

MASON & MORSE RANCH COMPANY ENHANCES AUCTION SERVICES BY JOINING FORCES WITH UNITED COUNTRY® REAL ESTATE

May 20, 2011 (Denver, Glenwood Springs, Colorado)—Mason & Morse Ranch Company, a premier ranch, farm and recreational land brokerage firm throughout the western United States, today announced its affiliation with United Country Real Estate, the nation's largest real estate franchise organization specializing in land, rural agriculture and non-urban lifestyle properties. Mason & Morse Ranch Company joins the rapidly growing United Country network of nearly 600 franchise offices and 4,000 sales agents located across the United States, Costa Rica, Panama and Mexico.

“Our partnership with United Country marks the beginning of an exciting new chapter for Mason & Morse Ranch Company,” said Bart Miller, Managing Broker of Mason & Morse Ranch Company. “By leveraging the advanced marketing and technology resources available through our affiliation with the largest integrated network of traditional real estate agents and auctioneers, we are able to further enhance our services to our clients. Additionally, we are very excited to now offer our clients immediate access to United Country's national auction network.”

“United Country's legacy of innovation and industry leadership supports our founding principles and the vision we have for Mason & Morse Ranch Company. We've been watching the evolution of the United Country brand for years and have been impressed with the constant advances their management team

continues to bring to the market—from their unique and proven marketing programs and their leadership in internet technology, which are second-to-none, to their national network of brokers and auctioneers. We look forward to bringing these advantages to our clients and further expanding our auction services in the days and years to come,” Miller added.

“The addition of Mason & Morse Ranch Company to the United Country network is significant to the success of a strategic effort to further advance our services to clients in the distinctive ranch and land business, both nationally and internationally,” said Dan Duffy, chief executive officer of United Country Real Estate. “This group is a perfect and natural fit within our organization and we look forward to a long, successful partnership. Their expertise and knowledge of marketing premier ranches, farms and land is an excellent complement to our services.”

Since their founding in 1998, Mason & Morse Ranch Company has established a strong reputation as one of America's leading real estate brokerage firms specializing in the sale of premier ranches, farms and recreational rural land across the western United States. Built on the principles of trust and a commitment in serving their client base with experience, innovative marketing strategies and industry-leading internet

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technology resources, Mason & Morse Ranch Company provides land brokerage services to sellers throughout a seven-state region and buyer representation across the western United States.

Through their partnership with United Country, Mason & Morse Ranch Company will now offer United's unique marketing services that cover the country with a reach unmatched by any other real estate organization, including the No. 1 rural real estate website, top performing specialty property websites, exclusive national real estate catalogs, national advertising of local properties in hundreds of newspapers, magazines and 3rd party websites, direct

mail, and a private database of more than 350,000 buyers.

Additionally, by affiliating with United Country, Mason & Morse Ranch Company now offers top ranked auction services, home warranties, home mortgages, land financing, equipment financing, 1031 tax services and other services designed for successful real estate transactions.

Mason & Morse Ranch Company – A Proud Affiliate of United Country can be contacted by phone at 877-207-9700. The company's full showcase of listings can be viewed at www.RanchLand.com

ABOUT MASON & MORSE RANCH COMPANY

Founded in 1998, in the Aspen, Roaring Fork Valley of Colorado, Mason & Morse Ranch Company, specializes in the sale of premier ranches, farms and recreational land across the western United States. Combined, Mason & Morse Ranch Company agents offer their clients more than 133 years of experience in western ranch, farmland and recreational real estate sales. Their professionalism, experience, innovative marketing strategies and commitment to their client base has developed Mason & Morse Ranch Company into one of Americas' leading premier land brokerage firms in the country. Mason & Morse Ranch Company has recently been recognized by The Land Report as one of America's Top Brokerages. "Winter Edition - 2010 Year End Review Featuring America's Top Brokerages."

Mason & Morse Ranch Company LLC is affiliating with United Country and is separately owned and operated from Mason Morse Real Estate of Aspen, Colorado and the Roaring Fork Valley.

