



Ranch on Sweetwater
GYPSUM, COLORADO





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\$17,500,000 | 411± ACRES



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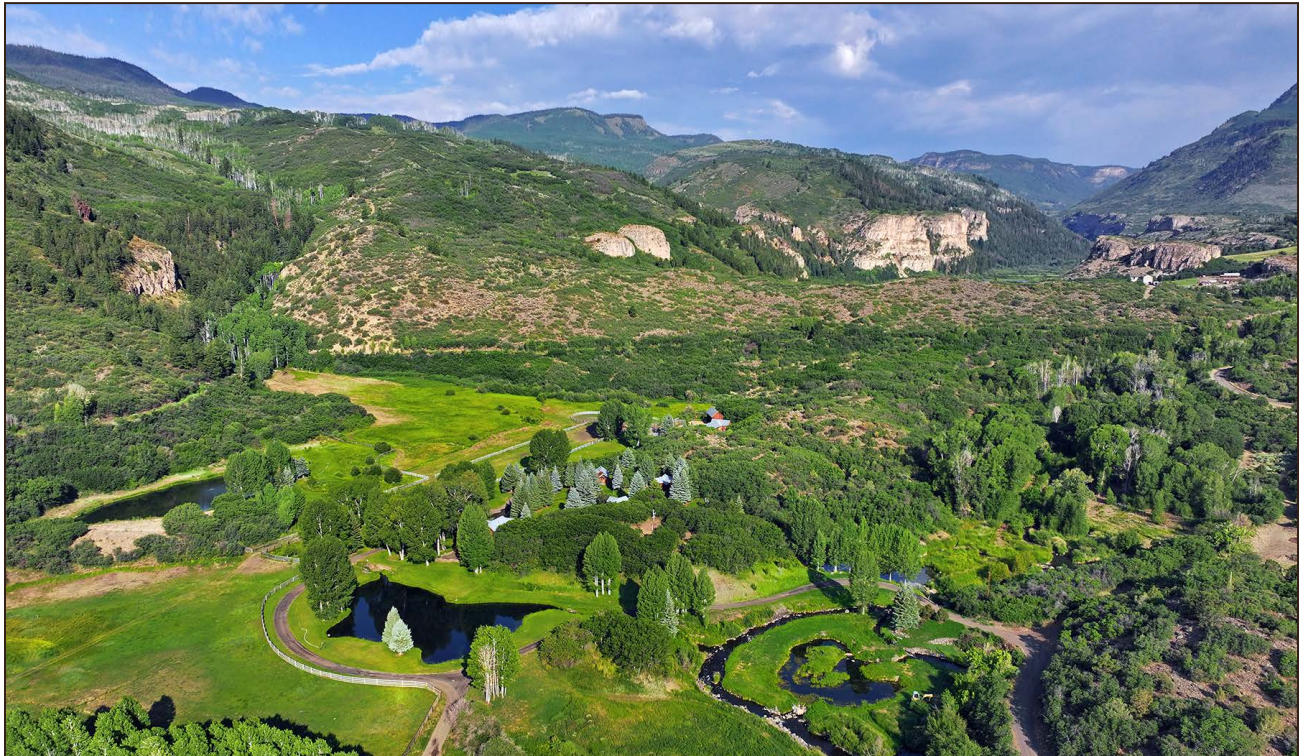
Executive Summary

In the secluded northwest corner of Colorado's world-renowned Vail Valley lies the upper Sweetwater Creek valley, a pristine alpine setting that's both picturesque and accessible. Ringed by 11,000-foot peaks of the Flat Tops Mountains, it's an ideal setting for an extraordinary fishing and equestrian retreat. Two streams tumble out of the adjacent national forest and BLM lands and through the ranch, filling ponds and providing consistent cold-water flows for rising trout. Encompassing both lush valley floor and mountain areas, the property packs a lot of diversity in its 411± acres. Towering spruce, cottonwood and aspen trees combine with irrigated meadows, pastures and riding trails for horses. The fully restored historic lodge and three charming guest cabins provide exceptional accommodations. A well-maintained county road provides year-round access; however, it is screened from the headquarters by topography and vegetation, creating remarkable privacy. Complementing the ranch's abundant water, rich natural habitats attract a variety of wildlife species. For all its unspoiled beauty and seclusion, the Ranch on Sweetwater is easily accessible, only 35± minutes from the regional airport, and about an hour from the Beaver Creek and Vail resort areas.

Location

The Ranch on Sweetwater is located on the southeastern flank of the Flat Tops Mountains in the upper Colorado River Valley of central Colorado. It is situated in the far northeast corner of Garfield County, home to Glenwood Springs. However, it is physically closer to the developed areas of the “Vail Valley” of Eagle County, Eagle, Edwards, Avon/Beaver Creek and Vail. Adjacent to Sweetwater Lake, the White River National Forest, and BLM lands, the property is literally surrounded by gorgeous scenery and endless mountain recreation.

From the ranch, an easy drive down the valley to the Colorado River Road and Interstate 70 puts the Eagle County Regional Airport in Gypsum at 25± miles (35 to 40 minutes). As the local airport serving the Vail Valley, Eagle County Regional Airport offers extensive commercial service connections, as well as a premier Signature Aviation FBO location. Interstate 70, in turn, provides convenient access to the Vail, Beaver Creek, Eagle, Glenwood Springs and Denver areas.





Locale

Sweetwater Creek is a tributary of the legendary Colorado River located between Burns and Glenwood Canyon. The Sweetwater Valley is a narrow drainage basin emanating from the southeastern rim of the Flat Tops Mountains. The Flat Tops are a range of flat-topped summits and deep canyons resulting from ancient volcanic activity and subsequent erosion. This is quintessential Colorado, a mosaic of mountains, rivers and canyons. It is authentic and rural in character, but also not too far from world-class ski resorts and their associated amenities.

