

MASON @ MORSE

RANCH COMPANY

Mason & Morse Ranch Company Newsletter

Spring 2007

LANDSCAPE RESTORATION INCREASES LAND VALUE AND CONSERVATION EASEMENT BENEFITS

by Tom Roberts, Broker Associate

Landscape restoration and enhancement efforts can add value to your property in ways beyond just improving the aesthetics of the land. Many property owners are realizing that investment in the health of their farm or ranch will reap economic benefits seen through higher appraisal values and greater conservation easement assessments, as well as adding possible sources of income from sporting or recreational leases. Not to mention the intrinsic value of providing a healthier ecosystem for wildlife.

Examples of projects that will add value to your land are restoring trout streams and riparian corridors, creating ponds and wetlands for waterfowl habitat, weed and erosion control, and native prairie grassland establishment for upland wildlife. Oftentimes, the cost of the design and construction are completely recovered or surpassed when the property is reappraised and sold or when the conservation easement benefits are realized. Understanding natural processes along with creative design and construction translate to healthier habitats and improved recreational opportunities such as fly fishing, hunting, or bird watching.

If you are considering selling your existing ranch and want to maximize the price, then a restoration project could very well increase its value and elevate you into a higher target market when it does become time to sell. Conversely, if you are searching for your dream ranch and find one that is in less than prime condition, but you see potential for improvement, then it would make sense to assess the cost/benefit ratio of a restoration project prior to finalizing a deal. A "diamond in the rough" property will most likely be obtained at a lower cost, but its value could be increased upon completion of a restoration. The value is not a dollar for dollar ratio from what was spent on the actual project, but would be measured by the health of the land and the aesthetic improvements gained from your efforts.

You should have a clear understanding of your goals, financial resources and also recognize where the opportunities are present on the site before jumping into a project. If you are not an expert yourself, it will be beneficial to get the opinion of a land professional to help you assess the condition of the property and to see if pursuing a restoration project makes sense for you. Please contact Tom Roberts with Mason and Morse Ranch Company if you would like to discuss your ideas about restoration on a property you wish to sell or one you are considering for purchase.

SECOND HALF 2006 SALES

Rippy Property.....	36 Acres - \$160,000
Silt, CO	
Rawah Guest Ranch.....	240 Acres - \$3,200,000
Glendevey, CO	
Laramie River Ranch**	150 Acres - \$650,000
Ft Laramie, WY	
Elk Tooth Ranch.....	210 Acres - \$1,350,000
Rye, CO	
Shadow Creek Ranch Lot 2	70 Acres - \$1,900,000
Silverthorne, CO	
Younger Ranch**	80 Acres - \$1,500,000
Colorado Springs, CO	
Eagle Ridge Ranch Lot 2	35 Acres - \$950,000
Gunnison, CO	
Hartman Home	35 Acres - \$1,200,000
Elbert, CO	

***Co-listed*

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ANTELOPE CREEK RANCH – Franktown, Colorado

104 acres along Antelope Creek. The ranch is located about 10 miles south of Franktown on Highway 83. The ranch has an older three-bedroom, two-bath home, a three-stall garage (24x60), three livestock sheds and a full compliment of livestock corrals. Great views of Pikes Peak. The property would make a great horse operation or small cattle ranch. \$1,600,000. John Stratman



THE RESIDENCE AT DIAMOND STAR RANCH Eagle, Colorado

9,000-square foot custom-home with separate guest and caretaker residences within 10,000 private acres, 20 minutes from Beaver Creek Resort. Main house includes six bedrooms, six and one-half baths, including a palatial master bath, custom-designed kitchen, pool and two hot tubs surrounded by Colorado Buff sandstone and a 12-foot outdoor stone fireplace. Other amenities include Pecan hardwood floors, a six-car garage and breathtaking views of the Sawatch and Gore Mountain Ranges and Castle Peak. Diamond Star is a common-interest mountain ranch with 3.5 miles of fishing, a 55,000-square foot equestrian center, and a 14,000-square foot guest lodge. 10 minutes from the Vail Jet Center. \$10,500,000. Rue Balcomb or Robb Van Pelt



