a home. At Grand River Ranch, the parcels are ranches themselves, with several hundred to several thousand acres of totally private land apiece. There are a total of only 17 parcels spread over 19,000± acres. The development was completed in the early 2000s, and all the parcels have been owned by private individuals for years, if not decades. Nearly all the other parcel owners have already constructed structural improvements. They range from small homes to grand lodges, but all are tasteful and of the highest quality. The Grand River Ranch community has been particularly successful, due to its natural beauty, convenient location, attractive amenities and quality staff. Please refer to the Recreational Amenities section and Grand River Ranch Amenities map for more details.



● GENERAL DESCRIPTION

From its elevated position about 1,800 feet above the valley floor, Gore Range Ranch showcases outstanding river valley and mountain range views in every direction. Scenic panoramas include the upper Colorado River and lower Blue River basins and surrounding mountain ranges, including Rocky Mountain National Park and the Indian Peaks Range to the east, the Rabbit Ears Range to the north, and the Gore Range to the south and west. One of the most impressive views is of the highest peaks of the Gores, including Mt. Powell, the Eagles Nest Wilderness and the landmark “Sleeping Indian.” Just a mile south of the property, the Colorado River cuts through the Gore Range, creating a deep canyon. The upper cliff walls of Gore Canyon are visible from the property, adding another dramatic element to the superb views to the south.





Gore Range Ranch features a mix of aspen and conifer forests, balanced by open areas which enable the incredible views. Elevations range from 8,600 feet to 9,500 feet. The land is generally oriented to the east and southeast. Gentle slopes are punctuated by ridges and drainages, including multiple small ponds and wallows. The terrain and scenery make it an excellent property for hiking or riding. Much of the uppermost elevations were logged to mitigate for the mountain pine beetle outbreak in the 2000s, and now support a healthy and diverse blend of trees.

The mosaic of forested areas and open hillsides results in prime habitat for elk and mule deer. The ranch borders BLM land to the west, which subsequently borders and provides access to Routt National Forest as well as State Wildlife Area lands. According to Colorado Parks and Wildlife's Hunting Atlas, the property is located in a summer range area for both elk and mule deer, and within a mule deer migration corridor.

IMPROVEMENTS

There are no structural improvements on Gore Range Ranch. Improvements to the land include the private access road, buried electric, and a domestic water well, which was drilled and cased. There are several exceptional homesite locations for a future owner wishing to construct a new home or cabin.



● ACREAGE

The property encompasses approximately 516.29± deeded acres.

PROPERTY TAXES

The most recent taxes are \$3,747.68.



RECREATIONAL AMENITIES

In addition to the recreational usage of Gore Range Ranch, its future owner will have full access to the exceptional amenities of Grand River Ranch. The limited number of members of this exclusive club enjoy the following facilities and venues, which are all located within the surrounding Grand River Ranch community, owned and maintained by its Owner's Association:

- Staffed equestrian center with ranch horses available for trail rides.
- Sporting clays course and rifle range.
- Staffed lodge with fine dining and four suites for additional guest accommodations.
- Boating and fishing for native cutthroat trout at 24-acre Jones Reservoir, accompanied by a nicely furnished cabin.
- Excellent tailwater fly fishing for trout on 1.5 miles of enhanced fishing stream, accompanied by two additional cabins.
- Refer to the Grand River Ranch Amenities Map for an overview of these locations relative to the deeded land of Gore Range Ranch.





The Grand River Ranch amenities are the perfect complement to the 516± private deeded acres of Gore Range Ranch – available for use at any time, while keeping it simple, without the need for any caretaking duties. The ranch lodge is a popular option for enjoying chef-prepared dining, and its guest suites and associated cabins can provide superb accommodations for the Gore Range Ranch owner and guests.



BROKER COMMENTS

The natural beauty of the land and scenery at Gore Range Ranch is readily apparent. The hidden beauty is that, by nature of the accompanying amenities of Grand River Ranch, it can be fully complete and ready to enjoy immediately. On the one hand, it is a blank canvas for an owner with plans to build an extraordinary new home. At the same time, it is turnkey for an owner who does not want to build, and simply wants to enjoy the land and utilize the amenities of Grand River Ranch without the need to do any projects or upkeep. The property has surprisingly easy access to town, the airport, Denver and many of the top resort towns in Colorado. It would take significantly more money and time to replicate what is encompassed by this offering.

