

YOUR GOAL FOR YOUR NATURAL RESOURCES ?

During my 38 years of working for Natural Resources Conservation Service (NRCS) and Local Conservation Districts one thing I have learned is that we take our basic natural resources for granted. When we look at a landscape, tract or property we see the general view and not the resource, of Soil, or Water, or Animals, or Plants, or Air. We may see the individual animal, tree, stream, mountain, or something pleasing to the eye but the basic resources of Soil, Water, Animals, Plants, and Air (SWAPA) is over looked.

Until we see a problem in our view we do not question the individual resource. When we see the gully erosion, weeds, lack of trees, loss of water, bare soil, dust cloud or the lack of animals then we start to think about the condition of our resources.

The local Conservation District working with the NRCS has a thorough, professional approach to identifying and offering alternative solutions to managing our basic resources. This Planning approach involves reviewing the problems with the landowner, or decision maker, and determining their realistic goals for the resource. The resources are inventoried for acreages, quality, quantity, condition, availability, and other factors. *(Continued on page 2)*



INTRODUCING LINDA NIEBUR

By owning a large farm operation, a past owner of a successful chemical business and working with local ranchers, Linda understands how farmers and ranchers operate. She is a broker who is very familiar with crop production, agricultural leases, water rights, conservation easements and mineral rights. Linda's past experiences greatly enhance her knowledge of the land transaction processes.

Linda was born in Okeene, Oklahoma her family then moved to Burlington, Colorado where they continue to farm corn and wheat. She grew up helping maintain the operations of the family farm. Linda is currently involved with her husband in their own farm operation. They started from the ground up and currently

farm over 9000 acres. The crops they raise include wheat, corn, soybeans, and sunflowers.

Linda is an active member of the National Farmers Union. She was recently selected to help implement the Farm Bill and aid in the renewable energy projects in Washington D.C. Her affiliations also include The Colorado Association of Realtors, The National Association of Realtors, and The Realtor Land Institute.

Linda's affiliation with Mason & Morse Ranch Company will allow her to provide excellent marketing services to clients. She is currently a licensed real estate associate broker in Colorado and Nebraska and is actively pursuing her real estate licenses in Montana, Kansas, and Wyoming. She would welcome the opportunity to serve you with your real estate needs.

Contact Information

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YOUR GOAL FOR YOUR NATURAL RESOURCES - *continued*

Soils are checked for amount and kinds of soil erosion, fertility, water intake rate, amount of organic matter and natural productivity of the soil type. Much of the soil information is available in the local soil survey report. Additional data is collected from soil samples the landowner sends to a testing laboratory.

Water is inventoried by quantity (water rights), quality (lab tests) and dependability of the supply. The delivery system of ditches, pipelines, and field application systems are reviewed for deterioration, delivery efficiency, stability, and water application efficiency.

Animals are inventoried by species, number and condition. Wildlife species are considered in managing the unit.

Plants are inventoried by species diversity, whether the plant is native or non-native, palatability by animal species the producer uses, plant condition, plant productivity, and ground cover. Production can be estimated by ocular observation or by actual clipping of plots (if time allows) and is used in preparing a balance between the number of animals and the amount of forage the plants produce.

Air quality is measured by amounts of particles as in dust from soil erosion, odor, plant pollen, and other airborne material.

After inventories are taken and reviewed, alternatives are presented to the landowner or decision maker. The selected action will be recorded and a conservation plan will be developed for the landowner to use in applying the select practices to protect the resources. This plan will also include proper management practices such as grazing management for proper timing of grazing animals. The plan will include practices to protect the resources including proper management of water being applied to fields to meet the crops needs and proper timing of the water application.

Additional services of design and construction inspection may be available to insure that practices are installed to basic standards and specification. A cost share payment may be available to help landowners install conservation practices planned in the conservation plan.

The services available through the Conservation Districts and NRCS helps the local land users learn to indentify soil, water, animal, plant and air resource problems. The services will also help users select conservation practices that will treat problems, maintain and improve the resource base.

Check YOUR SWAPA today!!!

Mason & Morse Ranch Company gratefully acknowledges Dennis Davidson of the Bookcliff Conservation District for authoring and submitting this article!