KENT RANCH – Sioux County, Nebraska

Consisting of 2,080 acres of grassland, including 837 (\$13,700/year to 2008) acres of CRP. This ranch is located 35 miles north of Scottsbluff and has good county road access. One mile of Snake Creek (intermittent) bisects the property. Offered for \$595,000. Co-listed with ReMax Sandstone Real Estate. John Stratman



HOT SPRINGS GUEST RANCH & SPA – Gunnison, Colorado

A magnificent, and very unique, 217-acre year-round ranch with alluring vistas, mostly surrounded by national forest. Hot water springs produce over 175 gallons a minute of 170 degree water. "This eminently unique feature alone is worth the price of the entire property," an amenity that has not been thoroughly exploited from the standpoint of a "spa" business. The hot water fills the 35' x 90' outdoor swimming pool, which is open all year at a comfortable 95 degrees. The spring water is also used to heat all of the ranch structures---therefore no heating bills. The ranch accommodates 40 guests in two historic lodges and there are two owners' homes. \$4,900,000. Ted Schaal

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MOUNTAIN MEADOWS RANCH – Del Norte, Colorado

A well cared for horse or recreation property comprising 167 acres with lush irrigated meadows, mountain views, and a 3,300 square foot home all bordering BLM lands. Available in whole or in part with acreage and the home. Nestled in Colorado's beautiful southwest portion, the ranch is capable of grazing horses or cattle with 60 acres of open irrigated meadow. With open scenery and a mountain backdrop the ranch offers a relaxing environment for anyone. Own a piece of the west with the amenities of a mountain town nearby. \$1,260,000. Bart Miller



SHADOW CREEK RANCH – Silverthorne, Colorado

All the benefits of western, high-country ranch life without the headaches. Located on 5,800 deeded acres in the heart of the Rocky Mountains, Shadow Creek is an innovative, master-planned ranch community that provides an astonishing retreat for 22 owners and their families. A working ranch with haying operations and equestrian facilities. Twenty-two ponds as well as the Blue River, provide blue ribbon fly-fishing. Eighteen plus miles of trails lead through the back-country to each of the six mountain out-cabins. Within one hour of Colorado's world-class ski resorts. Only eight of the 70-acre deeded home sites remain, so this once-in-a-lifetime chance is disappearing quickly. Starting at \$1,900,000. Rue Balcomb, John Stratman, or Robb Van Pelt



STAR VALLEY RANCH – Lincoln County, Wyoming

A beautiful, productive 209-acre ranch located near Afton, its jet accessible airport, and near Jackson Hole! Over a mile of Crow Creek flows through the ranch, lined by willows, with excellent fishing for brown and cutthroat trout. Agricultural elements include 150 acres of wheel line and hand line irrigated hay land, valuable water rights and livestock improvements. Potential for many agricultural uses with the recreational element of Crow Creek as a fishing retreat. \$2,250,000. John Stratman



WINTER CREEK HAVEN – Scottsbluff, Nebraska

Fifty acres of grassland, bisected by Winter Creek, and highlighted with a 4,890 square foot custom, brick home with high-end finishes. In addition to the remarkable trout stream, turkeys and other animals frequent the property. Could be expanded into a horse operation with the addition of a barn and pens. \$850,000. Co-listed with ReMax Sandstone Real Estate. John Stratman



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ADAIR RANCH – Kiowa, Colorado

940 acres of grass pastures, river bottomlands and ponderosa pine hills. The property is bisected by West Bijou Creek for nearly two miles. Extensive improvements include a 3,558 square foot log home, a large steel barn with customized indoor arena, stalls and office area, a large steel shop, tie stall barn, round pens, pipe corrals, wash rack and hot walker. The beautiful setting of this ranch provides privacy, mountain vistas including views of Pikes Peak and wildlife enjoyment in addition to its operational capabilities. Would make an excellent equestrian operation, cattle ranch and exceptional investment opportunity. \$2,950,000. John Stratman, Robb VanPelt or Rue Balcomb