MASON RANCH MORSE COMPANY

Proud Affiliate of

United Country Real Estate

ABOUT UNITED COUNTRY

United Country Real Estate is the largest fully integrated franchise network of conventional and auction real estate professionals in the United States. Based in Kansas City, Mo., the company has been an innovator in real estate marketing since 1925. United Country supports more than 600 offices across the U.S. and in Costa Rica, Panama and Mexico with a unique, comprehensive marketing program that includes one of the largest portfolios of property marketing websites (more than 1,100 separate sites), seven proprietary real estate catalogs with a cumulative distribution of 1.5 million readers, an extensive, current buyer database and national advertising of properties that reaches more than 90 million homes per week. United Country has recently been recognized by AllBusiness.com, The Land Report, Entrepreneur and The Wall Street Journal as one of the top U.S. real estate franchises.



2010 MARKETING RECAP & 2011 MARKETING OUTLOOK



The market situation for farm, ranch and recreational land provided mixed results in 2010.

Activity in the recreational ranch and land market continued to be very slow. Limited buyer interest, plentiful inventory and declining prices seemed to be the general state of the market through most of the year. A number of larger deals sold throughout the Rocky Mountain region in the last half of the year as seller's came to the table to meet the terms of the price conscious buyer. As values throughout the marketplace continue to adjust towards equilibrium, more activity will be expected. Obviously, the status of the overall economy will have a major impact on the recovery of the mountain recreation market. Generally, during 2011 we expect the activity to be greater than either 2009 or 2010 allowing sellers the opportunity to move some of the properties that have been held as inventory for the last several years.

The agricultural market, on the other hand, is very strong and land sales are robust with limited inventory. The demand for farmland which is driven by landowner returns is increasing in unison with increasing commodity prices. The result is that farmland values have significantly increased since the middle of last year when commodity prices began their significant upward march. We expect the farmland

sector to remain very active with expected investment yields tightening as both farmers and investors pursue farmland asset purchases. A notable widening of price differentiation is seen between top quality and marginal farms. Another positive for this market aside from the strength of commodity prices is the technology benefit from improved genetics and farming equipment as well as better farming methods which tend to improve yields and reduce input costs.

Working ranches outside of the mountain and recreation market, had been settling due to factors in the overall economy. More recently, the overall strength in the farmland market as well as substantially higher grain prices is causing prices to firm fairly quickly, as grassland forage tends to be a partial substitute for higher grain prices. The result is that beef cattle operators will tend to hold cattle on grass longer due to the relatively lower feed cost compared to grain. During 2011, we expect to see increasing demand for ranchland at realistic prices.

Overall, we are excited about the opportunities in all the land markets we serve. We are keeping a close eye on these markets and prepared to assist both buyers and sellers in meeting their real estate objectives in 2011. We welcome your inquiry and look forward to a successful year for our clients and customers.



FARMS FOR SALE



NEBRASKA LODGEPOLE CREEK IRRIGATED FARM – SOLD

This farm consists of six irrigated center pivots in the southwestern Panhandle of Nebraska. There are 895.92 total deeded acres per county assessor records. There are 773.1 acres of farmland with 723.8 acres of irrigated lands the difference being several dryland corners. The farm has good soil conditions and is capable of producing a variety of crops including sugar beets, potatoes, edible beans, corn, or wheat. Water levels are relatively shallow due to the location along a river valley bottom. The farm is readily accessible from Highway 30 and nearby to Interstate 80 which run parallel to the Lodgepole Creek drainage. Lodgepole Creek has its headwaters west of Cheyenne, Wyoming in the Medicine Bow Mountains and runs east until it drains into the South Platte River near Ogallala, Nebraska.

The area is predominantly agriculturally driven with influences from energy, recreation and tourism. Kimball is the county seat town and provides local services. Other major services are available in Sidney, Scottsbluff or Cheyenne, Wyoming. Kimball, Nebraska \$1,925,000



MONTANA CIRCLE FARM – SOLD

Circle Farm, located in Circle, Montana, is a dry land, crop farm, traditionally used for winter wheat, spring wheat and barley. The current owners have the farm planted this year with Camelina (an oil-seed crop used in bio-diesel). The farm lies just southeast of Fort Peck Lake in northeast Montana, just north of Circle, Montana. Circle Farm has a total acreage of 2,544.3+/- acres. Circle, Montana \$1,400,000