THE BELL RANCH – Tucumcari, New Mexico

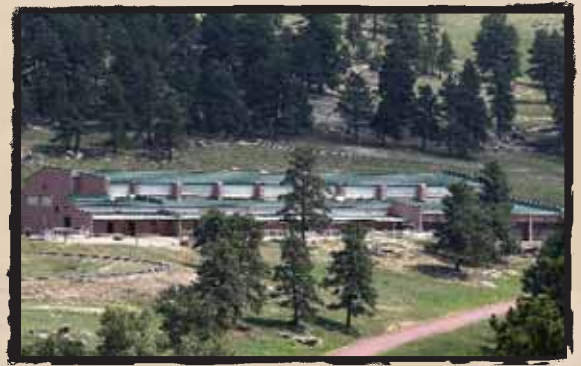
From spectacular vistas of red-banded mesas, to the sheer walls of Canadian River canyons, to the vastness of the big sky country, the Bell Ranch presents investors with a once-in-a-lifetime opportunity to own a piece of Western heritage with a vivid history pre-dating New Mexico's statehood by nearly a century. Equal to the grandeur of the Bell Ranch's 290,000 fully deeded acres are the vision and tradition that have constantly coursed through this land. Here, cowboys work a breed of cattle found only at the Bell Ranch after 135 years dedicated to improving bloodlines. The Ranch's 390 square miles include steep canyons and open country for hunting dove, quail, turkey, antelope and whiletail and mule deer. The adjacent 9,600-acre Conchas Lake provides warm-water fishing opportunities, as well as other recreation, with the Lake House and boat storage on the shore. The 10,832-square-foot Hacienda, built in the 1930's, reflects a Southwestern vintage style. Complete with a swimming pool and tennis courts, this complex was designed to entertain such Hollywood icons as Howard Hughes, Clark Gable and Shirley Temple. An 8,200' lighted airstrip and hangar are close by for your private jet access. The Bell Ranch Headquarters is listed on the National



Registry of Historic Places. Discover the deep attachment to this land known only by those who have experienced it. \$99,000,000. Contact Robb Van Pelt, Rue Balcomb, John Stratman.

B BAR K RANCH – Evergreen, Colorado

The B Bar K encompasses 996 acres, of which approximately half is hay meadows and pasture, and the balance is a mixture of pine, fir and aspen trees. The ranch is protected by a conservation easement which allows for two additional primary residences up to 10,000 square feet and various supporting structures. The 16,000-square-foot, stone residence includes nine bedrooms, twelve bathrooms, a 23-seat theater, 16-person hot-tub, exercise room, library, and many other features. The nearly 45,890 square foot barn includes a heated arena, 19 stalls and every equine amenity imaginable. There are four additional guest homes on the ranch. \$13,950,000. Contact Ted Schaal.



BEAVER MEADOWS – Red Feather Lakes, Colorado

An operating guest ranch located on 434 acres 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. The property lies in an accessible mountain area with the North Fork of the Cache La Poudre River and two streams flowing through the property. The guest ranch operation, which includes over \$2 million of furniture and equipment, is available separately along with 159 acres for \$2,695,000, or the entire offering is available for \$4,295,000. Contact Ted Schaal or John Stratman



CEDAR BENCH RANCH – Montrose, Colorado

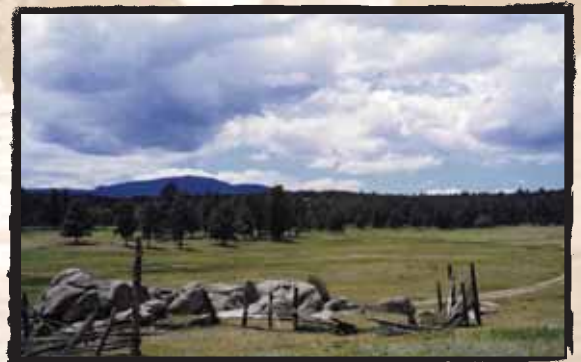
776 deeded acres with an additional 400-acre BLM lease, only six miles from town. There are two homes on the ranch including a 1998, two-story, 3,465 square foot, Santa Fe style home. An older farm house makes for the perfect ranch manager's home, conveniently located near the ranch buildings including 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. \$4,350,000. Rue Balcomb, Robb Van Pelt, or John Stratman.



