

# MASON @ MORSE

RANCH COMPANY

Mason & Morse Ranch Company Newsletter

Spring 2008

## THE ART OF WESTERN RANCH LIVING

Western ranch living can be like a rare art form; there is a limited supply of quality properties which is exacerbated by continued development in the western US and increased demand. We are not making any more land. The value of western ranch properties relates to their uniqueness, amenities offered and location. Purposefully acquired and properly cared for; a western ranch, like a rare painting, will increase in value.

The primary draw to buying a ranch is the form of lifestyle offered. They provide the owner with privacy, freedom, an opportunity for family enjoyment without interruption and the ability to explore nature in one its most natural and beautiful forms. Nothing compares to the experience of witnessing the birth of a young foal or calf or seeing the forces of nature at work such as a cow elk protecting her young from a hungry predator. The chance to hear a bugling elk ringing in the morning silence, the howls of coyote family just after dark, wild trout surfacing for a new fly hatch and such... are experiences that stay with you.

Western ranches beg for family involvement whether it be a ranch chore, a seasonal activity or one of the many forms of recreation that may exist. The changing seasons as well as the daily change of weather make one appreciate all that Mother Nature offers and how important a functioning eco-system is to our future. Your family's time on a ranch will fill your lives with learning experiences, fond memories and a healthy lifestyle. The experiences you gain on a western ranch are lessons of life and death, good times as well as hardships, helping others, gaining responsibility, working with nature and taking something away that makes you a better person. Most people will tell you that once there, they do not want to leave...it is a painting that continues to intrigue you, an emotional fascination like an ongoing play, and a feeling that satisfies and makes you long for more, it is the art in western ranches.

Just as any hunting ranch, fly-fishing ranch or cattle ranch is a form of art, there is also a science to buying one. Knowing what to look for, and what to look out for, are not skills learned in a few hours or days. The how's, where's and why's of acquiring

and owning a western ranch can be complicated and time consuming. There are a few basic factors that you need to consider in the acquisition of a ranch for sale, and they center around working with an experienced ranch broker (the how), the outside influences in your life (the where) and your lifestyle (the why).

## SPRING 2008 MARKET UPDATE

Looking back at our Fall 2007 report, we described the market being in a pivotal transition driven by a number of factors relative to the economy. Those trends continue with the credit markets, currency valuations and energy and food price issues defining economic concerns. The second home market and recreational markets have been very soft. There are buyers in the market and they are being very diligent in seeking out value. We do expect buyer activity to pick up this summer and the buyers will sort through the inventory, making deals with motivated sellers. Longer term there are a variety of factors that will impact the market in a positive manner after the current economic cycle runs its course. Those factors will bode well for long-term ownership of land and real estate in this country and particularly for the western states.

On the other end of the spectrum we have the farm and ranch production segment being very active with values increasing. Good working ranches and production farms are hard to find with no shortage of buyers. Strong grain prices will likely continue as we see continuing global demand for food products driven largely by the continuing emergence of a middle class in China and India. Those populations have chewed through the "world grain inventory" in a few short years. Ethanol production has been a contributor to the demand side and we are now going to have public debate about the merit of using agriculture production for energy resources. Resource economics will hopefully prevail and capital will flow to the industries that exhibit the best profit potential.

Mason & Morse Ranch Company stands ready to assist you in selecting the perfect ranch for your needs or to market your property.

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### **ARIZONA HORSE RANCH – Sonoita, Arizona**

This esthetically pleasing 31.93-acre horse property consists of a custom built 4,700 square foot home strategically located to face the Santa Rita Mountains, tack/storage room, pump house, shop, shed and corrals, all set within the gentle foothills covered in cedar and oak trees, in the highly sought after Sonoita market. The property includes a small intermittent creek, with level areas and a high ridgeline on the easterly side of the property. The property is private, zoned agricultural, and is boundary fenced. \$1,250,000. John Stratman



### **DOUBLE XX RANCH – Antonito, Colorado**

One of the finest examples of a Colorado cattle ranch on the market today. Consisting of 3,992 acres, including 3,000 acres of irrigated hay meadows, the ranch offers a tremendous resource capable of running 1,400 mother cows. The Double XX includes 1.75 miles of the Conejos River, and easy access to the Rio Grande River. More than adequate water rights, two sets of cattle working facilities, remodeled manager's home, 4,000 square foot shop, calving barn, hay barn and commodity barn. \$12,000,000. Rue Balcomb, Robb Van Pelt, or John Stratman