MONTANA GOLDEN VALLEY FARM - SOLD

Golden Valley Farm is a dry land, predominantly winter wheat farm in Central Montana. The farm consists of 3,425+/- acres, of which approximately 85% is farmable. This farm is located about 120 miles northwest of Billings, Montana, or 30 miles west of Roundup, Montana. Ryegate, Montana \$1,700,000



KANSAS 15,892 ACRES OF DRYLAND FARMS – SOLD

Absolute auction! 15,892 acres within a 20 mile radius with up to 50 complete bidding tracts consisting of excellent cropland in Northwest Kansas. This land consists of quarters, half sections, sections and contiguous tracts up to 4 sections of land in one location. The “multi-parcel” technique of offering these tracts allows the bidders to buy a quarter or two, or any number of tracts in any desired combinations. Premier cropland that is excellent for wheat, corn, milo and sunflower production! Goodland, Kansas Sale by Absolute Auction - SOLD



INTERNATIONAL RANCHES

MEXICO RANCHO EL RODEO

The ranch is located southwest of the town of Moctezuma, between the beautiful Sierra Margarita and the Sierra de Nacozari mountain ranges, approximately 90 miles northeast of Hermosillo, the capital of the State of Sonora. The ranch can be accessed from Douglas or Nogales, Arizona, both about three hours from the ranch. The area in which the ranch is located is dominated by cattle ranches and other agricultural operations of various size. All privately owned, the ranch is approximately 28,000 acres and is divided into 19 separate pastures. Terrain varies from 120+/- acres of irrigated meadows to rolling pasture land with shallow to steep arroyos, lush stream bottoms, and high, rugged mountain peaks which establish ranch boundaries on parts of the ranch. The carrying capacity of the ranch is owner



rated at 1,200 animal units. The foundation breed of the cattle herd is Charolais. The ranch is currently carrying approximately 1,000 mother cows and 100 bulls. Moctezuma, State of Sonora, Mexico \$7,000,000

RANCHES FOR SALE

WYOMING DIAMOND K RANCH - SOLD

A productive cattle and hay ranch providing good income potential. The ranch is largely drought resistant due to the irrigated production from the property. Located 35 miles east of Cheyenne in the scenic Pine Bluffs area of southeastern Wyoming, the property is seven miles south of Pine Bluffs, Wyoming. Diamond K Ranch consists of 1,600 acres including irrigated grass and hay, dryland range, pine trees and CRP cropland. The property is complete with a full set of building improvements. Pine Bluffs, Wyoming \$2,250,000



COLORADO CHOKE CHERRY FARM

A spectacular, 250 acre horse property located near Parker, Colorado. Cherry Creek meanders through the lush meadows and cottonwood groves of this property. This picturesque and expansive 250 acre equestrian estate is one of the few large parcels left near Parker, Colorado. This beautiful property has been well maintained and operated by the same owner for over 25 years. Lush hay meadows, excellent irrigation and ample grazing pastures make for a tremendous equestrian operation. If a buyer is so inclined, Choke Cherry Farm is an excellent candidate for a conservation easement. Parker, Colorado \$5,000,000



COLORADO DEER HOLLOW RANCH

Deer Hollow is a 40 acre undeveloped ranch that is an unusual find in the foothills of the Rocky Mountains. Composed of several ridges, a grassy valley and hollow, the native land is untouched and distinctive. The ranch can be purchased for spectacular trophy residence or for a private ranch retreat. The unobstructed views stretch from Wyoming to Southern Colorado. Berthoud, Colorado \$376,000



ASPEN, COLORADO CRAIG RANCH

One of Aspen Colorado's few remaining western legacy Colorado ranches for sale of this caliber, size and diversity, and a plethora of outdoor recreational pursuits. Craig Ranch is an once-in-a-lifetime opportunity. Only 20 minutes from Aspen in a pristine Colorado mountain setting, the property consists of 838 acres, a diverse ecosystem from river frontage along the Woody Creek, to acorn and berry-laden meadows and open space, to mountainsides lined with spruce fir at almost 10,000 feet

highlighting the spectacular vistas. A valuable natural wilderness habitat bordered by US Forest Service Roadless Conservation, Craig Ranch is home to elk, mule deer, black bear, eagles, hawks, game birds, migrating birds and waterfowl. Aspen, Colorado \$38,000,000



COLORADO DIVIDE CREEK FARM

Divide Creek is a lush and sudden eyeful situated on a sprawling green bench with wide-angle views; located in the heart of productive agricultural country south of Silt, Colorado, about 90 minutes from Aspen. Situated at 6,200 feet in elevation, the location is never lacking for sunshine, and displays 360-degree panoramas of rolling pastures, hill and mountains. The 3159 square foot home, is complemented by a detached two-car garage, a custom barn used for production, greenhouses, stand alone cellar, and an equipment barn. This state-of-the-art sustainable farm has excellent water rights for the 160 acres of irrigated hay meadows and frontage on West Divide Creek.