The Sweetwater Valley transitions as you ascend from the confluence with the Colorado River. During the short 20-minute drive to the property, the scenery changes from rocky canyons dotted with pinyon and juniper trees, to lush meadows and hillsides of thick aspen, oak and conifer forests. The ranch is located at the prime spot in the valley, just before the county road dead-ends at Sweetwater Lake, with a spectacular backdrop of 10,000 to 11,000-foot mountains rising up on either side of the basin.



General Description

The Ranch on Sweetwater is the final large-acreage private property before the valley becomes predominantly federally owned (National Forest and BLM). After entering the property through the front gate, the gravel ranch road winds around fishing ponds and across bridges over Sweetwater Creek and Gruner Creek. The ranch lodge and cabins are easily accessible but are not visible from the county road. As the pondside lodge comes into view, one is struck by the feeling that you've arrived at a truly special place.





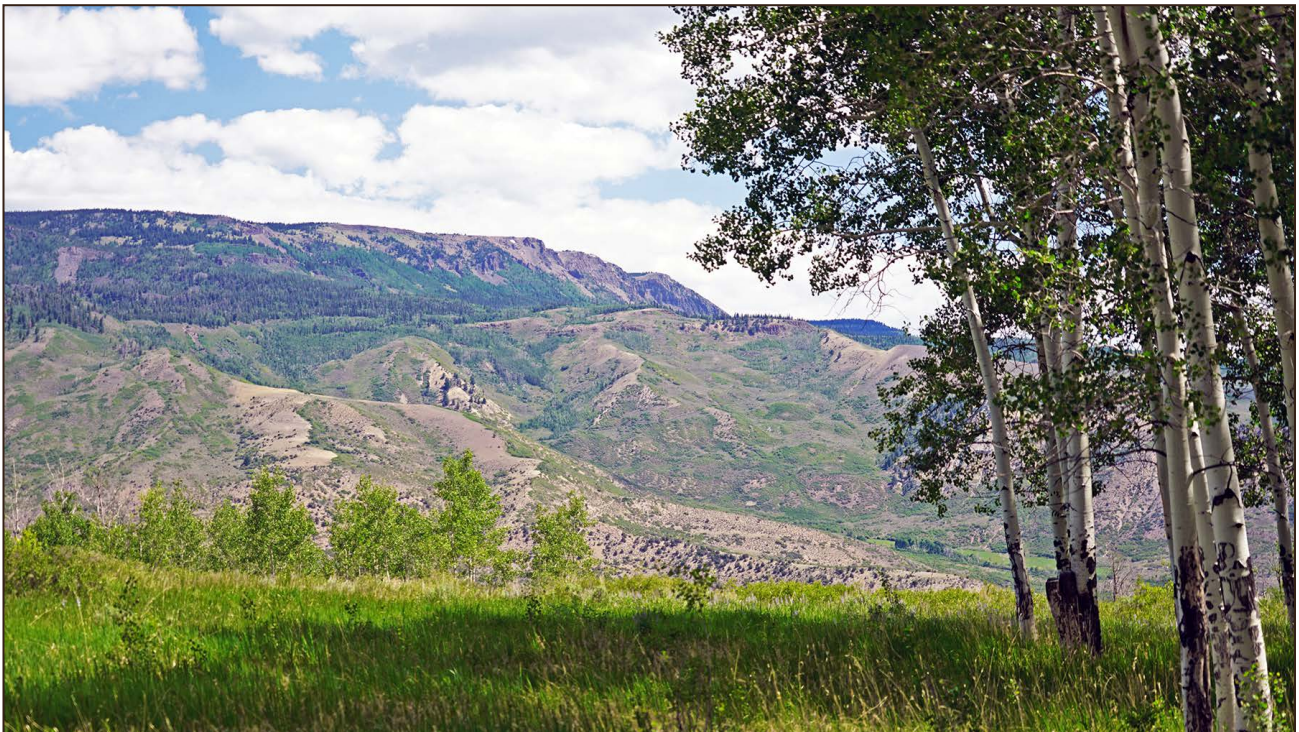
With a total of 411± acres, the Ranch on Sweetwater is remarkably diverse. The property is generally north-facing, with the main entrance and headquarters area on the north end and the property climbing to the south. The lower third is dominated by the creeks, ponds, meadows, horse pastures and all the structural improvements. The upper third climbs into aspen forests and mountain parks approximately 1,200 feet above the valley floor.



Connecting the upper and lower ends, the middle third is characterized by rolling drainages of sage, berries and oaks, including multiple transition zones that are important for wildlife. Each third is bordered on the west by White River National Forest, and the lower third also borders BLM to the north, for a total of 1.75 miles of federal land boundary.



Elevations on the property range from roughly 7,500 to 8,700 feet, with the lodge located at 7,600 feet. For comparison, the towns of Vail and Beaver Creek are each situated at just over 8,100 feet. The lower relative elevation of the ranch provides a drier and milder climate than the surrounding mountains. However, as the upper drainages of Sweetwater Creek are located in the high mountains at 10,000 to over 12,000 feet, the cool waters of the stream flow throughout the summer months. The natural diversity in the vegetation results in a spectacular display of colors and dramatic contrasts during the autumn months.