CENTAUR MOUNTAIN RANCH – Evergreen, Colorado

One of the last remaining large, multi-generational, family-owned ranches in Jefferson County, Centaur Mountain Ranch consists of 455.76 acres. The ranch is nestled in the foothills west of Denver, at an elevation of 7,200 feet.

Ponderosa forests and aspen laden hillsides interspersed with grass hay meadows are excellent elk and deer habitat. A rural cluster plan has already been created to preserve the natural beauty of the ranch while providing 26 5-acre lots with established building envelopes. Excellent views. An opportunity to own a large acreage, as one owner, with an upside in future development. \$15,000,000. Contact Rue Balcomb, Robb Van Pelt or Ted Schaal.





COLBERT RANCH – Dolores, Colorado

An exceptional 171-acre equestrian facility located 65 miles from Telluride, designed as a breeding and training facility for performance horses. Highlights include an outdoor 150' x 300' arena; a 20-stall heated barn with attached apartment; a historic, 2340 SF, three-bedroom/three-bathroom home; a 1,500 SF manager's home; and a party barn (56' x 56') building that has been converted to a home. Approximately 100 acres of irrigated native-grass hay fields. Stunning views! \$2,995,000. Rue Balcomb or Robb Van Pelt.



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. \$8,900,000. Rue Balcomb, Robb Van Pelt, or John Stratman.



DRY CREEK RANCH – Berthoud, Colorado

A pristine 62 acre ranch located in the foothills of the Rockies, with great horse facilities, and an easy commute to Denver. The 3,500 square foot moss rock and cedar residence sits on a ridge overlooking the mountain valleys and is very private. The well-designed equestrian center includes a three stall barn with tack room and storage, pipe corrals, loafing sheds with eight covered stalls and two working areas. Dry Creek runs year-round and flows along the entire north edge of the property. \$1,685,000. Contact Karen Claycomb.



ELK CREEK RANCH – Meeker, Colorado

Elk Creek Ranch, a spectacular 2,580-acre shared ranch community, is located in the magical place known as the White River Valley. Known to serious anglers as offering the finest dry fly-fishing in North America, Elk Creek Ranch boasts a fishing and hunting resource that is beyond compare. The ranch is a sanctuary for America's largest resident elk herd, eagles, wild turkey, grouse, mule deer, bear, beaver, mountain lion, moose ... and big trout. The White River and Elk Creek meander their way through the ranch. Lot 50 is being offered for \$1,900,000. Contact Rue Balcomb.

FORTUNE RANCH – Gardner, Colorado

The magnificent Fortune Ranch, adjoining the Sangre De Cristo Mountains, and near the Great Sand Dunes National Park, consists of 10,151 deeded acres and 3,800 acres of BLM and state lease land. The ranch is offered in its entirety or as three smaller ranches: the South Huerfano Ranch, 400 deeded acres; the Martin Ranch, 3,480 deeded acres and 920 acres of leased land; and the Mosca Pass Ranch, 6,271 deeded acres including 450 acres of irrigated meadows and 2,880 leased acres. The Huerfano River courses through two of the parcels for about three miles, providing excellent fishing. Wildlife roam the ranch year-round. An excellent conservation easement candidate. Prices available upon request. Contact Ted Schaal.



GUETZ RANCH – Kiowa, Colorado

169 +/- acres of rolling grassland, dry land alfalfa fields and sub-irrigated bottomland along Comanche Creek with willows and cottonwood trees, located in highly desirable Elbert County. Improvements include a beautiful, landscaped 4344 SF home situated to take advantage of the expansive views; an indoor arena (80' x 140'); and a 60' x 80' barn. Two 35 acre parcels have been platted, a third parcel is possible. Contact Ted Schaal \$1,750,000. An additional 463 acres is available for \$895,000.



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. \$4,599,000 or home and 36 acres - \$3,499,000. John Stratman. Co-listed with Doug Kroft - Red Lady Realty.