\$2,780,000



COLORADO HIGBY MOSCA RANCH

The ranch is comprised of three, very diverse, parcels. The Higby, which is the headquarters parcel, has a total of 911 ac. including approximately 450 irrigated ac. The Huerfano, a free-stone river, runs thru the Higby for about one mile and provides some very good fly-fishing. Stream improvements have not been performed on this stretch of river, and would enhance the fishing experience even more. Improvements include, a three bedroom, two bath, adobe house with a state-of-the-art commercial kitchen; all cattle working facilities; a 100' x 50' metal workshop / equipment storage, a 12-car garage, and a three bedroom employee house built in 2008. The Mosca is a mountain parcel with 4,560 +/- deeded ac. and 1,360 ac. State and BLM land. This parcel is a combination of open rangeland and areas of Aspen and conifer trees. Elk hunting is excellent. The Cottonsack parcel is 320 deeded and 1,520 BLM acres and provides excellent deer hunting. Price: \$9,950,000 for entire ranch, 5,791 deeded acres, 2,880

State of Colorado and BLM leased acres. Or: Higby, \$3,495,000; Mosca, \$7,350,000; Cottonsack, \$450,000. Gardner, Colorado \$9,950,000



COLORADO B BAR K RANCH

The B Bar K is located near historic Evergreen, Colorado and approximately 45 minutes west of downtown Denver, in the majestic Rocky Mountains. The ranch has a total of 996 acres, of which, one 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 additional primary residences and various supporting structures, and additional manager or caretakers homes. A magnificent stone residence of just over 16,000 square feet has 9-bedrooms, 12-bathrooms, 23-seat theater, 16-person hot-tub, exercise room, library, and many other features, is but one of the primary structures. A world-class barn and arena has a total of 45,890 square feet under one roof. Additional amenities include: 19 stalls with individual heating, electric watering, individual runs.

Evergreen, Colorado \$11,800,000



COLORADO PEACEFUL VALLEY GUEST RANCH

Peaceful Valley Ranch, is a well known and highly regarded dude / guest ranch and conference center ideally located in close proximity to Boulder and the University of Colorado; the town of Estes Park and Rocky Mountain National Park; Nederland and the Eldora Ski Area, and Black Hawk which has legalized gambling. The ranch encompasses 236 ac. in an area that offers some of the most spectacular scenery in all of Colorado. The setting is mountainous and quite densely covered with various varieties of pine and fir trees, and quaking Aspen, interspersed with open parks and meadows. Adding to this exhilarating setting is the Middle Fork of the St. Vrain River which provides excellent fly fishing.

Raymond, Colorado \$4,500,000



COLORADO SAND CREEK RETREAT

This is an excellent recreational property consisting of approximately 425 acres. You can fish, hunt, ride your horses, run about 40 pair of cattle in the summer, explore for Indian artifacts, 4 wheel, hike or venture just a few miles to the Laramie River Basin or surrounding areas for world class fishing. Bull Mountain, just to the west, is boasted as the best elk hunting in Colorado and Wyoming. There is live year round water on the property, several springs, along with a Beaver Pond and Sand Creek River front willow feeding and calving ground for moose. Wildlife abounds on the property, including elk, deer, the moose, antelope, fox, song birds and hummingbirds. The log cabin is an off the grid property, with solar panels, wind turbine, and propane for utilities and backup generator. This property very self sufficient to live on year round, vacation on or for a weekend retreat. Red Feathers Lake, Colorado \$685,000