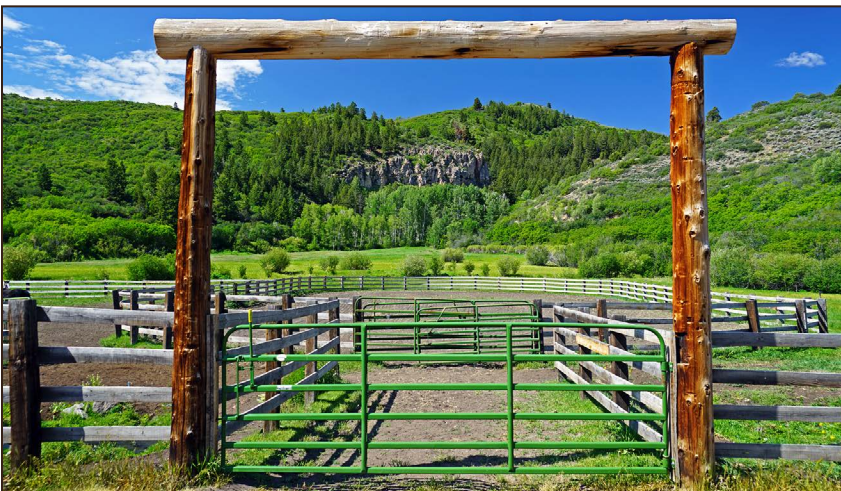


The ranch boasts excellent views of W Mountain, as well as Castle Peak and the jagged Sawatch Range mountain peaks in the distance. Private internal roads provide vehicle and horseback access throughout the property. Additionally, the ranch borders County Road 151 along its southern edge, providing an alternative route to access the upper third. It is unusual that public roads provide access to both the upper and lower ends of the ranch, without any negative impact from those roadways. Combined with the topography of the area around the ranch and adjacent federal lands, this creates an extremely private setting.



Acreage

The ranch encompasses 411± deeded acres. It is bordered by more than 710,000± acres of the White River National Forest and more than 217,000± acres of BLM lands, all directly accessible from the property.



Climate

The ranch enjoys a four-season western Colorado climate, which is surprisingly mild given its mountain location. Average summer highs are in the 70s, with winter highs typically in the 20s and 30s and low humidity throughout the year.



History

The current family has owned the ranch for more than 30 years. The initial ranch purchase occurred in 1994, and additional acreage was added in 2001. During their first decade of ownership, the family completed significant investments into reconstructing and improving the structures, as well as the stream and pond resources. The rich history of the property was thoughtfully preserved. A 214± acre portion of the ranch, primarily the middle hillside, was placed into a conservation easement with Colorado Open Lands. The 197± acre balance of the ranch, including the headquarters area and upper third, remains unencumbered. Over the last two decades of ownership, multiple generations of the family have been focused on stewarding and enjoying this extraordinary place.

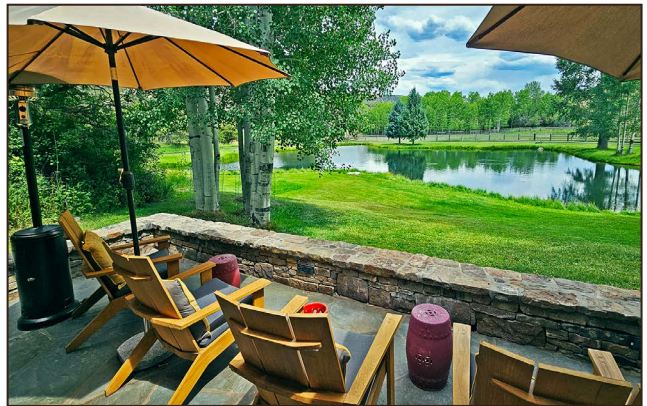
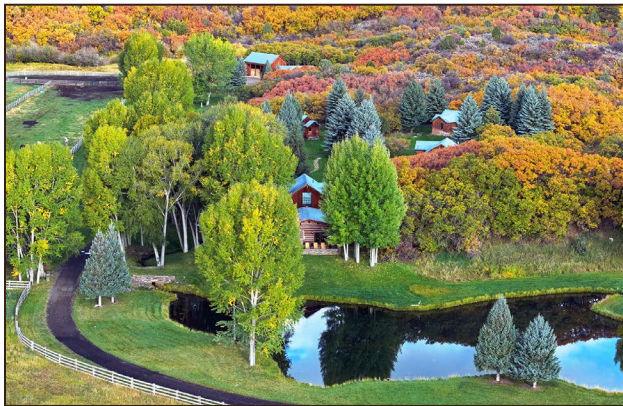


Improvements



Overview

A bespoke collection of high-quality and tasteful buildings are situated in a private and scenic setting at the heart of the ranch, nestled along the banks of Gruner Creek and one of the fishing ponds. The setting is as impressive as it is tasteful, highlighted by lush water resources flowing through a sea of mature trees and manicured lawns, with a backdrop of mountain scenery all around. The headquarters is easily accessed from the year-round maintained Sweetwater Road but sheltered from impacts from passing motorists. Utilities include grid-tied electricity and telephone service, supplemented by propane, domestic well, and onsite septic systems.



Lodge

The historic residential structures are befitting of such a magnificent setting. The fully restored 1880s lodge is a stunning centerpiece where Old West charm meets refined comfort. Renowned Western architect Jonathan Foote supervised the restoration and expansion of the primary residence in 2001. The log and stone lodge structure encompasses 3,464± square feet, including the 660± square foot primary suite occupying the second floor. Signature features include the original lodge stone fireplace, hand-hewn timbers, and a gourmet kitchen with bar area, perfect for entertaining. Exquisite craftsmanship and attention to detail are evident throughout the residence. Overlooking Gruner Creek and one of the main fishing ponds, its expansive wraparound stone patio invites outdoor gatherings beneath the canopy of old-growth spruce, cottonwood, and aspen trees.