SILVERTHORNE EQUESTRIAN RANCH Silverthorne, Colorado

Forty acres situated beneath the magnificent Gore Range and Williams Fork Mountains. The ranch features a 3,600+/- square foot home with four bedrooms, office and three full bathrooms. Improvements also include a 17,100+/- square foot indoor riding arena, a 10 stall boarding facility, barn, hay storage and industrial shop. Located 11 miles north of Silverthorne and less than 10 miles from Green Mountain Reservoir, the ranch is zoned agricultural which allows such uses as horse boarding and training among others. Denver International Airport is two hours away and Kremmling's McElroy Airfield is approximately 27 miles, handling most private aircraft. \$1,800,000. Bart Miller



RIST CANYON RANCH – Bellvue, Colorado

Nestled in the mountains west of Fort Collins, this magnificent 442-acre ranch has all the desired attributes; beautiful distant views, aspen and pine covered hills and mountains, approximately 200 acres of lush hay meadows, ponds, and an abundance of elk and other wildlife. The impeccable improvements include a three-bedroom home, a state-of-the-art four-stall horse barn that qualifies as a quarantine facility, and a hay and equipment storage building. The ranch adjoins the Roosevelt National Forest. Tremendous development and/or conservation easement potential. \$3,750,000. Ted Schaal



FORTUNE RANCH – Gardner, Colorado

Located on the eastern slope of the Sangre de Cristo mountains in south central Colorado, the ranch totals 34,155 acres (14,035 are deeded with 950 irrigated). Approximately five miles of the Huerfano River courses through the ranch. Trophy elk, antelope, bear and Rocky Mountain Big Horn sheep. The Great Sand Dunes National Park is about three miles from the western border. Conservation easement potential. The ranch is an excellent candidate for a conservation easement or development. \$19,500,000. Ted Schaal

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SPICER RANCH AND INDOOR ARENA – Eaton, Colorado

156 acres with a 198' x 340' indoor arena at the heart of the ranch. The arena includes 18 large runs with water, box stalls, a wash rack, feed room, and tack room. The arena is well lit and ventilated with automatic sprinkler system for dust control. The main residence was built in 1920 and remodeled in 2000. Additional improvements include a secondary residence with three bedrooms and two bathrooms, two shops, garage, hay barn, steel corrals with concrete feed bunks and a truck scale. Located in the growth path of Eaton and Greeley. \$2,435,000. Rue Balcomb, Robb Van Pelt or John Stratman



CEDAR BENCH RANCH - Montrose, Colorado

776 deeded acres with an additional 400-acre BLM lease, only six miles from town. There are two homes on the ranch including a 1998, two-story, 3,465 square foot, Santa Fe style home. An older farm house makes for the perfect ranch manager's home, conveniently located near the ranch buildings including a pole building, shop, corrals, cattle handling facilities, and hay barn. Hay ground is irrigated with senior water rights. Deer and elk are abundant for big game hunting. Close to major ski resorts and other recreational opportunities. \$4,400,000. Rue Balcomb, Robb Van Pelt or John Stratman



WHISTLING ACRES GUEST RANCH – Paonia, Colorado

A year-round, 506 +/- acre guest and dude ranch that borders public land, which operates as a family guest ranch in the summer, a hunting ranch in the fall, a snowmobile or Nordic ski ranch in the winter and a cattle operation all year. Improvements include the main lodge, two guest cabins, a garage, a pavilion, mobile/modular homes, barn, shop, shooting range and cooks cabin. \$4,000,000. Rue Balcomb, Robb Van Pelt or John Stratman



**BIG HORN RIVER NATURE RETREAT
Big Horn County, Montana**

The best of hunting and fishing in Montana! Comprising 710 +/- acres, including 470 deeded and a 240-acre state lease, the nature retreat offers a complete hunting paradise. The farm includes 200+ acres of agricultural land including a home, shop and livestock improvements, and produces cash lease income and also crop residue for wildlife. The nature retreat offers over two miles of frontage on the famous Big Horn River. \$2,200,000. John Stratman



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**BRISTOL VIEW LODGE AND EQUESTRIAN COMPLEX
Creede, Colorado**

