



**SKY CORRAL
GUEST RANCH**

Bellvue, Colorado

Sky Corral Guest Ranch began its history in the 1950's as a traditional "dude" ranch, open to guests from the end of May through September. Everything is in place for the ranch to continue as a traditional dude or guest ranch, however, with its proximity to Ft. Collins, Denver, Boulder, and other "front range" population centers the ranch can be utilized for other venues. Possibilities include: a children's camp, church camp / retreat, business meetings and conference center, activities center (weddings, receptions etc.), or a spiritual center. The current owner's have utilized the ranch for their own private family compound. The ranch has a total of 452 acres in two parcels. The largest parcel is 292 acres, has all of the improvements, and is bordered on three sides by the Roosevelt National Forest. The Second Parcel is 160 acres which is Surrounded



forest offers superb hunting.

by National Forest and borders the Cache La Poudre Wilderness Area on the north. This parcel, and the surrounding



OFFERED FOR \$2,995,000

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IMPROVEMENTS

The heart of the ranch is the rustic 2-story Lodge of about 10,000 sq. ft. which houses the beautifully appointed guest check-in office with wood burning stove, a cozy living room with wood burning stove, the dining room which will seat up to 48 people, a private office, and guest (1/2 bath) and staff bathroom (full bath).

On the upper level there are seven guest rooms all with private bathrooms. All guest rooms are carpeted, tastefully decorated with western art, period furniture and several have log beds. These rooms will accommodate up to 17 guests.

The commercial kitchen has a U.S. Range with 6-burners, grill and double ovens; Beverage Air double door freezer; Kenmore upright and Kenmore horizontal freezers; McCall double door refrigerator; icemaker, and a dry-storage pantry.

OWNER'S HOME

A very comfortable modular (42 x 16), with 3-bedrooms, 2-bathrooms, Jacuzzi tub, wood-burning stove, Kenmore range, Whirlpool washer and dryer.

GUEST CABINS

Skookum East and Skookum West:

is a log duplex with connecting door for use by families. One side has wood-burning fireplace. Each side has a refrigerator, log beam ceiling and there is a covered porch.

Knickinick:

Wood sided, 2-bedroom, 1-bath has wood paneling and a covered porch.

Larkspur and Columbine:

Separate units, same wood sided building. Larkspur is a 2-bedroom suite, Columbine a 3-bedroom suite. They share a covered porch. The upper level of this building is the staff girls dormitory which has 2-bedrooms, 2-bathrooms. The floor between levels is heavily insulated.

Aspen:

Wood sided two bedroom unit with wood-burning stove on a brick hearth in living room and a covered porch.

Note: All guest cabins are appropriately rustic in nature, furnished, comfortable, have either tub or stall showers. The capacity of the guest cabins is 20 to 22, plus 8-9 individuals in the staff dormitory.

RECREATION HALL AND CONFERENCE CENTER

This building is approximately 1,500 sq. ft., insulated, has 4-skylights, and decks on 3-sides. Building is predominantly a large open room, with knotty pine paneling, which has been used for guest ranch activities such as music and dancing. Because it's a wide open space it can serve many uses. Inside there's a Sauna, exercise room and two 3/4 baths. Outside on the deck is a hot-tub.

BARN

Metal structure approximately 50' x 100' with 100' overhang roof on one side, concrete floor. The tack-room, vet stall and tie stalls for tacking, grooming and graining horses are located here. There is an oversized 3-stall garage/ machine shop with 14' doors and a storage loft. A second bay, currently used for bulldozer, tractor and hay storage also has a 14' door. A private, comfortable, staff boys quarters in a portion of this building has one bedroom, bathroom and wood-burning fireplace and sleeps up to 4-wranglers.

The laundry building has two Maytag commercial washers, two Maytag commercial dryers, and a large storage area for linens and camping gear.

WILDLIFE AND RECREATION

The Cache La Poudre (or Poudre) River to the north, and the Big Thompson River to the south of the ranch, 8 miles and 10 miles respectively, offer miles of fishing and white water rafting. Trophy elk and other wildlife such as deer, bear, bobcat, hawks and eagles are native to the area. Rocky Mountain National Park, a gem in the national park system, is one to one and a half hours from the ranch. The Roosevelt National Forest which borders the ranch has over one million acres and provides endless hiking, horseback riding, mountain biking, and hunting.