COLORADO SAN JUAN MOUNTAIN RANCH

The 1,100 +/- acre San Juan Mountain View Ranch is located 8 miles east of Montrose, Colorado, in the Bostwick Park area. The ranch offers a variety of terrain, including 400 acres of irrigated hay meadows. The balance of the property is rolling foothills dotted with piñon and juniper. San Juan Mountain View Ranch has been platted and subdivided into residential and 35-acre home-sites with roads, power and phone to the lot lines. Views of the Grand Mesa, Black Canyon and San Juan Mountains can be seen from anywhere on the ranch. There is a wide range of possibility with this ranch. Within easy access to some of Colorado's finest recreation areas such as the majestic Black Canyon of the Gunnison River in addition to skiing in Crested Butte or Telluride, as well as world class big game hunting. Blue Mesa Reservoir, the largest man made lake in Colorado is 30 minutes from the ranch. Montrose, Colorado \$4,500,000



COLORADO WILDERNESS RANCH

The Wilderness Ranch takes in nearly 2300 acres of pristine Colorado high country that features expansive views of several mountain ranges. The private mountain retreat is surrounded by National Forest and Bureau of Land Management lands, rising from 7,100 feet to 9,600 feet in elevation. High mountain meadows are surrounded by pine and aspen forests, from which you can see Snowmass and Maroon Bells near Aspen to the south and Beaver Creek, Vail and the Gore Range to the west. The ranch is located north of I-70, just 33 miles west of Beaver Creek and 43 miles west of Vail and only 35 minutes from the Eagle/Vail Jet Center. This is the closest large and developable recreational mountain property on the market. An ideal property for a private mountain ranch or future development opportunity. Vail, Eagle, Dotsero, Colorado \$9,950,000



COLORADO MOUNTAIN RIVER RANCH

This serene country horse ranch consists of 68 acres with approximately 40 acres of irrigated hay. The Little Thompson River runs through the entire property, offering fishing and huge stands of cottonwood trees. The ranch has unobstructed views of Longs Peak, the Rocky Mountains and awesome sunsets. A totally renovated turn of the century historic 3,800 square foot farmhouse, surrounded by massive trees is the focal point of the property. Local history has it that Ike and Mamie Eisenhower vacationed here many times. There is also a three car oversized garage, and summer patio for entertaining. Additionally, the property has four catch ponds, five fenced pastures with live water, original barn with storage, five horse runs with shelters, large storage shed, hay Quonset that will hold 2,000 bales of your own hay, outdoor arena and two large corrals. Three and

one-half shares of Old Ish Water, with senior rights selling with the property. This immaculate ranch has it all and is perfect for a horse ranch along with a few cattle. All of this, yet it is close in and is accessed by paved county roads. Berthoud, Colorado \$1,325,000



COLORADO KURIE RANCH

The Kurie Ranch is located only minutes from the north side of Colorado Springs on the edge of The Black Forest. The acreage is 35 with another 35 acres adjoining available. The property has a beautiful home, large equestrian indoor arena, large shop, horse stalls, office, pipe fenced outdoor riding arena and two ponds. One pond stocked with fish is three acres and the other is about one acre. Views of Pike Peak from the house are magnificent. Colorado Springs, Colorado \$1,350,000



COLORADO BEAR RIDGE RANCH

Bear Ridge Ranch consists of 202.82 acres of incredibly diverse and beautiful landscape that includes evergreen forests, aspen groves, and open meadows perfect for a small horse or cattle operation. Literally situated with end of the road privacy, the ranch shares a boundary with thousands of acres of the San Isabel National Forest. The 6,900 square foot custom home was designed and constructed with superior craftsmanship. Step out on one of the many decks and experience a Colorado mountain view from every direction while looking at the Sangre de Christos and Wet Mountain Range. A conservation easement protects this incredible property, while allowing a five acre building site for a future home and allows the building of barns or other ranching structures that you may want for your horses or cattle. This is one of the most unique properties on the market today with the comforts of the custom home, the diversity of landscape, the privacy, the views, and the historical significance of

the remnants of an old mining town right on the property. Westcliffe, Colorado \$2,970,000