Guest Cabins

Three beautifully preserved cabins are located a short distance from the lodge. These charming relics of the property's Girl Scout camp era offer private accommodations for guests. All three are roughly 550± square feet each, consisting of a cozy living room, two bedrooms, and one bathroom.



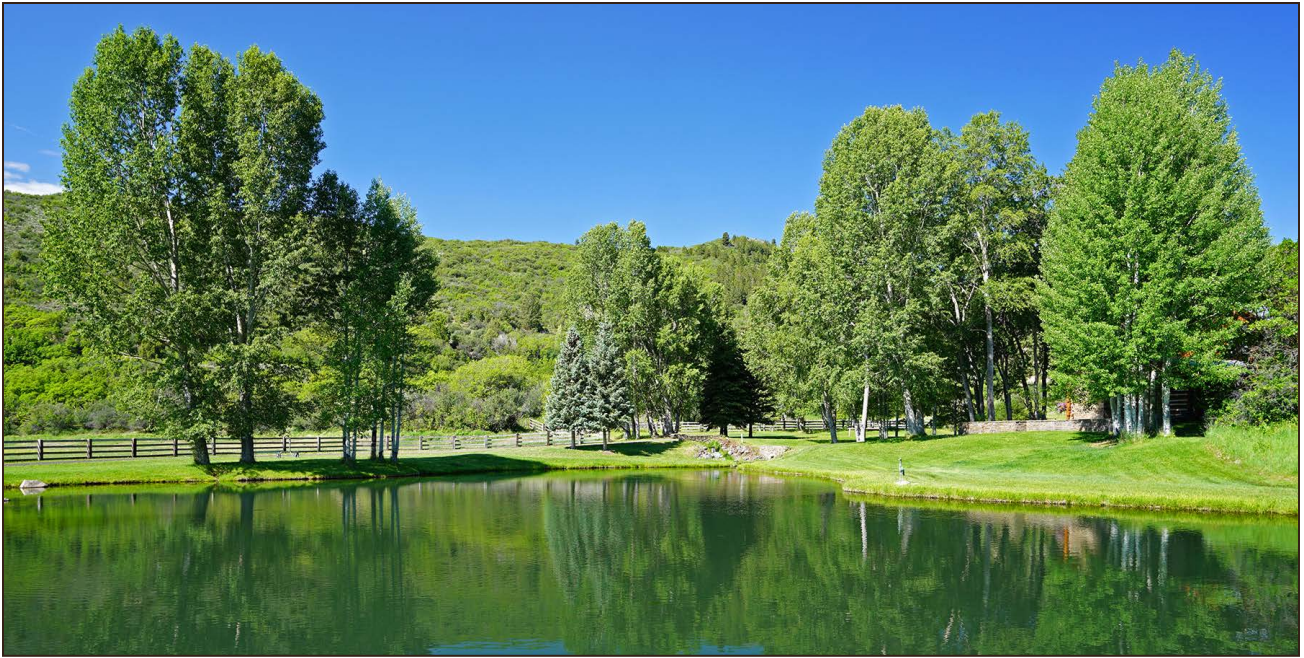
Equestrian and Operational

The ranch is appropriately outfitted for equestrian usage. A three-stall horse barn with tack room, and hay storage building are located near the riding arena, round pen, corrals and pastures, not far from the lodge. Extensive riding opportunities extend from the ranch into the adjoining national forest and BLM lands.



Operational structures are thoughtfully concentrated in an area that is close yet separate from the owner and guest compound. These include a 1,210± square-foot caretaker residence, a 780± square-foot additional cabin, and a heated shop with equipment storage.





Water Resources

The Ranch on Sweetwater has significant water resources in the form of a large stream, a small stream and multiple large and small ponds. Sweetwater Creek is a headwaters stream, with the sources of its waters beginning as tiny springs and rivulets in the Flat Tops Wilderness at over 11,000 feet of elevation. By the time the creek reaches Sweetwater Lake, it has grown significantly in size. Located just below the lake, the Ranch on Sweetwater is the first privately owned ranch with creek frontage and water rights. As the creek flows down the valley, there are fewer tributaries adding water to it, and water is actually being drawn out by downstream irrigators. As a result, the Ranch on Sweetwater has the advantage of being on the stretch of the creek with the highest volume of water. Additionally, because the ranch is located upstream of other irrigators and water users located lower in the valley, it also benefits from the highest quality water in the system. These are advantages for the water rights, as well as the trout fishing and aesthetic character of this unique property.



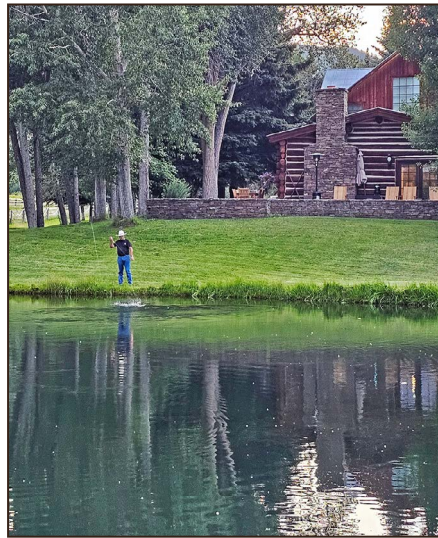
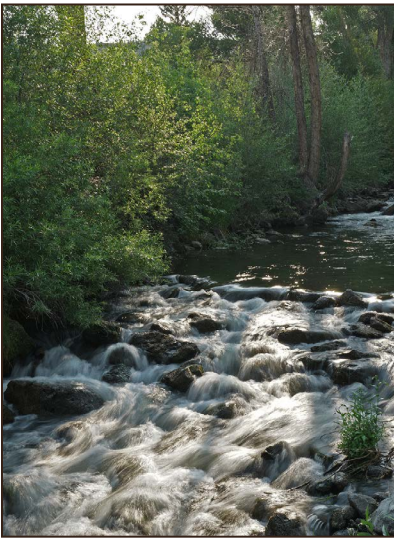
Water Rights

The ranch owns significant water rights, which are offered with the sale of the real estate. Records show historic irrigation water rights total 8.32± cubic feet per second, with priority dates beginning in 1890.