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. \$4,500,000. John Stratman.





LAZY H RANCH – Paonia, Colorado

The 4,029 acre Lazy H Ranch is one of the most prolific hunting ranches in Western Colorado. Perfectly situated between 1.5 miles of the North Fork of the Gunnison River and 9 miles of National Forest/Bureau of Land Management border, this ranch is a wildlife enthusiast and hunter's paradise. Trophy mule deer, elk and mountain lion can be found on the ranch, which lies in their natural migratory route. Three homes, a Morton building shop, a fully furnished mountain cabin, barn, and corrals. \$13,800,000. Contact Rue Balcomb, Robb Van Pelt or John Stratman.



MAIN RANCH – Del Norte, Colorado

A 374 +/- acre property consisting of mostly vacant land with an old shed and barn being the only improvements. The ranch is located just minutes from a multitude of recreational opportunities including skiing at Wolf Creek Ski Area; golfing at the highly acclaimed Rio Grande Golf Club; "gold-medal" flying fishing on the Rio Grande; millions of acres of public land; and hunting at Big Game Unit 76. Breathtaking views of the San Juan and Sangre de Cristo Mountain ranges. \$895,000. Robb Van Pelt or Rue Balcomb.



MCKIM RANCH – Simla, Colorado

The McKim Ranch consists of 908 acres grassland, irrigated hayland and treed bottomland along the Big Sandy River, approximately 30 miles east of Colorado Springs. The ranch offers excellent production with 110 acres of irrigated land producing grass/alfalfa hay. The river bottomland offers excellent wildlife habitat. Improvements include an updated four-bedroom, two-bathroom, two-story ranch home, a detached garage, barn and outbuildings. Can be purchased in smaller combinations. \$2,250,000. John Stratman.



MONCKTON RANCH – New Castle, Colorado

Immaculate little ranch. Main Elk Creek runs through the middle of this amazingly verdant 54-acre property. Thirty to 40 acres are in irrigated hay fields and pasture. Mature trees surround the home site and can be found along the creek. Nice three-bedroom home for use as cabin or employee housing. Buried irrigation pipe along with the sprinkler system. If you are looking for moving water and easy access to the Rifle Airport or Flat Tops Wilderness, this is the place. Co-listed with Mike Deer. \$2,490,000. Contact Rue Balcomb or Robb Van Pelt.

MOUNTAIN VIEW RANCH – Pueblo, Colorado

A 245-acre gentleman's ranch. The southwestern-style ranch home is one-story and has 1,820 square feet, three bedrooms, two baths, and an attached, oversized two-car garage. Completing the ranch is a two-story horse barn, with four stalls, an apartment and hay storage area. A heated four-dog condo rounds out the improvements. The owner is willing to subdivide and sell the current buildings and a 61+ acre parcel for \$450,000. Separately, the 183+ acre additional pasture which allows a new building complex can be purchased for \$200,000. Entire ranch is available for \$629,000. Contact Dale Dumaw.



R BAR QUARTER CIRCLE RANCH – Silt, Colorado

Consisting of 1,714 +/- 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.



ROAD RANCH – Del Norte, Colorado

A 332 +/- acre ranch located between South Fork and Del Norte. The ranch is located just minutes from a multitude of recreational opportunities including skiing at Wolf Creek Ski Area; golfing at the highly acclaimed Rio Grande Golf Club; "gold-medal" flying fishing on the Rio Grande; millions of acres of public land; and hunting at Big Game Unit 76. Breathtaking views of the San Juan and Sangre de Cristo Mountain ranges. A rare find! \$795,000. Robb Van Pelt or Rue Balcomb.



SAN JOSE RANCH – La Junta, Colorado

29,865 +/- acres of excellent grassland. There are two improvement sites including the main headquarters with its modern 4,000 square foot owner's home. The ranch has good water characteristics with domestic wells, pipeline systems with 36 tanks, four windmills, a solar well, a live water creek and irrigation well for 80 acres. Wildlife resources include trophy mule deer, antelope, quail and dove. This is a low overhead ranch in good condition with good improvements. \$7,450,000. Contact Rue Balcomb, Robb Van Pelt or John Stratman.





