

Flying 'G' Girl Scout Ranch Summary

- SIZE:** 360+/- deeded acres bordering the Pike National Forest with access to the Lost Creek Wilderness beyond.
- ADDRESS:** 26601 Stoney Pass Road, Sedalia, CO 80135
- LOCATION:** On Forest Road 211 about 9 miles from Deckers, CO near Cheesman Reservoir.
- LEGAL:** T9S R71W SEC 28: N2SW4, NW4
T9S R71W SEC 29: E2NE4, NE4SE4
all in Jefferson County, Colorado.
- HISTORY:** The Flying 'G' Ranch is a combination of two original homesteads.
- The south end of the ranch dates from about 1886. Still standing and lovingly cared for is the original log "Homestead House" which is now a learning museum for the Girl Scouts. The old log barn which is still in use was built during an old-time barn raising; it has hand-hewn beams and is fastened together with wooden pegs.
- The upper end of the ranch is where the present lodge and the "red barn" are located. The "beginnings" of the lodge were built around 1915. Some early maps show this homestead as the "Wigwam Ranch". Legends tell us that Wigwam Creek was so named about 1882 by some homesteaders who came over a rise and as they looked down, they saw a wigwam in the valley next to a creek--now named Wigwam Creek.
- There was originally an old stage coach road going through the ranch which once led to South Park and on to Leadville. Later the narrow gauge railroad to South Park was built along the west and north boundaries.
- Prior to the Girl Scouts acquiring the ranch in 1945, it was owned by a variety of other people--one of whom was said to be a European countess.
- If you are interested in a more expanded history, let us know and we will provide you with the history that the Girl Scouts have researched.
- ACTIVITIES:** This beautiful and scenic ranch has been owned and operated since 1945 by the Girls Scouts-Mile Hi Council of Denver and used for Girl Scout camping and other activities. It has not been operated for a profit so there are no financials, but a new owner could use this ranch for a myriad of activities including some of the following:
- Horseback riding, Hiking,
 - Hay rides with chuck wagon meals,
 - Overnight pack trips,
 - Church retreats,
 - Cattle drives and other cow activities like branding and vetting,
 - Health spa,

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Family camping,

Relaxing in your own RV or one of the historic cabins,

Events such as corporate parties and weddings,

Cross country skiing,

Playing in the creeks,

Carriage rides and sleigh rides,

Corporate and team building activities,

A base camp for hunting trips,

Equestrian camping for folks who want to bring their own horse,

Horse camps with lessons,

or convert it back to a private ranch and have a homesite like no other...

...JUST TO NAME A FEW!!

The possibilities for this property seem to be endless!

IMPROVEMENTS: This ranch is lucky enough to still have some of the original turn-of-the-century log structures, some of which have been lovingly refurbished. The rest of the buildings are newer with varying ages. There are about 47 buildings with a wide range of sizes--everything from the big lodge to latrines and shower houses. There is a total of about 35,755 square feet of buildings and facilities.

At capacity, the property as it is configured now can handle about 160-180 campers plus a staff of about 50. 40 horses are leased from a private outfitter for riding. A summary of the main improvements is as follows:

Flying 'G' Lodge: This building (about 5408 sq. ft. in size) serves as the camp kitchen, dining hall, and office. It has a large utility kitchen, huge stone fireplace and dining area. Off-season it is used as a big dormitory for campers. This building was originally a two-story home that has been added onto over the years. Next to it is the classic old historic red barn (about 4,158 sq. ft.) where there are horse stalls, a tack area, a classroom, and a hay loft. Wigwam Creek runs through this area.

There are 3 corrals attached to this barn to use either as arenas or for a place to let the horses loose to roll in the dust at the end of the day.

Manager's home: A 3-bedroom ranch-style home of about 1440 sq. ft.

Carol's Chalet: This dormitory style house sleeps about 28 and is about 1806 sq. ft.

The Homestead House: Located on the banks of Field Creek (which joins Wigwam Creek below the barn) is a testament to pioneer living. It is currently used as a museum and educational facility. Close to Homestead House is the old log barn that houses our smaller animal friends.

There are numerous other facilities: sheds, cabins, shops, shower houses, and latrines, etc.

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INCLUSIONS: It is the intention of the Seller to sell this property and the camping facilities so the new owner can resume the same kinds of activities. Some fixtures and personal property will be included in the purchase price. Please request a current list. The inventory of inclusions may be subject to change, but a complete list will be furnished prior to Closing of the sale of the ranch.

All mineral rights appurtenant to Property and owned by Seller, if any, are included.

EXCLUSIONS: A complete inventory of exclusions will be provided prior to Closing of the sale of the ranch.

WATER/HAY: 2 year round creeks--Wigwam Creek and Field Creek.

2 wells: One well provides water for the manager's home.

The other well was drilled in 1995; the well permit number is 044958. This well has a new pump which fills storage tanks with a combined capacity of 25,000 gallons; these tanks then gravity feed the camp itself. When drilled the well pumped 80 GPM but the well permit limits the pumping rate at 10 GPM. If needed, augmentation water is provided through an agreement with Mountain Mutual Reservoir Company.

There are water rights included as decreed under Case No. 95-CW-154 WATER COURT, WATER DIVISION NO. 1, STATE OF COLORADO.

No current hay production.

OTHER UTILITIES: Intermountain Rural Electric provides the electric service. Propane is used to heat, cook, and provide hot water. Phone service is provided by Qwest.

TAXES/ZONING: Tax exempt in Jefferson County/ Zoning is A-2.

DIRECTIONS: Directions will provided upon setting an appointment for a showing.

PLEASE note: Do not drive to the Flying 'G' Ranch without making an appointment for a showing with Livingston Western Real Estate as this is a private camp for children. It is secured and you won't be allowed in; you also won't be able to "see it from the road" either. Thanks!

PRICE/TERMS: Asking \$2,750,000 for land, improvements and inclusions.

FINANCIALS: None; property has been operated by a non-profit since 1945.

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- PERMITS:** U.S. Forest Service Permits for hiking, backpacking, and horseback riding are for 1734 total service days. 1689 are in the South Platte Ranger District, and 45 are in the South Park Ranger District.
- TOPOGRAPHY:** The ranch is a combination of forested areas surrounding lush meadows. It is very gently rolling and has 2 year round creeks that meander across it. The trees are mostly aspen and ponderosa pine trees with willows in the creek beds. There are wonderful views of Pike National Forest and up on the north end of the ranch stunning views of Pikes Peak. The elevation is from about 7840-8240 feet. All of the land is accessible and useable. Layout of the property is square in shape.
- COMMENTS:** Rarely do these kinds of properties come on the market. This is a camp that is all set up and ready to go. It would make a wonderful church camp or a kids camp as it has for the last 50 years. To start these types of facilities from the ground up is becoming more and more of an “expensive nightmare”. This property has all the ambiance and beauty to continue to be a great place for fun.

The Hayman Fire burned forest lands outside the camp in 2002. Some of the trees within the camp itself were burned, but many of them have been removed and new growth has taken over. It certainly isn't a reason to stay away; once you are on the ranch you barely notice any fire damage. When Yellowstone National Park had its terrible fire, people continued to come and visit and have fun. So...come on down for a visit and see for yourself, and find out if the horse named “Widow Maker” really is...

**This property will be shown by appointment only.
24 hours notice is requested. Please call:**

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