Fishery Resources

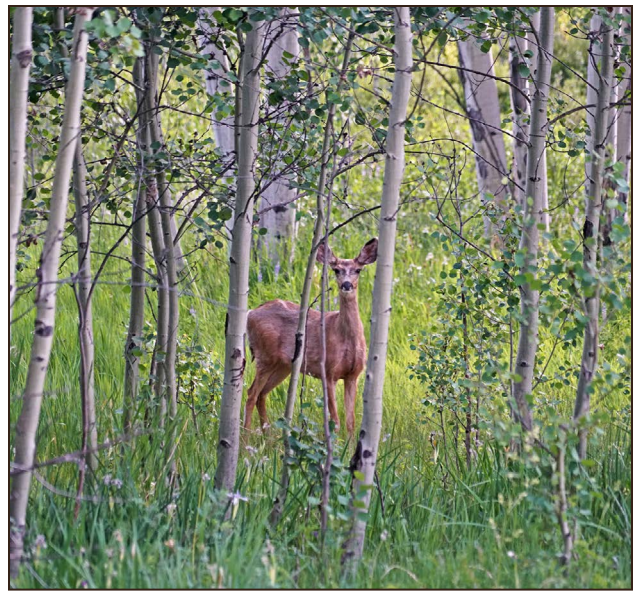
Not only is the Ranch on Sweetwater blessed with a wealth of water, but the streams and ponds on the property have been transformed into excellent trout fisheries. Sweetwater Creek, flowing through the property, has an impressive amount of diversity, ranging from a higher gradient stretch characterized by boulders and well-oxygenated pools under a canopy of large trees, transitioning to a lower gradient meandering meadow stream. A series of stocked fishing ponds are fed by Sweetwater and Gruner Creeks.



Professional habitat enhancement by Urbani Fisheries of Bozeman improved both stream and pond environments, with an emphasis on high-quality trout habitat and dry-fly angling conditions. High-quality flows originating in the surrounding public lands support healthy aquatic ecosystems on the ranch. Species thriving in its private waters include brown, rainbow, cutthroat and brook trout, as well as the occasional Kokanee salmon descending from Sweetwater Lake.



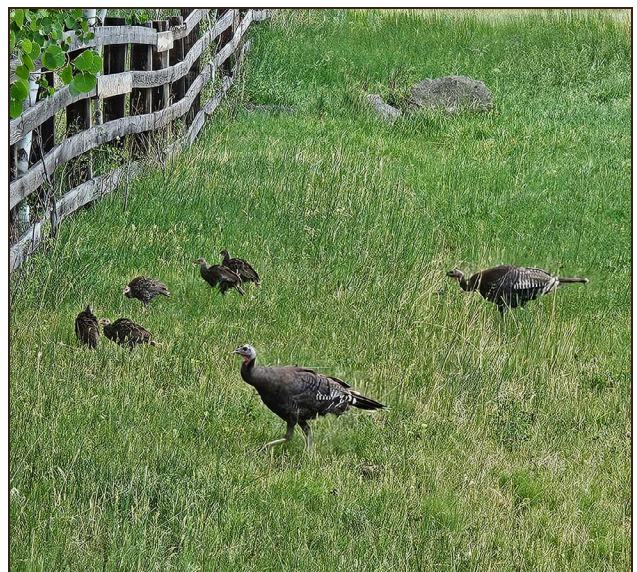
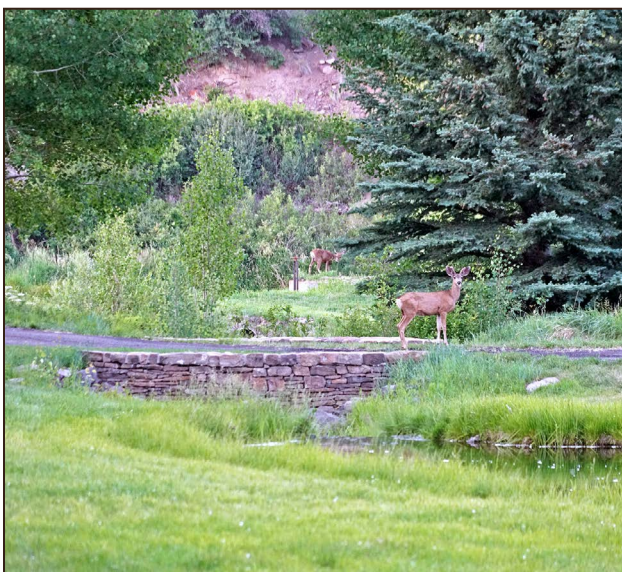
An additional advantage of the Ranch on Sweetwater is that excellent float-fishing on the Colorado River is easy to access within 30 minutes of the ranch. The 57-mile stretch of the Colorado between Pumphouse and Dotsero that flows past the mouth of Sweetwater Creek is some of the best on the entire river for float fishing. There are multiple boat launches along the stretch, offering convenient put-ins and take-outs for a variety of memorable full or half-day floating options.



Wildlife Resources

Wildlife viewing and big game hunting are additional attractions both on and around the ranch. The Sweetwater area is home to Rocky Mountain elk and mule deer, as well as black bear, mountain lion, wild turkey, grouse, and a variety of common birds and smaller animals. The adjacency of national forest and BLM lands complements the rich habitats and protected nature of the ranch. The immediate area offers both prime summer range and excellent winter habitat for both mule deer and elk. Aspen trees near the property's upper springs are marked by elk antlers and bear claws, demonstrating frequent usage by big game species.