SANCTUARY RIDGE RANCH – Berthoud, Colorado

Sanctuary Ridge Ranch is a rare find along the Front Range of the Rocky Mountains. Composed of approximately 212 acres of several ridges and valleys, the native land is untouched and distinctive. It can be developed to be an exclusive rural sanctuary restricted to a limited number of home sites, or a spectacular trophy residence and private ranch. Views stretch from Wyoming to Southern Colorado. Come choose your place in the foothills overlooking the front range of Colorado. \$2,975,000. Contact Karen Claycomb.



SHERMAN ACREAGE – Lake City, Colorado

Located near the headwaters of the Lake Fork of the Gunnison River, lie two small-acreage parcels with a rare natural beauty. The two parcels are each surveyed, platted, adjacent to each other and not subject to covenants. One parcel is 3.038 acres and adjoins the Lake Fork of the Gunnison River, and the second lot is 3.980 acres. Both lots offer spectacular views of the San Juan Mountains as well as immediate access to millions of acres of wild and scenic mountain wilderness, and are adjacent to a maintained county road. \$295,000 John Stratman.



SHINN PARK RANCH – Montrose, Colorado

An incredible 2365 acre working cattle ranch, including 1,734 acres of high-country summer grazing land with multiple ponds. The headquarters parcel is 631 +/- acres of which 327 are irrigated hay meadows and pasture land with an abundance of water rights, extensive livestock improvements, and a 7,200 square-foot, six-bedroom owner's home. Offered for \$9,850,000. Waterdog parcel, 1,734 acres of high country summer grazing land, is available separately for \$4,950,000. Contact Rue Balcomb or Robb Van Pelt c/o listed with Jim Nerlin (970) 728-1618.



SUNSET RIDGE RANCH – Elbert, Colorado

A private tree-covered property with mountain views, sunsets, and an ecologically diverse environment. The ranch consists of 220 acres of robust, healthy pine trees, rock outcroppings, and lush meadows. Improvements include a spectacular 4,900 square foot custom, stone-sided, frame home plus a full complement of outbuildings. Located in one of the more desirable areas on Colorado's front range, between Falcon and Elizabeth, allowing easy access to either Colorado Springs or Denver. The property would make an exceptional equestrian facility or simply a private retreat. \$2,500,000. John Stratman.

WILDERNESS RANCH – Dotsero, Colorado

2,300 pristine acres with expansive views, bordering the Flat Tops Wilderness Area. The northern border of the ranch is the spectacular Deep Creek Canyon. Perfect private trophy hunting ranch, large land development opportunity or high-end resort development. Private, yet convenient to I-70, the Eagle/Vail airport, Glenwood Springs, and world-class skiing. \$13,950,000. Contact Rue Balcomb or Robb Van Pelt.



WOODLAND PARK RANCH – Woodland Park, Colorado

80-acre ranch with two sides bordering National Forest. Six-bedroom, 5,600 square foot custom home and separate guest homes with many amenities, including sub-floor heating. Trout ponds and an ephemeral stream. A nice mix of evergreen/aspen forested land and open meadows. Great recreational opportunities as well as a place to run horses or cattle. Nine miles from downtown Woodland Park and within 20 minutes of some of the best Gold Medal fly fishing in the state. \$1,799,000. Contact Tom Roberts.



WANDERING STAR RANCH – Garden Valley, Idaho

Wandering Star Ranch encompasses approximately 47 private acres with Scriver Creek frontage, dramatic river and mountain views, and year-round access. Excellent views of the Middle Fork River and the surrounding mountains can be seen from every room of the 4,600 square foot custom designed two-level home and the large covered wrap-around porch. The barn includes three stalls, tack room, storage and guest/caretaker's quarters. Wandering Star's setting is an outdoor paradise. The ranch has 42 irrigated acres producing excellent quality grass hay. \$1,800,000. Contact Rue Balcomb.



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.