COLORADO CENTAUR MOUNTAIN RANCH

One of the last remaining large multi-generational family owned ranches in Jefferson County, the Berrien Ranch consists of 455.76 acres off of Highway 73 in Evergreen, Colorado. The ranch is nestled in the foothills west of Denver, at an elevation of 7,200 feet. Ponderosa pine forests and aspen laden hillsides interspersed with grass hay meadows are excellent elk and deer habitat. In cooperation with Jefferson County and the Mountain Area Land Trust a rural cluster plan was created to preserve the natural beauty of the ranch while providing 26 5-acre lots with established building envelopes. Excellent views of Long's Peak and Mount Evans. This ranch is a special opportunity to own 455.76 acres as one owner with an upside in future development. Evergreen,

Colorado \$11,995,000



COLORADO MIDDLE FORK RANCH

The Middle Fork Ranch is a delightful and scenic 303.94 acre ranch with a combination of grass meadows, imposing rock outcroppings and sloping to steep hillsides covered predominantly with aspen trees and ponderosa pines. The property adjoins the Arapaho-Roosevelt National Forest on the east, west and south boundaries. The primary use of the ranch, in recent years, has been the breeding and training of performance horses. The Middle Fork of the Saint Vrain River, from which the ranch derives its name, is a mid-sized, free stone stream which flows through the main part of the ranch and provides very good fishing for brook and brown trout. The river is an excellent candidate for stream enhancement to further improve the fly fishing experience. Located approximately 27 miles from downtown Boulder on good quality, year-round county maintained highways. Boulder, Colorado \$4,200,000





COLORADO DEER VALLEY RANCH GUEST RANCH

Started in 1954 by Clara and Parker Woolmington at the base of the imposing Chalk Cliffs, and has been in continuous operation for 56 years. The setting in which the ranch is located is both dramatic and serene. In the summer months the ranch has accommodated “dude ranchers” from around the world. In the non dude and guest ranch months (mainly spring and fall) numerous groups have chosen the ranch for retreats, seminars, outdoor work-shops and business meetings. One group has been coming to the ranch continuously for 50 years. Outdoor activities are numerous and include; horseback riding, which is the most popular activity among the “dude ranchers”, fishing in Chalk Creek and the ranch’s seven-acre stocked pond, and hiking miles of trails on the National Forest. There are four parcels totaling 132.06 acres. All of the guest ranch operations are on a 34.90 acre

parcel. The other three parcels are all within a mile of the ranch and are used in its operation, in one way or another. The largest parcel, 66.94 acres, is located about 200 yards from the main ranch, has Chalk Creek running through it and a large pond of about six to seven acres. The third parcel is 28.22 acres and is one-eighth mile west of the main ranch and is used for cookouts. The fourth parcel, 2.2 acres, is located at the top of a ridge across the valley from the main ranch is used for cookouts, and has spectacular views of several 14,000 foot peaks. Nathrop, Colorado \$8,750,000



WYOMING SUNSET MESA RANCH

The Sunset Mesa Ranch is located in west central Wyoming and in the southern end of the Big Horn Basin near Thermopolis. The ranch is comprised of a total of 1,140+/- acres and is operated as a cattle ranch. The property includes a ranch home, shop and garage as well as irrigated hay lands. Sunset Mesa offers excellent deer and antelope hunting with migratory elk often seen in the area. The area is rich with bald eagles, sage grouse, antelope, deer, elk, bear and mountain lion. The property is fully vested with mineral rights of which one-half are being offered. The minerals have significant value for potential mineral production. The Sunset Mesa Ranch offers a very attractive ranch investment with tremendous potential for mineral development as well as antelope and mule deer hunting opportunity. Thermopolis, Wyoming \$1,800,000



WYOMING THREE MILE CREEK RANCH

The ranch is located approximately 50 miles northwest of Cheyenne, Wyoming. There are a total of 1,840 acres of deeded land, plus 280 acres of State leased land and 80 acres of BLM (Bureau of Land Management) land, for a total of 1,840 +/- acres. Three-mile Creek which winds its way through portions of the ranch, along with several springs, creates some lush, sub-irrigated meadows which provide an abundance of grazing and drinking water for wildlife and cattle. In addition to hunting and fishing there is plenty of land to horseback ride, hike, cross-country ski, 4-wheel, and snowmobile in the winter. Cheyenne, Wyoming \$950,000