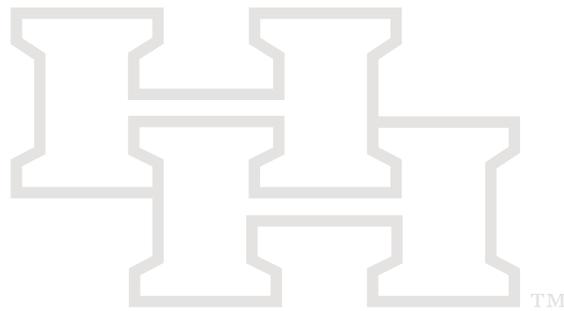




Click on map above for link to MapRight map of property.

PRICE

\$4,400,000



NOTICE: Offering is subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of purchase by owner. Information regarding land classifications, acreages, building measurements, carrying capacities, potential profits, etc., are intended only as general guidelines and have been provided by sources deemed reliable, but whose accuracy we cannot guarantee. Prospective buyers should verify all information to their satisfaction. Prospective buyers should also be aware that the photographs in this brochure may have been digitally enhanced.

ADDITIONAL SERVICES OFFERED BY HALL AND HALL

- 1. MANAGEMENT SERVICES** – Hall and Hall’s Management Division has a very clear mission—to represent the owner and to ensure that his or her experience is a positive one. Services are customized to suit the owner’s needs. They often begin with the recruiting and hiring of a suitable ranch manager or caretaker and are followed by the development of a management or operating plan along with appropriate budgets. Ongoing services include bill paying, ranch oversight, and consulting services as needed. Even the most sophisticated and experienced ranch owners appreciate the value of a management firm representing them and providing advice on local area practices and costs. [Jerome Chvilicek](#) or [Dan Bergstrom](#) at (406) 656-7500, [Jim Fryer](#) at (406) 587-3090, or [Brant Marsh](#) at (406) 596-2111 are available to describe and discuss these services in detail and welcome your call.
- 2. RESOURCE ENHANCEMENT SERVICES** – Increasingly the value of a ranch is measured by the quality of each and every one of its resources. Coincidentally, the enhancement of a ranch’s resources also increases the pleasure that one derives from the ownership of a ranch. Our management services have included the assessment of everything from wildlife habitat to bird habitat to water resources and fisheries and the subsequent oversight of the process involved with the enhancement of these resources. [Jerome Chvilicek](#) or [Dan Bergstrom](#) at (406) 656-7500, [Jim Fryer](#) at (406) 587-3090, or [Brant Marsh](#) at (406) 596-2111 are available to describe and discuss these services in detail and welcome your call.
- 3. AUCTIONS** - Hall and Hall Auctions offer “Another Solution” to create liquidity for the owners of Investment-Quality Rural Real Estate. Our auction team has experience in marketing farmland, ranchland, timberland and recreational properties throughout the nation. Extreme attention to detail and complete transparency coupled with Hall and Hall’s “Rolodex” of more than 40,000 targeted owners and buyers of rural real estate help assure that there are multiple bidders at each auction. In addition, the unique Hall and Hall partnership model creates a teamwork approach that helps to assure that we realize true market value on auction day. For more information on our auction services contact [Scott Shuman](#) at (800) 829-8747.
- 4. APPRAISALS** - Staying abreast of ancillary market influences in ever-changing economic conditions requires a broad professional network to tap into. Finding an appraiser who not only understands the numbers but also the differences in value from one area to another is a critical part of making an informed decision. The appraisal team at Hall and Hall, formed entirely of Accredited Members of the American Society of Farm Managers and Rural Appraisers (ASFMRA), has that critical network of brokers and lending professionals. This professional network coupled with diverse experience across multiple regions and market segments allows our appraisal team to deliver a quality product in a reasonable timeframe. [J.T. Holt](#) at (806) 698-6882 is available to describe and discuss these services in detail and welcomes your call.
- 5. SPECIALIZED LENDING** - Since 1946 Hall and Hall has created a legacy by efficiently providing capital to landowners. In addition to traditional farm and ranch loans, we specialize in understanding the unique aspects of placing loans on ranches where value may be influenced by recreational features, location and improvements and repayment may come from outside sources. Our extensive experience and efficient processing allows us to quickly tell you whether we can provide the required financing.