GEYSER RANCH – Geysler, Montana

A serene 1,820 acre ranch, centrally located in the Highwood Mountains. Situated near the headwaters of several streams, the property has tremendous water resources that ribbon through the ranch and provide excellent fishing. Geysler Ranch is a haven for wildlife, and supports an ongoing cattle operation with an abundance of adjudicated water rights. Improvements include a house, shop, barn, corrals, fences and irrigation structures. A leaseback arrangement is available from the owner. \$3,600,000. Contact Linda Niebur or John Stratman.



SUNFLOWER FARMS – Mitchell, Nebraska

Sunflower Farms is an excellent commercial hay and grain farm in the North Platte River Valley, far western Panhandle, near Scottsbluff, Nebraska. The total acreage of the farm is 2,727. There are 2,087 acres irrigated (1,977 acres under pivot) and the balance of 640 acres is in dryland, grass corners and building sites. The soils are good and the water from two sources improves operational efficiency. The pivots are top quality and the improvements above average. \$8,000,000. Linda Niebur or John Stratman.



CANYON SPRINGS RANCH – Crawford, Nebraska

A rare, scenic and very private 280 acre ranch. Canyon Springs Ranch has a modern, beautiful and spacious home with four bedrooms, sun room, a two-story living room, country kitchen and a cozy, south facing patio area with a hot tub. The home site has a park like setting and the entire property is immaculate. The acreage has a half-mile of Charcoal Creek and three-quarters of a mile of the White River running through it, with abundant trout. Borders the Peterson Wildlife Management Area. \$975,000. Contact Karen Claycomb.



FERGUSON RANCH – Chadron, Nebraska

708 acres of ranchland comprised of open meadows, pine trees and 34 acres of farm ground. A perfect small cattle operation with three windmills in place. Borders the Pine Ridge National Forest with abundant recreation opportunities and spectacular views. \$1,239,000. Contact Linda Niebur.

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.



HILL PLACE RANCH – Harrison, Nebraska

1,500 acres of diverse land types. The terrain of the Hill Place Ranch ranges from undulating cropland to steep timbered hills. The combination of land and water make this ranch a haven for wildlife. The property includes a spring-fed, year-round creek that supplies a large fishing reservoir and provides irrigation to 30 acres +/- . Approximately 300 acres has been historically farmed to dry land crops such as wheat. Improvements include fences, water improvements and an older building site. \$1,200,000. Contact John Stratman.



NEBRASKA BLUE RANCH – Crawford, Nebraska

Nebraska Blue consists of 440 acres of grass and Ponderosa timber located 14 miles southwest of Crawford, near Fort Robinson State Park. The area boasts an abundance of wildlife including fox, pheasant, deer, migratory elk, turkey and grouse to name a few. A brand-new, custom-built 2,450 square foot, three bedroom, two bathroom home has just been completed on a spectacular site and is fully furnished. The home boasts numerous upgrades and has never been lived in. Priced to sell! \$695,000. Contact John Stratman.



Visit our website for additional listings, many with recent price adjustments.

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 150 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	John Stratman	Rue Balcomb	Ted Schaal	Dale Dumaw
Bob Starodoj	Bart Miller	Karen Claycomb	Tom Roberts	Linda Niebur

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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. Reduced to \$4,600,000. Contact John Stratman or Robb Van Pelt.



YORK RANCH – Grants, New Mexico

A working cattle ranch consisting of 34,000 deeded acres plus 136,000 acres of state and BLM grazing leases. Carrying capacity of 2,300 +/- animal units making the ranch a positive cash flow operation. The ranch is bordered on two sides by wilderness areas. Adequate improvements with an additional benefit of excellent hunting including opportunity for trophy-class elk and antelope. Numerous Indian artifacts can be found on the ranch. \$16,400,000. Contact Rue Balcomb, Robb Van Pelt, John Stratman.



ALBANY LODGE – Albany, Wyoming

Albany Lodge offers a tremendous on-going mountain recreation business with quality improvements and excellent location in the Snowy Range Mountains. The property consists of 2.26 acres where the lodge, motel, rental office/shop, rental storage, bunkhouse, house, cabins, and storage barn are located. Adjoining are two homes on home lots known as the Aspen and Rose houses. If you desire a lifestyle change and want to work in the mountains or simply want to own a good business investment, consider Albany Lodge. \$2,700,000. Contact John Stratman.