Ten-acre equestrian ranch and lodge features a perfect setting for guest activities, business retreats or a private equestrian facility. The ranch offers a variety of recreation and income producing opportunities with a main dining lodge of over 6,000 square feet, a three-bedroom and two-bathroom guest home, indoor and outdoor riding arenas and a 12-stall barn. \$1,500,000. Bart Miller



**BROKEN ARROW MOUNTAIN RANCH
Creede, Colorado**

Eleven cozy cabins, 10 full hook-up RV sites and a bath house. A recently remodeled 1,300 square foot log home, three wells, a historic barn and numerous outbuildings make up the balance of the improvements. The ranch is zoned residential recreation allowing you to create a hunting retreat, guest ranch, RV resort, or just let family and friends share in their own cabin experience. The historic, nearby town of Creede is southwestern Colorado's best-kept secret! \$825,000. Bart Miller



WEISS RANCH – Elbert, Colorado

Located 3 miles east of Elbert off of Elbert County Road 94 on Colorado's Front Range, this 1,040-acre parcel offers many beautiful homesites. Seasonal Comanche Creek traverses the property, followed by pockets of Cottonwood and Ponderosa pine trees complemented with rolling hills topped by open vistas. The ranch is situated approximately one hour from the Denver Tech Center and Colorado Springs. \$3,640,000. Robb Van Pelt, John Stratman or Rue Balcomb



GRAND LAKE LOG HOME – Grand Lake, Colorado

An incredible 6,380 square foot log home is at the center of this 38-acre Rocky Mountain retreat, incorporating views of Lake Granby and the Indian Peaks Wilderness. The home is constructed of Engleman Spruce logs and features an open floor plan, large windows, and countless upgrades throughout. Direct access to the Arapaho National Forest offers unlimited mountain recreation opportunities. Grand, Shadow Mountain and Granby lakes offer the finest in fishing and boating. Three-stall barn, paddocks, and a hay storage barn. \$4,000,000. Rue Balcomb or Robb Van Pelt



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DEAN RANCH – Paonia, Colorado

109 acres offering the ultimate in privacy! Bordering McCluskey Wildlife Preserve and close to National Forest, this mountain ranch includes a custom home, barn, shop, corrals, pond and fruit trees. More than adequate water rights for irrigation of pastures, excellent views of Mt. Lamborn, The Raggeds and The Grand Mesa. 10 minutes from the town of Paonia. \$1,500,000.

Rue Balcomb or Robb Van Pelt



WOODLANDS RANCH – Canon City, Colorado

This incredible home on 84 scenic acres is located approximately halfway between Pikes Peak and the Sangre de Cristo Mountains, providing magnificent 360 degree views. The six-bedroom, four and one-half bath, three-level home has upgrades throughout. The great room features a 22-foot high ceiling and an imposing, full-height, rock fireplace. Office, gym, billiard room, home theatre, and five fireplaces are only a few of the amenities to be found in this incredible home.

The land is made up of grassy meadow and wooded areas, which are primarily covered with Ponderosa and Pinyon pine trees. A portion of the ranch adjoins the Deer Haven State Wildlife Sanctuary and BLM land. \$1,575,000. Ted Schaal



CRYSTAL MOUNTAIN RANCH – Bellvue, Colorado

Remote 934 acres, 35 miles west of Fort Collins, adjoining National Forest lands.

An alpine meadow and the North Fork of Fish Creek are located in the central length of the property, along with a three-acre pond. There are several developed springs and a few small ponds on the ranch, along with the large pond in the center of the property. Surrounding the meadow are scattered aspen groves giving way to pine tree forests with heavy timber. There is a habitable wood cabin on the property. Abundant wildlife. \$3,500,000. John Stratman



NORTH PLATTE RIVER VALLEY OVERLOOK North Platte, Nebraska

Charming Lindal Cedar home with three bedrooms, two and a-half bathrooms, and 3,351 square feet, all on 93 acres of Sandhills grassland. The nearly new home is adorned with Cedar construction and ceilings, Hickory cabinets and hard wood floors, an Oak circular staircase, and 22' high ceiling in the living/dining room. Dining room, living room, family/media room, loft, storm shelter and a large entry with a leaded glass door and water feature. Fenced areas for horses, a loafing shed and automatic waterers. \$775,000. John Stratman