Competitive Pricing | Flexible Terms | Efficient Processing

[Tina Hamm](#) or [Scott Moran](#) • (406) 656-7500

[Monte Lyons](#) • (806) 438-0582

[J.T. Holt](#) or [Alex Leamon](#) • (806) 698-6882

In Colorado, Buyers should be aware that different real estate brokerage relationships are available which include seller agency, buyer agency or transaction-brokerage.

BROKERAGE DISCLOSURE TO BUYER

DEFINITIONS OF WORKING RELATIONSHIPS:

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.

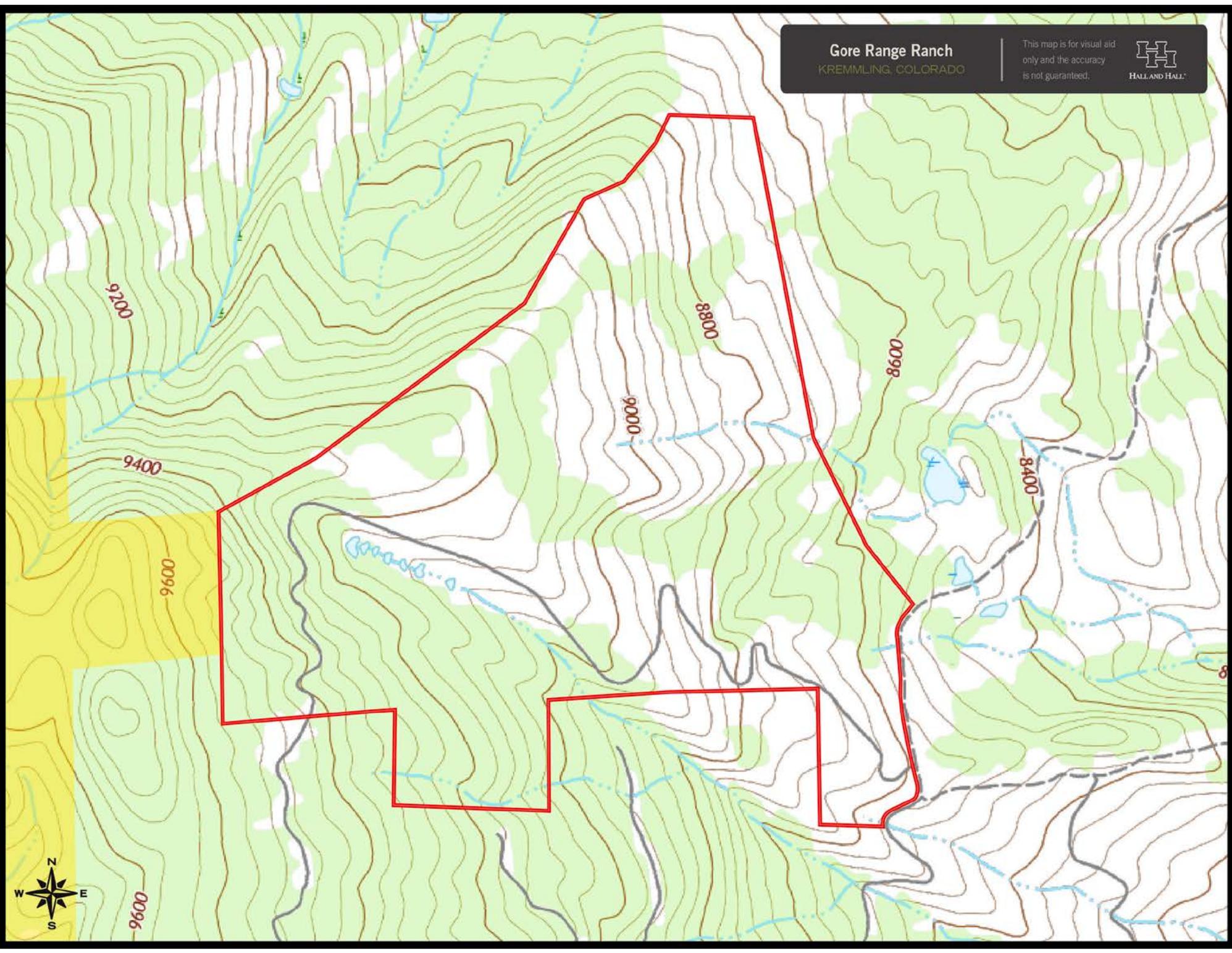
Please contact one of the Hall and Hall brokers for a complete discussion of potential working relationships for this property. A written relationship disclosure will be provided to a prospective buyer prior to engaging in brokerage activities as defined by the Colorado Real Estate Commission.