The ranch is located in Game Management Unit #25, which offers big game and turkey hunting opportunities for residents and non-residents. For elk, a bull tag for two of the four rifle seasons and either sex archery tags for residents are available over-the-counter. Tags are available through the draw for the other elk seasons, mule deer, bear, lion, and turkey. The ranch is large enough to register for landowner preference related to applications for limited-tag species.



Recreational Considerations

The ranch supports diverse outdoor pursuits year-round, including fly fishing, horseback riding, hiking, wildlife viewing, and hunting. The adjacent national forest and BLM lands expand these opportunities significantly, offering access to thousands of acres of backcountry terrain. The ranch's location also permits quick trips to Vail and Beaver Creek for skiing and other resort amenities. Nearby Sweetwater Lake and Upper Colorado River Recreation Management Area offer rafting, kayaking, canoeing and drift boating opportunities. Multiple notable non-motorized hiking and equestrian trails originate at Sweetwater Lake and extend into the national forest and BLM lands. The surrounding mountain ranges and river drainages also offer many scenic drives and areas of geological, ecological and historic interest.





General Operation

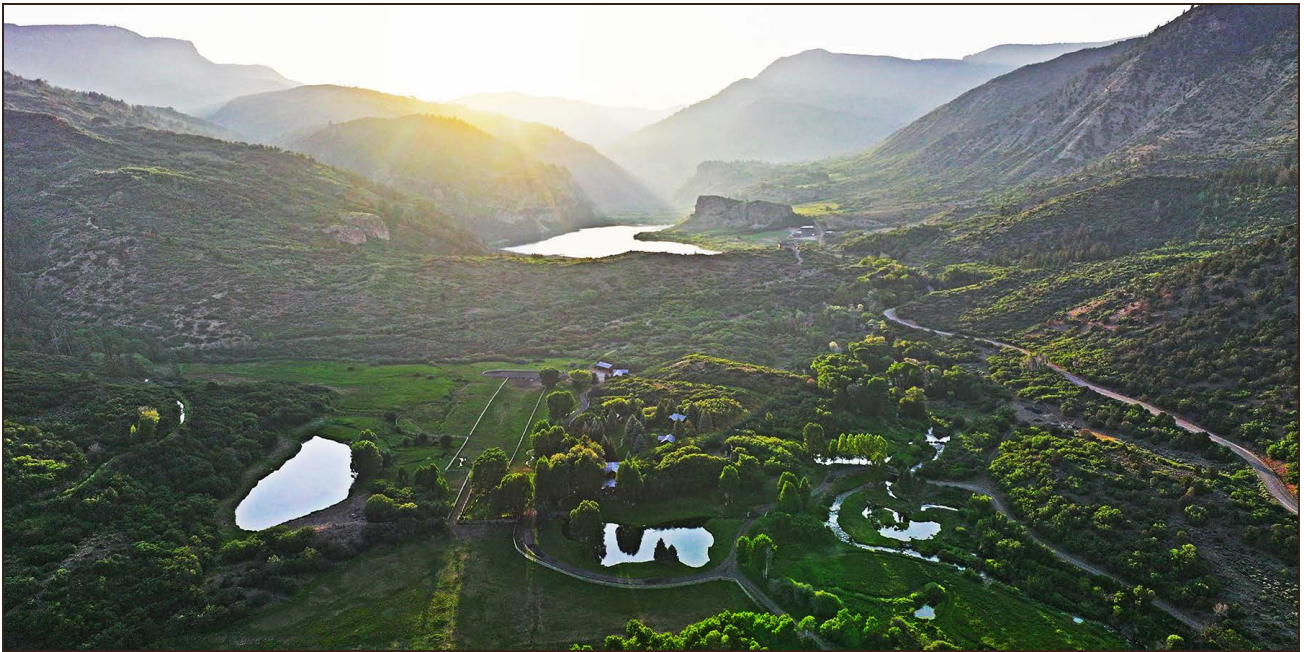
The aesthetic and recreational strengths of the Ranch on Sweetwater are nicely complemented by its agricultural production. Historic water rights are used to irrigate meadows around the headquarters, which can be either hayed or grazed. The ranch is well-suited for equestrian use, with existing facilities and extensive riding opportunities, both on the property and in the adjacent National Forest and BLM lands.



Taxes

Most recent property taxes for the entire ranch were \$12,257.





Broker's Comment

The Ranch on Sweetwater stands out as a compelling offering, combining impeccable historic improvements, superb trout fishing and an idyllic setting that is impossible to replicate. Its attractive location is amazingly private, yet easily accessible and proximate to multiple world-class resorts with all their associated amenities. It is rare to find such a property that has been fully improved, and is offered turnkey and ready for immediate enjoyment.





Click on map above for link to Land id™ map of property.

Price

\$17,500,000



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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](#), [Dan Bergstrom](#) at (406) 656-7500, or [Jim Fryer](#) at (406) 587-3090 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](#), [Dan Bergstrom](#) at (406) 656-7500, or [Jim Fryer](#) at (406) 587-3090 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. [Chad Dugger](#) 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.

