

EAGLE CANYON RANCH SUMMARY

SIZE: 415 deeded acres, more or less, bordering Roosevelt National Forest for about 3/4 mile. 80-90 acres are irrigated hayground.

LOCATION: 11759 Buckhorn Road, Loveland, CO 80538 (20 minutes from Loveland)

HOME: Built around 1890, this charming 1 and 1/2 story frame ranch house was extensively remodeled in 1996. Picturesquely surrounded by tall cottonwood and spruce trees, it overlooks Buckhorn Creek.

It has 2 bedrooms and 1 bath, a nice-sized kitchen with an eating bar/work island, a livingroom with old beams, a stone fireplace and pellet stove, and lots of nice windows. There is a formal dining room with a door to the outside and big windows looking out over the creek and lawn. There is an upstairs office/den/storage area.

Newly added to the home is a laundry/porch/mudroom and an oversize 2-car garage. The roof is steel. Complementing the home is a nice deck for bar-b-queuing. The home also has a security system.

OUTBUILDINGS: Cinder-block storage building (10' by 20') with an attached walk in cooler (9' by 8').

3-bay open drive-in garage (24' by 32')

Shop/storage (24' by 20')

Bunkhouse/Event Building: (19' by 40') See OTHER INCOME below.

Steel machine shed/hay storage (40' by 60')

HORSE FACILITIES: 6-8 open stalls (loafing shed) with runs, hay storage, tack room, cistern for automatic waterers, new wooden round pen, 1 isolation corral with loafing shed, 3 corrals, and a large paddock.

WATER/HAY: Buckhorn Creek.
2 ponds.
61 shares of the Buckhorn Highline Ditch Company for irrigation of hay fields. No hay was harvested in 2002; since the current Seller has owned this ranch, the best crop was in 1999 yielding about 3000 bales in 2 cuttings.

AIR ACCESS: For private planes, Ft. Collins-Loveland Airport in Loveland (20-30 minutes away). For commercial flights, Denver International Airport (about 1 and 1/2 hours away).

ACCESS: Paved Larimer County Road 27 aka Buckhorn Road.

TAXES/ZONING: 2002 taxes paid in 2003 to Larimer County were \$1,455; zoning is agriculture.

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PRICE/TERMS: Asking \$2,400,000 cash or terms acceptable to Seller.

TOPOGRAPHY: This premium property features gently rolling grassy meadows, tall trees, beautiful views of the mountains, dramatic red canyon views. USGS topographical maps show the elevation at about 5400 to 5600 feet.

OTHER INCOME: Located just minutes from Loveland, CO, a small portion of this scenic property has been used for years as a site for weddings and other events. The wedding area offers a gazebo on lush green lawns with Buckhorn Creek and dramatic rock cliffs as a backdrop. The "Bunkhouse" offers caterers a place to warm and prep food and as a shelter should the unbelievable happen--rain. In her best year, the Seller earned about \$47,000 for the season averaging \$950 per day. \$250 carriage rides for the bride and groom were extra. The Seller now has the site leased for \$18,000 for the 2003 season (May to September) with the lessee's average day rentals being \$1350 per day. The new Buyer could continue to operate the business, lease it out, or close it down after the current season ends.

Another source of revenue for the ranch is horse boarding. The Seller has had a maximum of 27 horses boarded. She currently has the horse facilities leased at \$1,575 per month to a sub-contractor. Again, this could be a source of income for the new owner, subleased, or closed down at the end of the current lease.

FEATURES: While this ranch is extremely close-in to Loveland and the Front Range, it still offers amazing tranquillity, privacy, and beauty. Surrounded by other large ranches and the National Forest, the solitude brings herds of elk and deer to graze on the meadows. Eagles, bear, and a cute red fox who likes to lounge in the sun by the horse corrals also call this great place home.

This would be a perfect place for a camp, retreat, corporate get-away, hunting ranch, development, or a primary residence. There are number of exquisite building sites for an executive home. The smaller house could then be used as guest house or for a ranch manager.

By continuing northwest on Buckhorn Road, you will connect with Highway 14 which takes you through the Roosevelt National Forest and the Medicine Bow Mountains, the Rawah Wilderness and into North Park. Absolutely gorgeous country with endless exploration possibilities. Truly, this ranch is the "gateway to the Rockies".

For an appointment to see this fine ranch, **Call: 303.741.1900 or 1.888.515.4600 (toll free)**

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