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PINE RIDGE HUNTING & LIVESTOCK RANCH
Harrison, Nebraska

2,600 acres of hay land, grass pasture, and ponderosa pine rolling hills. Three deep canyons provide excellent habitat and hunting characteristics for mule deer, whitetail deer, turkey, other native wildlife and the occasional elk. The ranch is very well-watered. Historic improvements include a 1918 completely remodeled 2,400 square foot home, a 1908 barn in excellent condition, a newer three-bedroom modular home plus a full compliment of outbuildings. \$2,500,000.
John Stratman or Robb Van Pelt



WALKER'S 91 RANCH – Centennial, Wyoming

The Little Laramie River flows thru this 2,150-acre ranch for over one and one-half miles, providing excellent fishing for brown and rainbow trout. Homesteaded in the 1860's the ranch is a combination of irrigated and sub-irrigated hay meadows and pastureland, producing about 100-ton of excellent quality hay. An "island" on the ranch of aspen and conifer trees, and grassy parks is a haven for elk. Spacious five-bedroom, log main home, two-bedroom managers' home, bunk house, log barn, innovative indoor cattle working facilities, shop, and multi-purpose garage. \$7,500,000. Ted Schaal



SEVEN-MILE POINT FARM – Pine Bluffs, Wyoming

Located in the scenic Pine Bluffs area, this farm consists of 640 acres with 400 acres of improved cropland with two wells and four pivots. The farm includes a full set of newer improvements including two homes, a large shop/machine shed, garage, and a livestock barn and corrals. Currently, in sod production, the property would also be ideal for a hay/livestock operation. \$1,750,000.
John Stratman



PINE BLUFFS HUNTING PARADISE
Pine Bluffs, Wyoming

Consisting of 640 acres, with 417 acres in CRP and the remainder of the land being excellent wildlife habitat, particularly for mule deer. The steep bluff terrain with a variety of trees, brush and grass makes for excellent protection and combined with the CRP resource (\$11,632/year through 2011) makes this property a hunter's paradise. Numerous Indian artifacts including arrowheads and tee-pee rings can be found on the property. \$800,000. John Stratman



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MADDEN FARMS – Bushnell, Kimball and Banner Counties, NE

Consisting of 2,240 acres total with 1,600 acres (Tract 1) and 640 acres (Tract 2) in two locations, 11 miles and six miles, respectively, north of Bushnell, on County Road 17. The property is generally irrigated farmland with some grassland, dry cropland and CRP. Irrigation is accomplished with 10 center-pivot sprinkler irrigation systems pumping water from 11 underground wells. Tract 1 is improved with a modern, remodeled farm home with four bedrooms and two bathrooms, a steel machine shop, garage, sheds, grain bins and corrals. \$1,815,000. John Stratman



SEVEN LAZY D FARM & RANCH – Wray, Colorado

803 acres with 104 acres in CRP. Approximately 626 acres are rolling grasslands with strong native grasses. Two-story brick colonial home with four bedrooms/bathrooms, a study and two-car garage, Quonset, shop, 1,500 head +/- feedlot. An additional 4,000 acres may be leased. Wildlife is abundant, including deer, pheasant, quail and doves. Wray has a 5,200' runway-airport, new hospital, a new high school, day care and recreation/rehab facility. \$1,450,000. Ted Schaal



WILLOW CREEK CATTLE COMPANY – Hall, Montana

A productive 250 +/- animal unit operation that is easily operated with good buildings and a well-improved irrigation system with excellent water rights. Located in southwestern Montana this beautiful 400 acre ranch boasts fertile meadows and pastures. The ranch is well-improved with a good four-bedroom, two-bathroom ranch home, numerous and necessary ranch buildings, corrals and a feedlot. The area has a large number of quality ranch properties and is near the historic town of Phillipsburg, a recreational paradise. The ranch is in a good location off a paved road. \$2,250,000. John Stratman, Rue Balcomb or Robb Van Pelt