### **BIG SANDY RANCH – Boyero, Colorado**

A working ranch located along the Big Sandy River on the eastern plains of Colorado. The ranch, consisting of 20,520 +/- deeded acres and 640 acres of state lease, carries 850 AU. The ranch is cross-fenced, well watered, and features adequate improvements for a ranch of this size. Numerous hunting opportunities exist. Permitted for a solid waste disposal site. In addition, the ranch has valuable, permitted underground water rights. \$12,000,000. John Stratman, Rue Balcomb or Robb Van Pelt



### **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. Starting at \$1,900,000. Rue Balcomb, John Stratman, or Robb Van Pelt

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## R BAR QUARTER CIRCLE RANCH – Silt, Colorado

Consisting of 1,500 +/- acres, the improvements include a tasteful 2,900 square foot home, quaint bunkhouse, 9,600 square foot calving barn, and 3,200 square foot heated shop. Agriculture elements include 424 acres of irrigated meadows, ponds, irrigation system, livestock improvements and valuable water rights. Approximately two miles of West Divide Creek crosses the ranch, an attractive element for the resident wildlife. Excellent hunting and access to public land. A reasonable distance to Aspen or Vail and 20 minutes to the jet accessible Garfield County Airport. \$10,000,000. Rue Balcomb



## WEST BIJOU CREEK 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. Would make an excellent equestrian operation, cattle ranch and exceptional investment opportunity. \$3,150,000. John Stratman, Robb VanPelt or Rue Balcomb



## 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. Smaller parcels available: 110 acres, \$880,000; 210 acres, \$1,260,000; 120 acres and all improvements, \$1,780,000. Entire ranch offered for \$3,600,000. 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 western border. The ranch is an excellent candidate for a conservation easement or development. \$19,500,000. Co-listed with Clay Griffith, Western Land Sales. Ted Schaal



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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 it's own ranch manager. Several owners have built homes. Eagle Ridge Ranch is an ideal location away from the hurried resorts, yet near skiing, golf and many other recreation activities. Gunnison offers a jet accessible, all weather 10,000 foot runway. Conservation protected. Starting at \$925,000. 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. \$3,950,000, increasing \$100,000/month until sold. Rue Balcomb, Robb Van Pelt, or John Stratman



### CATALOOCHEE RANCH – Guffey, Colorado

An equestrian masterpiece---with state-of-the-art facilities! Stunning 360 degree mountain views, imposing rock outcroppings, three stocked fishing ponds, knee-high grass, abundant water and a perfectly sited house, all on 445 acres, this is one of the most impressive ranches in Colorado. Fabulous 3,400 square foot, four bedroom, three and one-half bath home. 1,800 square foot guest house, caretakers house, 2,592 square foot barn with bunkroom and kitchen, and insulated indoor arena. Video at [www.ranchland.com](http://www.ranchland.com) \$4,200,000. Ted Schaal



### EVERGREEN EQUESTRIAN RANCH – Evergreen, Colorado

Remarkable 46-acre equestrian ranch set in a pristine mountain setting, less than a mile from I-70, and only 20 minutes from downtown Denver. Two heated, lighted barns with wash racks, 57 box stalls all with automatic waterers and rubber mats. Two arenas (one indoor, one outdoor), an owners' lounge, clubhouse, two tack rooms, a feed barn. Two homes on the ranch including the main home which is 3,500 square feet with five bedrooms and four bathrooms, a second two-bedroom caretaker's home and a bunkhouse, parking and storage structures. \$5,000,000. John Stratman

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## HIGH MEADOW RANCH – Crested Butte, Colorado

One of the finest homes in the Crested Butte Valley. The 5,600 square foot home, located on 72 acres is a custom high-end home with stone and reclaimed barn wood highlighting the exterior. Massive overhead log beams and reclaimed oak flooring with in floor radiant heat grace the interior. Amenities include four bedrooms, four and one-half bathrooms, a state of the art media room, bonus room, main floor gourmet kitchen, wet bar and a great room. \$5,245,000 or home and 36 acres - \$3,995,000. Co-listed with Doug Kroft - Red Lady Realty. John Stratman



