

HEADWATERS RANCH SUMMARY

SIZE: This ranch has 4 MILES of the HEADWATERS of the Arkansas River-- BOTH SIDES. A RARE assemblage of 7 placers which make up a one-of-a-kind habitat for the discriminating fisherman who wants HIS or HER own PRIVATE PRIME trout fishing.

The ranch is 582 deeded acres, more or less, with about 150+/- acres of additional acres that is within the boundaries of the ranch and is controlled by the owners.

LOCATION: 5048 Highway 91, Leadville, CO

IMPROVEMENTS: 2 1873 historic cabins (with propane heat and insulated) , a doublewide mobile home (24' by 60') with well and septic, and a 40' by 60' barn.

WATER/HAY: Valuable water rights. No hay production.

Water rights included are: TBD
Wells: one

Birdseye Lake

Creeks:

Birdseye Creek
Indiana Creek
Buckeye Creek

TAXES: 2003 taxes due in 2004 to Lake County are \$25,772.48.

ACCESS: Paved US Highway 91.

PRICE/TERMS: Asking \$7,800,000 for all. Sellers want cash in order to do a 1031 tax-deferred exchange. Owners will consider splitting the ranch and selling the 7 placers in individual pieces priced as follows:

Cleaves Placer:	36+/- acres	\$1,500,000
James Placer:	115+/- acres	\$1,700,000
Samson Placer:	115+/- acres	\$1,400,000
John Placer:	95+/- acres	\$ 950,000
Arkansas/Houlton Placer:	165+/- acres	\$1,650,000
Cass Placer:	52+/- acres	\$ 600,000

Note: The Houlton Placer contains about 30 acres and may be purchased separately from the Arkansas Placer prior to sale of the Arkansas Placer for \$250,000. The Houlton Placer has no river frontage.

Note: The acreages above do not include the additional acreage of pipeline and electric easements that you will be able to enjoy along with the acreages noted above. There are about 150 acres total of additional land that is fenced into the Headwaters Ranch.

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TOPOGRAPHY: The land consists primarily of river headwaters and wetlands with numerous beaver ponds and rivulets of the East Fork of the Arkansas River meandering through a sunny east/west valley. The altitude goes from about 9996 feet in the river to about 10,200 feet up in the trees (spruce, firs, and aspens).

FEATURES: Finding a river property that controls this many miles on both sides is a **RARITY** indeed.

Fishing is **SPECTACULAR** with 5 different species of trout reaching 24" in size. Since the owners have had this property, there has been no public fishing. This fish habitat is **PRISTINE** indeed!

BONUS: As all of this property was formerly searched for silver in the mining heydays of Leadville; all of the mineral rights owned by the Sellers will be included in the purchase of this beautiful ranch. Because this was a mining property, Sellers have performed Phase I and Phase II environmental studies and will make the results of such studies available to the buyer under the inspection phase of the sale contract.

DEVELOPMENT: This pristine property has tremendous development potential with easy access and utilities available. It is truly a **DESIRABLE** property.

WORLD CLASS skiing is just 19 miles away at Copper Mountain.

**This fine ranch will be shown by appointment only.
Please call:**

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