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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:

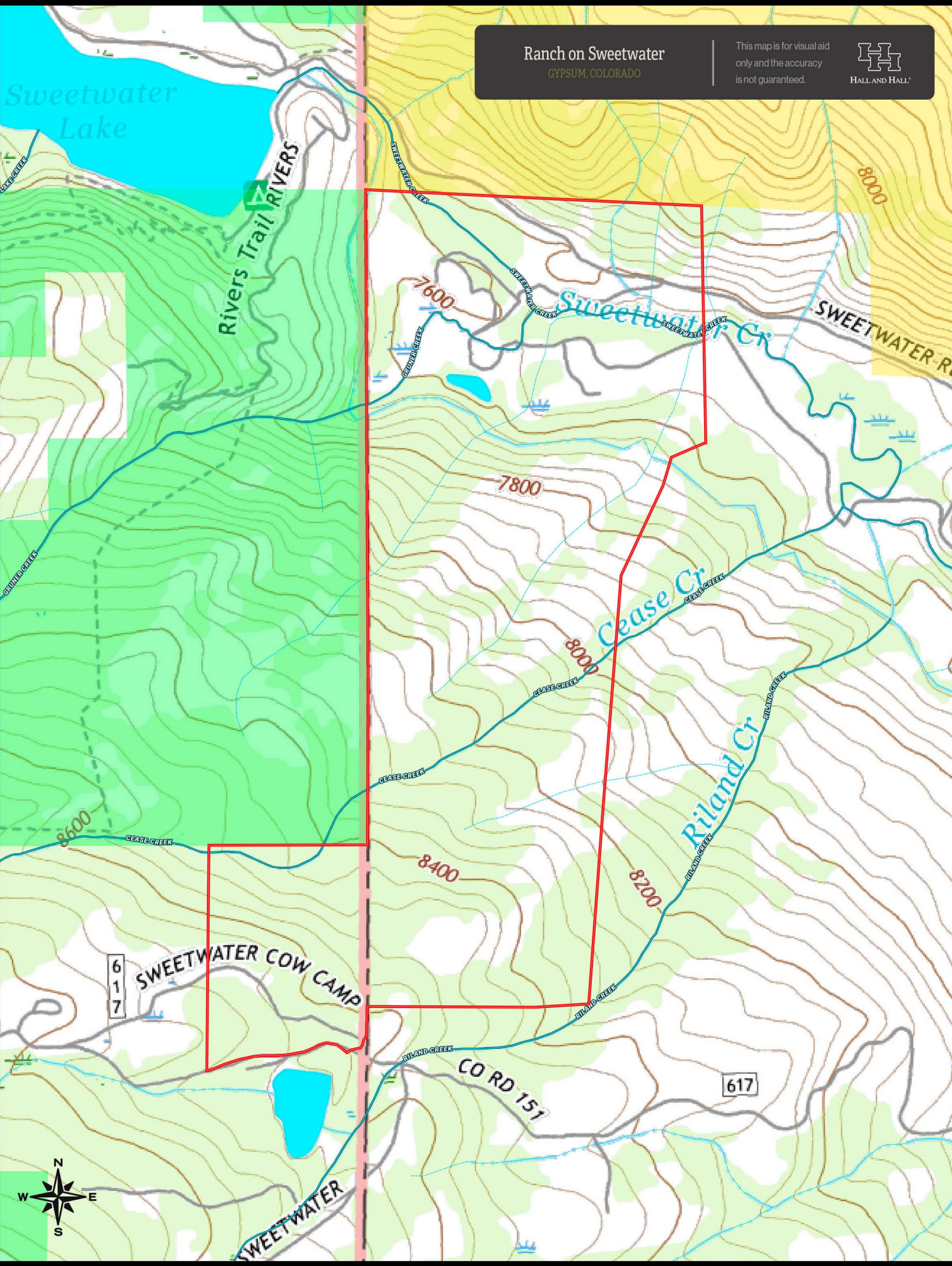
A transaction-broker assists the buyer or seller or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction without being an 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.