## 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. \$3,328,000. Robb Van Pelt, John Stratman, or Rue Balcomb



## 3-D RANCH – Canñon City, Colorado

The 3-D Ranch consists of 98 +/- acres with 15 being irrigated. Improvements include four homes, a garage, workshop, carport and RV hookup. Livestock improvements include a 600 square foot barn with three stalls, tack room, water and electric, and a two stall hay barn with water, 160 foot diameter and 60 foot diameter round-pens, and a 140' x 100' arena with seating. The ranch is completely fenced with seven pastures and is bordered on the west by BLM land. \$1,800,000. Ted Schaal



## CIRCLING BEAR RANCH – Pueblo, Colorado

120 acres with a beautiful 3,957 square foot, "D"-log five bedroom, three and a-half bathroom home. A heated, detached five-car garage; six-stall split-log sided barn with hay storage, woodworking shop, tack room, and half-bath with adjoining heated room; hot tub, sauna, gazebo, and garden house round-out the improvements. Numerous Indian artifacts have been found on the property. Recreational opportunities are abundant on the nearby BLM land. \$1,599,990. Ted Schaal



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### **MONUMENT SPRINGS RANCH – Glade Park, Colorado**

This 600-acre recreation paradise offers unparalleled views of the Colorado high country including the Grand Mesa and Roan Plateau. Located 21 miles from Grand Junction, Monument Springs is rich with wildlife including trophy elk, deer and bear. The gentle topography is covered with oak brush, sage, pinyon, cedar and aspen trees interspersed with numerous sandstone rock formations. There are four adjudicated springs and three stocked lakes on the ranch. A magnificent lodge situated to take in the expansive views, tastefully built to accommodate multiple guests, is already in place. \$3,400,000. Co-listed with Roy Lockhart. Rue Balcomb or Robb Van Pelt.



### **BLACKHAWK RANCH – Fraser, Colorado**

Blackhawk Ranch has spectacular mountain views and consists of 44 acres, a beautiful mountain home, and 800 feet of the Fraser River with private Gold Medal trout fishing. Conveniently located 80 miles from Denver and 10 miles from Winter Park Ski Area, the ranch is minutes from skiing, four golf courses, Grand Lake, the Colorado River, and a million acres of open space in Grand County. The custom home with 3,103 square feet has three bedrooms, three bathrooms, an attached two-car garage with a guest apartment overhead and an attached four-stall horse barn. \$1,975,000. John Stratman



### **BEAVER MEADOWS – Red Feather Lakes, Colorado**

An operating guest ranch located on 434 acres NW of Fort Collins offering a variety of recreational activities and events including weddings and conferences. The property offers a full complement of improvements including restaurant, lodging, and conference facilities, with the North Fork of the Cache LaPoudre River and two streams flowing through the property. Can be purchased in a variety of parcels. \$5,600,000. Contact Ted Schaal or John Stratman.



### **LARKSPUR EQUESTRIAN – Larkspur, Colorado**

105 acres subdivided into three tracts, available separately or combined, would make an excellent equestrian complex, investment property or individual home sites. With sweeping views of Pikes Peak and the Rampart Range, the property has westerly orientation and slope to allow for maximum sun exposure and adequate drainage. Conveniently located along Highway 83, the area is highly regarded as an equestrian location and convenient to Monument, Larkspur, Castle Rock and Franktown. Boundary fenced, with a solar powered livestock well. \$990,000 or from \$349,000 per tract. John Stratman

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## **JEWEL OF THE SAN JUANS – Lake City, Colorado**

Rarely do we say that a property is so spectacular, that upon seeing it, it will take your breath away. This is the case with “The Jewel”. This majestic, private location lies at the end of the road, almost completely surrounded by the Gunnison National Forest. The towering 13,000' and 14,000' peaks make these 30 acres seem like 30,000. Two private fly-fishing streams settle into the dance of one mountain stream as it carries its sounds past the magnificent 5,500 sf home. Merely walk out your front door for unrivaled recreational opportunities, or relax on one of the patios overlooking the creek and enjoy the sight of wildlife grazing the meadows. \$5,500,000. John Stratman