OREGON GARDEN CREEK RANCH AND TIMBER LAND

This Oregon ranch is 640+/- acres with 165+/- acres of water rights, a half mile of Ochoco Creek running through the property, over 100 acres of meadow ground with excellent grass and abundant water for livestock. Owner has indicated 1.2m to 1.5m BF of timber with excellent grazing ground. Stunning views of the Ochoco Valley and surrounding area from any number of building sites. Privacy with convenience, about 25 miles from Prineville, Oregon. This property is adjacent to the Ochoco ranger station and National forest land. \$1,280,000



OREGON INSHALLAH RANCH

Located south of John Day, Oregon in the shadow of Mahogany Mountain and bordering the Malheur National Forest, the Inshallah Ranch is a substantial holding in one of Eastern Oregon's most attractive locations. The ranch, consisting of roughly 12,000 contiguous deeded acres, with a private (out the gate) 12,000 acre USFS grazing permit for 682 AUM's in Malheur National Forest. Diverse habitat supports world class mule deer, elk, antelope, bear, cougar along with wild turkeys, grouse and small game. The ranch has an exquisite main home, three additional residences, an exceptional equine setup as well as a 3,600 foot airstrip. John Day, Oregon \$14,000,000

**KANSAS ROCK CREEK RANCH -
PREMIER GRASSLAND AND ESTATE - SOLD**

Rock Creek Ranch is one of the finest Flint Hills ranches on the market. Located in south central Kansas near Wichita, Rock Creek Ranch is a productive ranch with the benefit of hunting, fishing and lodging. Rock Creek Ranch is the culmination of an assemblage of two historic ranches, the Brown Ranch and the Santa Laura Ranch along with other additional purchases. The property consists of 7,870 of native bluestem grassland and hayland together with cultivated lands for feed production. The ranch has extensive improvements for cattle handling, feed storage and employee housing. The main home/lodge is a 1930's vintage estate in a very private setting and located along a 30+/- acre lake. The home is adorned with a natural limestone exterior and is the focal point of the improvements. The property is in a high state of cultivation with an intensive replacement female production program in operation. Douglass, Kansas \$11,500,000

**KANSAS SMOKEY HILL RANCH AND FARM**

This 800-acre ranch is a personal home and sportsman's paradise. The property includes 450 acres of native grass pastureland (some of which could be farmed), ponds and ravines. There are also 310 acres of dry-land farm ground that could be planted as corn, wheat, sunflowers, and Milo or soy beans. Two ponds and a 1,000-tree windbreak contribute to making Smokey Hill Ranch a unique wildlife property. Utica, Kansas 795,000

**NEW MEXICO YORK RANCH -
PREMIER CATTLE RANCH**

The York Ranch is a working cattle ranch located on the Continental Divide, consisting of 34,000 acres of deeded land plus an additional 136,000 acres of state and Bureau of Land Management grazing leases. Carrying capacity of The York Ranch is estimated at 2,300 animal units making the ranch a positive cash flow operation. The ranch is bordered by Wilderness areas and a National Monument. A ranch highlight is the excellent hunting for trophy elk, antelope, mule deer and other wild game. Numerous Anasazi Indian artifacts can be found on the ranch. Grants, New Mexico \$12,000,000



TEXAS HILL COUNTRY PERKINS RANCH

Texas Hill Country Ranch - The Perkins Ranch is 120 acres just minutes away from the newest and largest high school in the fast growing community of Lampasas, Texas. The ranch is located about 5 minutes from the town of Lampasas, Texas, and about 1 1/2 hours north of Austin, Texas. The ranch has great hunting, rolling hills and beautiful views. Lampasas, Texas \$662,000



TEXAS SMITH'S RIVER RANCH

This ranch encompasses 294 acres with 1 1/4 miles on The Lampasas River. High game fenced and stocked with deer, ponds, 5,000 sq ft under roof stone home, 5,200 sq ft metal building used as a shop and implement shed, cattle pens, Coastal Bermuda hay fields plus much more. A real show place. Lampasas, Texas \$2,500,000

TEXAS HILLS RANCH

Good soil, plenty of water and a great location on this Texas ranch for sale is what this Texas ranch is all about! The ranch has established coastal Bermuda throughout and six ponds stocked with fish. The ranch has pipe cattle pens and a 120' x 80' barn. Located very close to Waco, Texas. Lorena, Texas \$495,000



MASON MORSE
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