WILD WATER RANCH – Durango, Colorado

1,800 deeded acres. Two grazing leases; 640-acre state lease and a 2,160-acre BLM lease. One and a-half miles of Cherry Creek frontage, adjudicated water rights and several seasonal stock ponds. Hay production ranges between 200 and 300 ton per year. Improvements include a 6,700 square foot home with four bedrooms and four baths, gourmet kitchen, and many upgraded features. Ranch managers' home, seven-stall barn with tack room, office, wash rack and feed storage adjoining a 60' x 120' indoor riding arena. A historic bunkhouse and additional building with an apartment round out the improvements. Direct access to public land and abundant wildlife. \$4,500,000. Rue Balcomb or Robb VanPelt



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CACHÉ RANCH – Carbondale, Colorado

One of the finest equestrian ranches in the West, this property would be ideal for an extended family compound or development. The centerpiece of this 160 acre ranch is a state-of-the-art, heated, indoor riding arena 100' x 200', with 40' ceilings and 31 indoor stalls. In addition, there are 20 outdoor run-in sheds measuring 10' x 12' with 40 foot runs. Two outdoor arenas are equipped for both English and Western riding. A vintage farm house, three employee housing apartments and ample pasture complete the offering. \$6,250,000. Rue Balcomb or Robb Van Pelt



JEWEL OF THE SAN JUANS – Lake City, Colorado

Rarely do we say that a property is so unique that it's rare! That is the case with "The Jewel". Remotely located, surrounded by towering snow-capped mountain peaks, bisected by two mountain fly-fishing streams and improved with an impeccable 5,500 square foot elegant mountain home. Seldom does a property with 30 acres feel like 30,000 acres, but that is the case for "The Jewel", with the surrounding Gunnison National Forest which can be accessed by nearby jeep, hiking and horseback trails. The property is boundary fenced and irrigated. If you aspire to own a magnificent piece of property and elegant residence in the midst of the Rocky Mountains, you will want to see "The Jewel". \$7,000,000. John Stratman



BLUE MESA OVERLOOK – Gunnison, Colorado

Incredible 910 acres overlooking Blue Mesa Reservoir; Colorado's largest body of water and the largest Kokanee Salmon fishery in the US. Fronting on U.S. Highway 50, this property has a great location and is almost completely surrounded by the Curecanti National Recreation Area. With expansive views of the reservoir and Dillion pinnacles, the property is characterized by rolling sage hills, scrub oak and spruce timber. Recreational opportunities in the area are abundant and include hunting, fishing, hiking, wind surfing and water skiing. Conservation easement or development potential. \$2,750,000. Robb Van Pelt, John Stratman or Rue Balcomb



THRESHER RANCH – Laramie County, Wyoming

Seldom does a property this pristine with improvement craftsmanship this unique, ever become available to the market. Consisting of 640 acres, 10 miles south of Pine Bluffs, the Thresher Ranch combines prairie grasslands, natural Chalk Bluffs, and native wildlife with a unique, handcrafted limestone home that provides for lifestyle enjoyment as timeless as the geologic formation of the Chalk Bluffs themselves. The Thresher Ranch derives its name from the "ole threshing machine" parked high on the Chalk Bluffs by farmers from a past generation. The history of these lands can only be bridged by the generations of mule deer that pass on the 'game trial' just beyond the beautifully adorned limestone home, barn and apartment. \$1,520,000. John Stratman

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EAGLE RIDGE RANCH – Gunnison, Colorado

A 4,900-acre multi-parcel, common-interest mountain ranch with 15 private home sites. Amenities include two miles of fishing on Ohio Creek, a fishing pond, a primitive area with two mountain cabins and horse facilities. The ranch is used for ranching and recreation purposes by the current owners, including haying and grazing, and is complete with its own ranch manager. Several owners have built homes and enjoy the surrounding beauty. Eagle Ridge Ranch is an ideal location away from the hurried resorts, yet it is nearby skiing, golf and many other mountain recreation activities offered in the area. Gunnison offers a jet accessible, all weather 10,000 foot runway. Starting at \$925,000. Conservation protected. John Stratman