## **ELIZABETH FOREST PROPERTY – Elizabeth, Colorado**

The Elizabeth Forest Property consists of 80 acres which is nearly entirely forested with Ponderosa Pine trees. It lies just a few miles south of Elizabeth on a quiet gravel county road, and is improved with a 3,100 square foot home, a Quonset and an out-building. The property is very pristine, is a haven for wildlife, is fenced and has several vantage points of Pikes Peak. \$1,250,000. John Stratman



## **SEVEN-IN-THE-MORNING RANCH – Golden, Colorado**

Sunrise views start each day in splendor at this east-facing, 35-acre, one-of-a-kind trophy home location. The ranch currently has a modest cowboy home, 8-stall barn, and several other outbuildings. The property is fenced and cross-fenced. Only 35 minutes to Denver or Boulder and 45 minutes to DIA. Elk, deer, and turkey frequent the property. \$1,575,000. Dale Dumaw, Broker/Owner, or John Stratman



## **MOUNTAIN VIEW RANCH – Pueblo, Colorado**

Beautiful mountain views and the city lights of Pueblo complement this gentleman's ranch, which consists of 245 acres of well-maintained, cross-fenced pasture, with a Piñon and Cedar covered draw. The 1,820 square-foot southwestern-style ranch home has three bedrooms, two baths, and an attached, oversized two-car garage. Completing the ranch is a two-story horse barn, with four stalls on one side, and a care-taker's apartment and hay storage area on the other side. A heated four-dog condo rounds out the improvements. \$689,000. Dale Dumaw or John Stratman



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### **SELDOM HILL RANCH – Utica, Kansas**

This 800-acre ranch is a Sportsman's Paradise. The property includes 450 acres of native grass pastureland, ponds, ravines, and 310 acres of dry-land farm ground that could be planted as wildlife habitat, share-cropped, or potentially enrolled in the CRP program. Two ponds stocked with large-mouthed bass, channel catfish and bluegills, and 1,000 trees make the ranch a unique wildlife property. Improvements include a 1,350 square foot home, metal shop, two barns, two loafing sheds, two wells, three stock tanks and a windmill. \$645,000. John Stratman or Dale Dumaw



### **EAGLE'S LANDING ESTATE – Abilene, Kansas**

Big city luxury, small town living... the price has recently been reduced \$300,000 on this incredible home and acreage. The 9,700 square-foot luxury home on 58 acres is a beautifully appointed two-story brick home with a fully finished-basement. The home includes eight bedrooms including a main floor master bedroom with a large walk-in closet, nine full and three half bathrooms. The home has been constructed with particular attention to detail and designed for entertaining with a recreation room and home theatre. There are three garages: two four-car garages, and a RV/bus garage. This outstanding property is fenced and includes a horse pasture. Offered for \$1,500,000. John Stratman



### **BIG HORN RIVER NATURE RETREAT – Custer, 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



### **BIG HORN RIVER ISLANDS – Custer, Montana**

This property is a hunter's paradise with approximately 85 acres including nine acres with a building site connected via right-of-way to a county road and the balance contiguous via an old channel of the river. The property has two channels on it providing some of the best duck and goose hunting available. Other hunting opportunities include deer, turkey, elk, upland birds and more. Located just seven miles south of Custer. \$650,000. John Stratman

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## **MONTANA CRP LAND – Miles City, Montana**

Consisting of 3,985 acres total, 3570 acres in CRP, with the balance, 414+/- acres, being drainages, ravines, ditches, roads, and hunting terrain. The annual payment for the CRP ground is \$98,696.00. 987.5 acres expires in 2010 with an annual payment of \$28,376. 702.7 acres expire in 2011 with the annual payment of \$17,102. 1879.8 acres expire in 2015 with a payment of \$53,218. Well-sited for hunting and many other outdoor activities. Return on the CRP payment is close to 6% per year with no inputs. The current owner will continue active management of the property. \$1,625,000. Dale Dumaw or John Stratman



## **HUNTING PRESERVE – Gothenburg, Nebraska**

Excellent North Platte River frontage with 125 acres just a few miles east of Gothenburg, Nebraska. The property includes 25 acres of irrigated cropland along a paved frontage road. The balance of the property is very private bottomland with grass, trees and brush providing excellent habitat for deer, ducks, geese, turkey and upland game birds. Priced at \$500,000. John Stratman