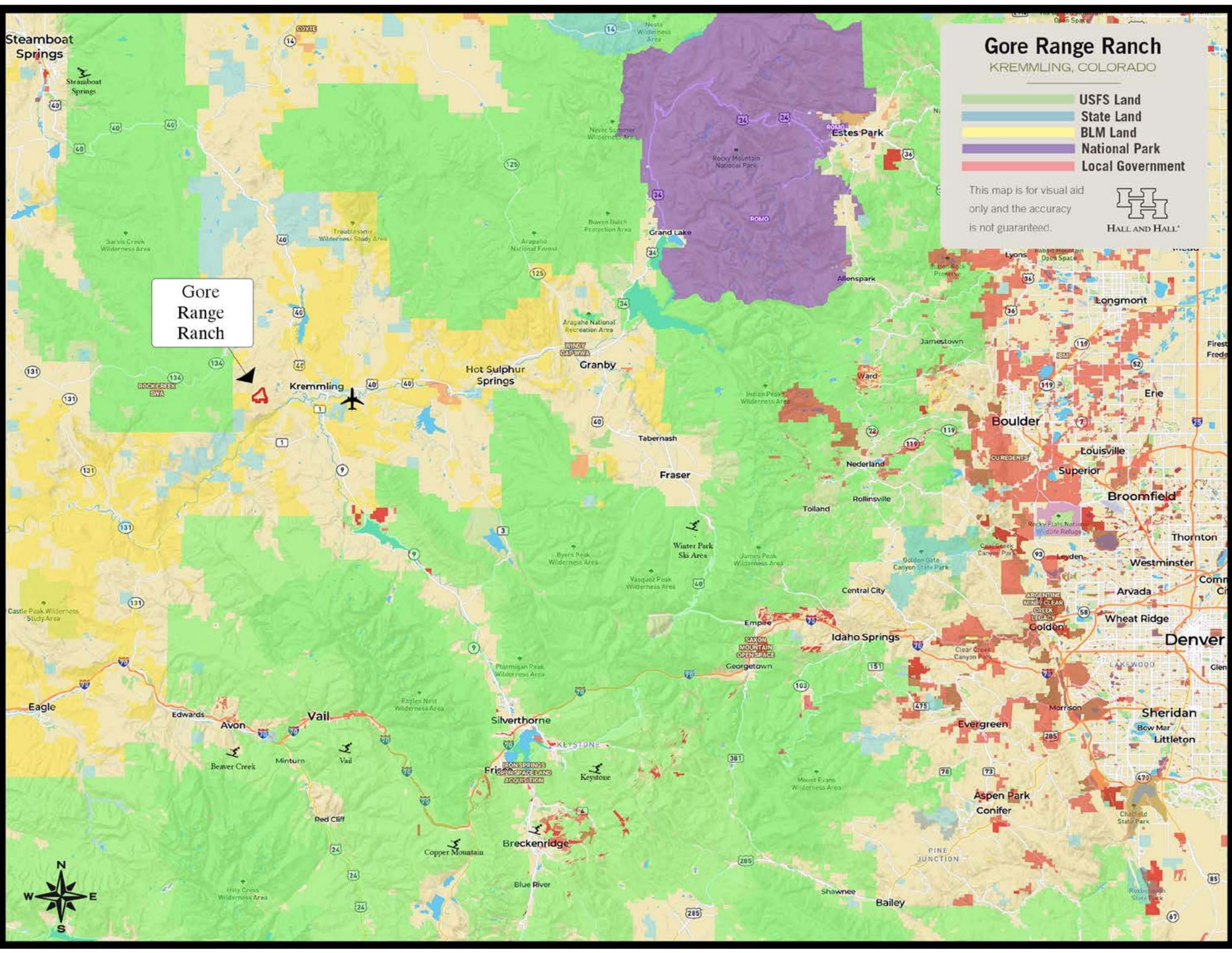
[Brian Smith](#) of Hall and Hall is the exclusive agent of the Seller.

Gore Range Ranch

KREMMLING, COLORADO

This map is for visual aid only and the accuracy is not guaranteed.