OCHOCO MOUNTAIN RANCH – Prineville, Oregon

The property consists of 42,500 +/- acres in the Ochoco Mountain Range of central Oregon. The property is nearly all forested with scores of springs and miles of tributary creeks, many which could be readily enhanced for trout fishing. Truly a one-of-a-kind property located nearby to Bend, Oregon; the new place to be in the west. The Ochoco Ranch has endless recreational possibilities with tremendous wildlife capacity and the significant timber potential is an added bonus. If you are looking for a legacy property, take a closer look at the Ochoco Mountain Ranch. \$48,500,000. John Stratman, Rue Balcomb or Robb Van Pelt



ESCAPE LOOKOUT RANCH – Golden, Colorado

35 acres nestled in a quiet hilltop location with easterly views, the ranch is improved with a comfortable three-bedroom, two-bath home. Additional improvements include a detached, three-car garage, and a 40' x 48' barn complete with eight stalls, electric, water, and an office. Four large pastures, two small paddocks, and a small spring-fed pond complete the ranch. Scenery and abundant wildlife in a remote location, yet within 30 minutes of Denver. \$1,695,000. Dale Dumaw



If you are thinking of selling your current ranch or have the intention of finding one, consider working with one of our Ranch Brokers. Combined we have over 133 years of experience in Western ranch sales. Visit our website at www.ranchland.com for detailed information, to request a full color brochure or for more articles of interest pertaining to ranch land.

Mason & Morse Ranch Company Brokers:

Robb Van Pelt
Rue Balcomb

Bob Starodaj
John Stratman

Ted Schaal
Tom Roberts

Bart Miller
Dale Dumaw

Support Staff:

Kay Muller

Valorie Erion

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INTRODUCING OUR TWO NEWEST BROKERS



TOM ROBERTS joined the Mason & Morse Ranch team in 2006 as a Broker Associate and brings with him over 10 years experience in the field of landscape architecture and environmental restoration. Tom's experience managing enhancement projects has lead to an appreciation for the incredible landscapes of the American West. He also has gained an understanding for people's attachment and passion for the land they are selling or the land they wish to buy.

Past projects have included recreational ranch properties where Tom developed land and water restoration plans for private trout fishing streams, wetland habitats for improving waterfowl production, and landscape architectural designs for high-end residences on ranch properties.

Tom prides himself on honesty and integrity; values knowledge and competency; and uses common sense and creativity when it comes to solving problems. Tom will work hard to understand your goals and partner with you to achieve them – whether buying, selling, or enhancing a ranch.

Although, born and raised in rural farming country in Upstate New York, he has lived in Colorado for the past 11 years and definitely considers this his home now. In his free time, Tom is an avid fly fisherman and enjoys spending time with his family. He and his wife Victoria stay busy raising their two small children Cameron and Brooke.



DALE "DOC" DUMAW joined Mason & Morse Ranch Company in March 2007. Dale has experience in real estate, investments, environmental issues, water rights, and grazing permits, just to name a few. He is a rancher, veterinarian, and retired vice president of a prestigious investment firm in Boulder, Colorado. It is with great enthusiasm and energy that Doc has whole-heartedly re-focused his rare combination of talents into the challenging arena of ranch marketing with Mason & Morse Ranch Company.

Dale is a country boy, although he has an MBA from the University of Colorado (Double Major: Real Estate and Finance), as well as a DVM from Michigan State University. After being raised on a working farm in Michigan, Dale was educated as well in the College of Natural Resources at MSU. Today he owns a ranch overlooking Denver, where he raises cattle, horses, and hunting dogs. He was a country veterinarian for over 25 years and is still licensed to practice. Doc enjoys every part of the west from roping and cattle drives to auctions and horse shows; from trail rides and historic events to big-game hunting, bird hunting, and trout fishing. Doc pulls in friends and contacts from a wide variety of interests throughout many western states. He is thrilled to have a career that encompasses full use of his many passions in life and is proud to be with Mason & Morse Ranch Company.

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