## **WHITE RIVER RANCH – Crawford, Nebraska**

The White River Ranch consists of 1,923 acres of deeded land plus 4,875 acres of leased land in three tracts all located between Chadron and Crawford in northwest Nebraska. Productive agricultural operation includes 180 acres of irrigated lands and 78 acres of dry cropland along with a ranch home and buildings. White River and Whitney Lake access provide good hunting and fishing opportunities. \$1,750,000. John Stratman



## **GROTE RANCH – Harrison, Nebraska**

Located in northwest Nebraska, the Grote Ranch is comprised of 4,100 fee acres. The land is comprised of hay ground, open grass pasture and rolling hills with deep canyons and four live-water streams that provide excellent habitat for wildlife. In addition to the live water streams the ranch has reservoirs for watering livestock and wildlife. Improvements include two homes, a shop, a barn and corrals. An excellent ranch property with exceptional hunting characteristics. \$3,300,000. John Stratman



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### **NORTH PLATTE HUNTING LAND – Gothenburg, Nebraska**

300 acres with 40 acres of sub-irrigated alfalfa and 260 acres of river bottom land, bisected by the North Platte River. Both sides of the river run the length the property as well as several sloughs and old channels. The property has an abundance of wildlife including trophy class whitetail deer, turkey, geese, ducks and other birds and small game common to the area. The cottonwood trees, willows and cedars offer excellent habitat for wildlife along with the adjoining alfalfa field. \$850,000. John Stratman



### **DREAM CATCHER RANCH – Harrison, Nebraska**

2,600 acres. 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 complement of outbuildings. \$2,500,000. John Stratman



### **NORTH LOUP RIVER RANCH – Thedford, Nebraska**

The North Loup River Ranch consists of 8,000 acres with the North Loup River bisecting the property. In addition to the good sandhills grassland, the property includes approximately 1,400 acres of pivot irrigated cropland currently in grass production. The North Loup River, the sub-irrigated bottomland and numerous large treed windbreaks on the property provide excellent habitat for wildlife including deer, turkey, upland game birds and water fowl. There is a good set of improvements including four homes on the property. This is a very productive ranch with excellent wildlife benefits. \$6,820,000. Contact John Stratman or Robb Van Pelt.



### **BIG VIEW RANCH – Max, Nebraska**

300 +/- acre ranch with two homes, a barn, loafing shed, outbuildings and ample parking. A total of 165 acres of cropland are enrolled in CRP/FSA programs. The rest of the acreage is native grass pastures with new fences, cross fenced for easy pasture rotation. This property has a significant amount of trees and wind breaks, making it very appealing for wildlife. Perfect starter/retirement ranch or Bed and Breakfast. \$535,000. Dale Dumaw

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## SPOTTED ELK AT GREENWOOD CANYON RANCH Silver City, New Mexico

Looking for special? How about being one of eleven owners of a 7,000-acre ranch in the high mountains of New Mexico? Throw in a custom built, impeccably detailed, 3,000 square foot log home with a guesthouse all located on 216 acres? Starting to sound good? Now let's throw in 50-mile views of 11,000' mountain peaks in the largest federal wilderness in continental United States, a full-time caretaker, complete privacy, and a 6,000 square foot lodge. You've got the picture. Now you can have the property! Spotted Elk... at Greenwood Canyon Ranch. \$2,399,500. Rue Balcomb or Robb Van Pelt for more information.



## 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 near Bend, Oregon; the new place to be in the west. 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. \$42,500,000. John Stratman, Rue Balcomb, 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



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 140 years of experience in Western ranch sales. Visit our website at [www.ranchland.com](http://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  
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**SEVEN-MILE POINT FARM – Pine Bluffs, Wyoming**

Located in the scenic Pine Bluffs area, this farm consists of 640 acres with 400 acres of irrigated 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



**BRUSH CREEK RANCH – Saratoga, Wyoming**

6,039 acres consisting of irrigated and sub-irrigated native grass pastures and hay meadows. The ranch has historically carried 400-450 AUs. Brush Creek courses through the ranch for three and a half miles and provides excellent trout fishing, and there are three stocked reservoirs. Elk, deer and bear hunting on the ranch and the adjoining National Forest. Main house, three log cabins, office building, historic barn, storage/shop and miscellaneous outbuildings. \$12,300,000. Contact Ted Schaal. Co-listed with Century 21 Cornerstone Realty & Rocky Mountain Realtors.

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