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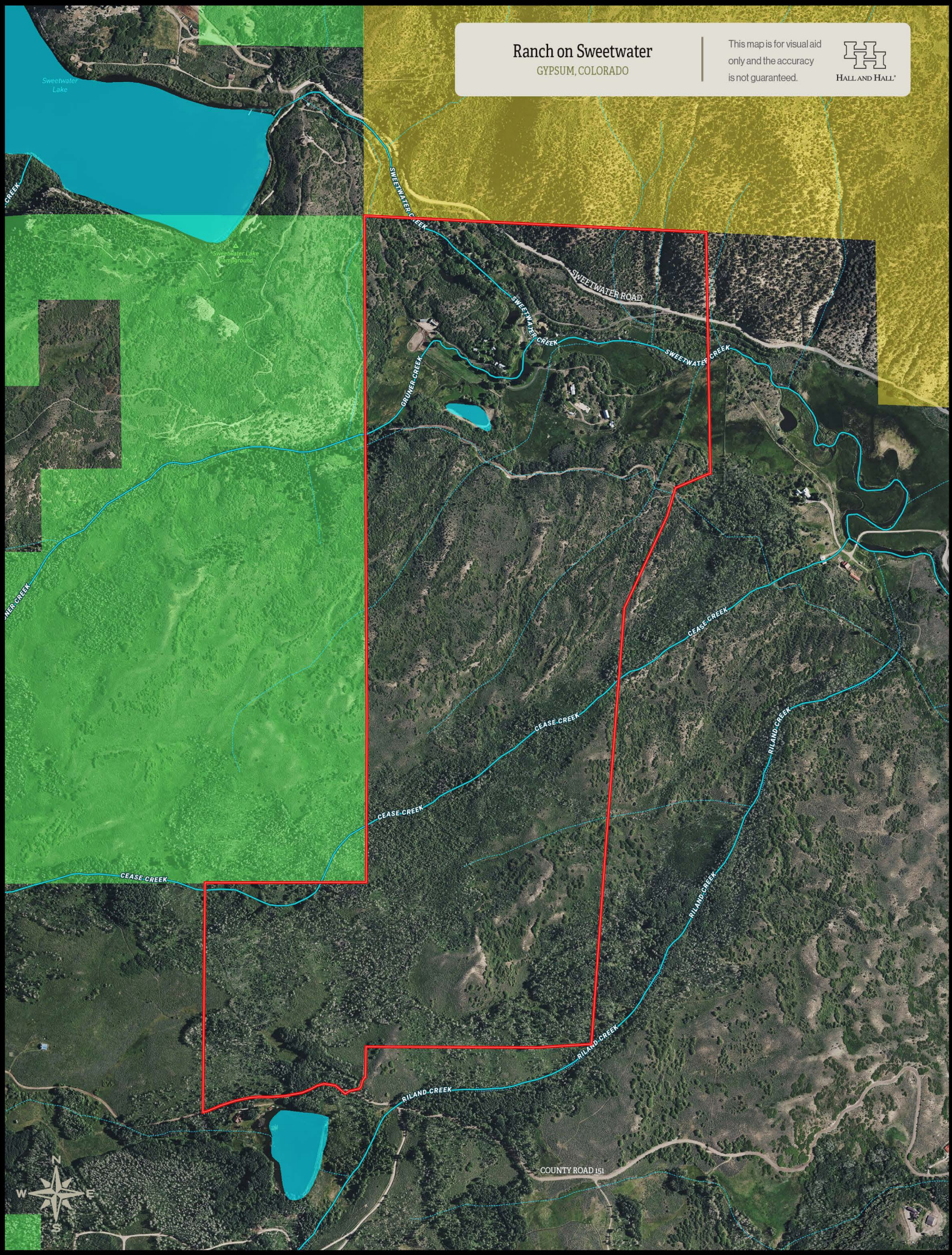
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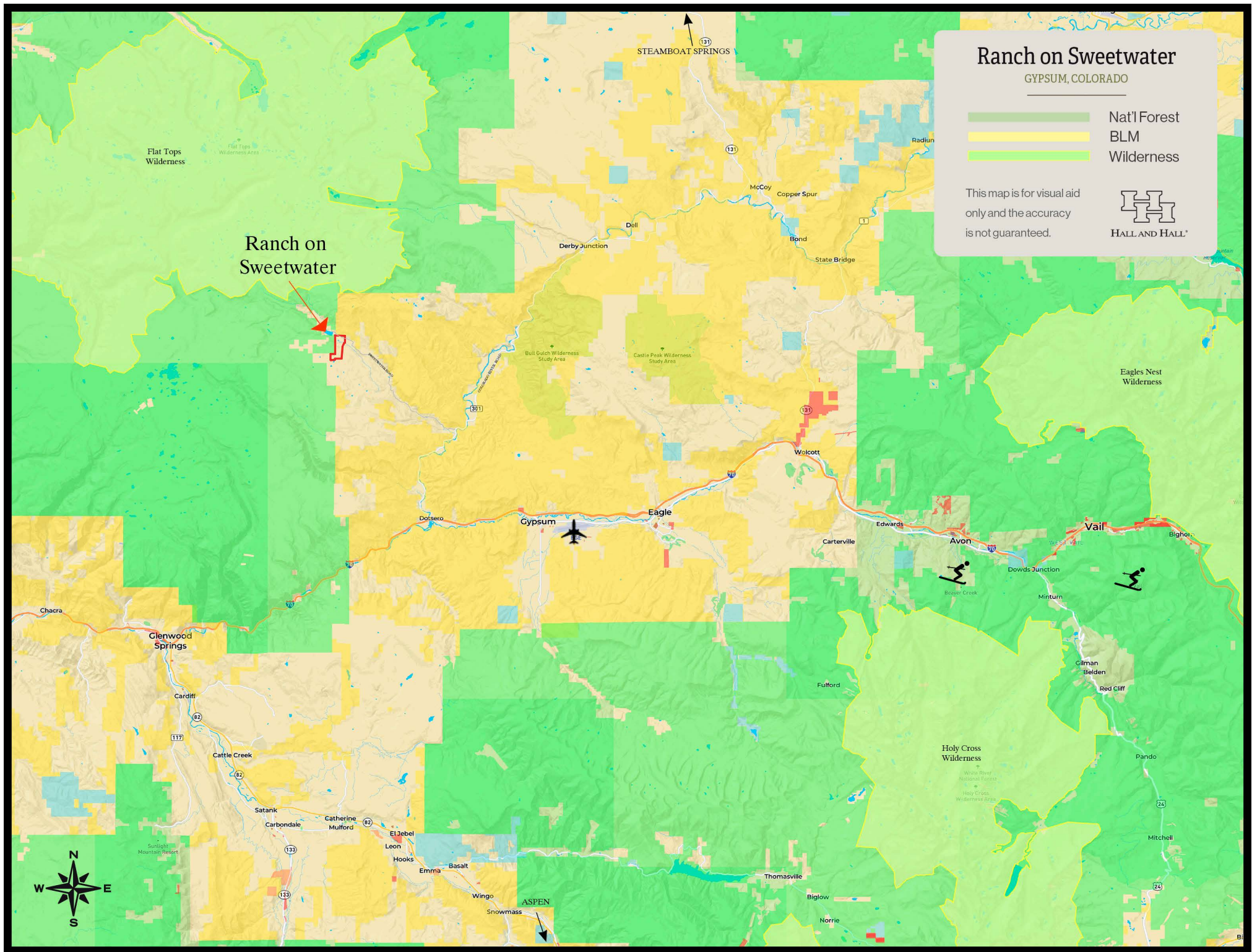
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- Nat'l Forest
- BLM
- Wilderness

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