Gore Range Ranch

KREMMLING, COLORADO

- USFS Land
- State Land
- BLM Land
- National Park
- Local Government

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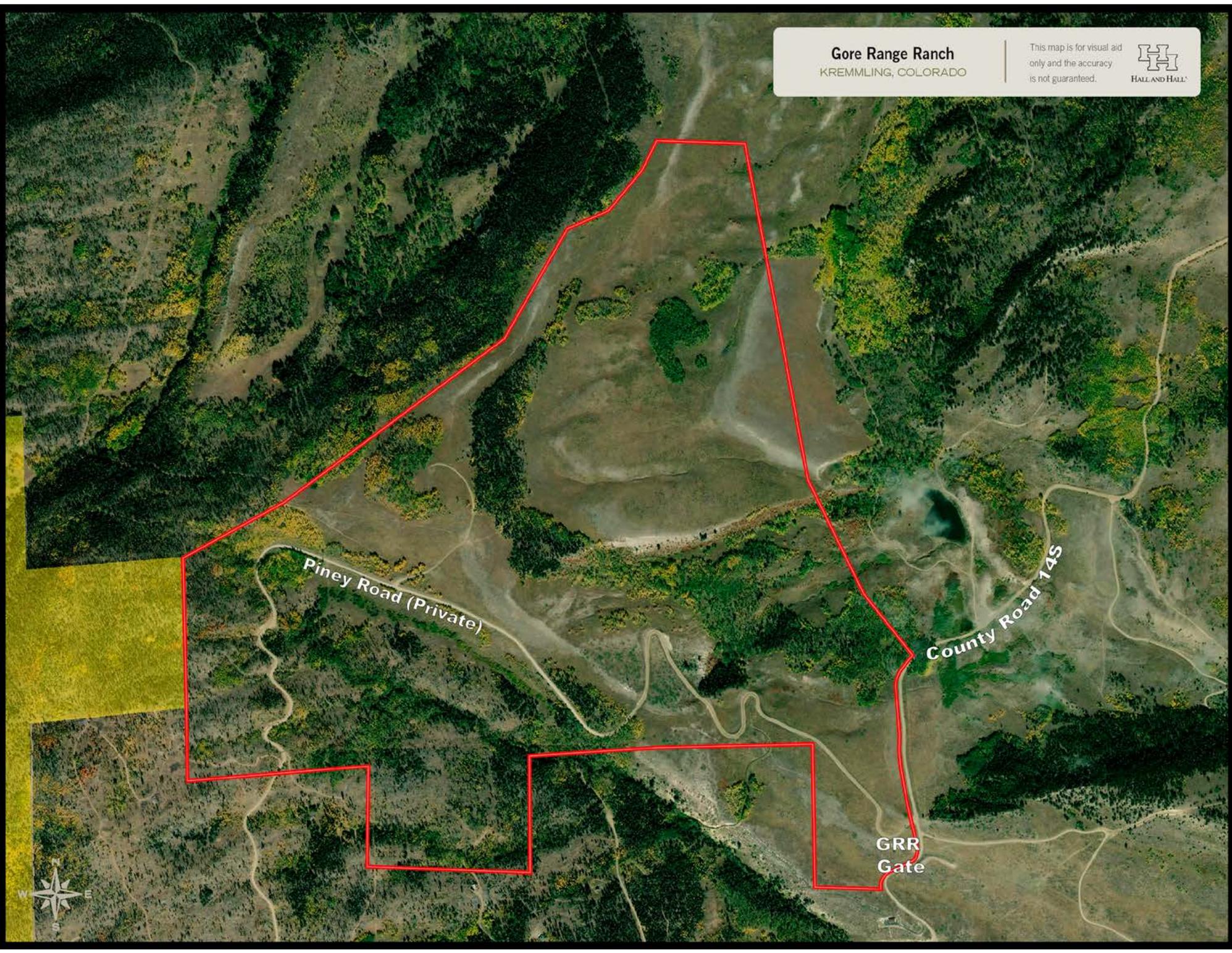


Gore Range Ranch



Gore Range Ranch
KREMMLING, COLORADO

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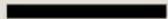
Piney Road (Private)

County Road 14S

GRR Gate

Gore Range Ranch

KREMMLING, COLORADO

-  Gore Range Ranch
-  Grand River Ranch Community
-  Grand River Ranch Amenities

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