

MASON MORSE RANCH & FARM COMPANY NAMED NO. 3 IN THE NATION

Glenwood Springs, Colo., Office's Top Sales Recognized by United Country Home Office

March 7, 2012 (KANSAS CITY, Mo.) – United Country Real Estate, headquartered in Kansas City, Mo., recently announced that Mason Morse Ranch & Farm Company of Glenwood Colorado was the No. 3 franchise in United Country's international network of nearly 550 offices for 2011.

“The team at Mason Morse Ranch & Farm Company excels year after year, so this comes as no surprise at the United Country Home Office,” said Dan Duffy, chief operating officer for United Country Real Estate. “While our company has broadened its core extensively to include investment properties, ranches, second homes, retirement and small city and town properties, our roots remain deeply planted in land, recreational and lifestyle real estate. This is just one of the many reasons this select team is such a natural fit within our organization.”

Over the course of the last 12 years, Mason Morse Ranch & Farm Company has served clients all across the western United States in marketing ranches, farms and large land holdings of both the national and international variety.

“In regards to sales the year 2011 was exponentially better than 2010,” said Bart Miller, managing broker of Mason Morse Ranch & Farm Company. “The

volume of land sales transactions held steady and the larger land transactions were very successful for us this year.”

A strong team is one of the keys to their success not only in 2011, but over the entire tenure of their company. The company's agents offer their clients more than 133 combined years of experience in ranch farm and land sales across the west.

“Our office is uniquely team-oriented,” said Miller. “From agent teams to the office staff, we have realized that in the land business no one person can do it all. Our team effort not only satisfies our clients, but it also creates opportunities to work with other real estate firms around the country.”

The Mason Morse Ranch & Farm Team includes broker associates Robb Van Pelt, Rue Balcomb, Linda Niebur, Karen Mikkelson, John Stratman, Ted Schaal, Dave Banzhaf, Michael Landreth, Mike Lafortune, Roger Dryden, Bill George, and staff member Kay Muller.

Mason Morse Ranch & Farm Company can be contacted by phone at 877-207-9700 or by e-mail at sales@ranchland.com. Their full listings can be viewed online 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 America's 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.

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.



RANCH CO SOLD AT AUCTION!

SOLD!
SUNNY VALLEY RANCH
AUCTION 2011
BYERS, COLORADO

The Sunny Valley Angus Ranch is a diversified farming and ranching operation encompassing over 5,260± acres of deeded and state leases with capabilities that allow for a wide variety of other uses. The ranch has served as both a commercial and registered cattle operation as well as a horse operation. The property could be operated as a commercial scale operation for a variety of livestock such as cattle, sheep, goats, or lamas. Also, the operation could be expanded into recreation opportunities such as a hunting/wildlife operation with cash lease income from agriculture operations. The ranch provides a mixture of pivot-irrigated meadows, open pasture and native grass, dryland farm ground, gently rolling hills, and creek bottom which create a great setting amid the property's exceptional improvements.



SOLD!
SMOKEY HILL
AUCTION AUGUST 2011
UTICA, KANSAS

This 800± acre ranch, personal home and sportsman's paradise sold August 2011 at auction. The property included 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.



FARMS FOR SALE



NEBRASKA IRRIGATED FARM - SOLD

A northern Nebraska 3,445± contiguous acres irrigated farmland with a small feedlot operation located south of Gordon, Nebraska in Sheridan County offered to a buyer looking for a profitable agricultural venture. The area holds an abundance of water resources, as it is located on top of the Ogallala Aquifer. This location is ideal to produce a multitude of crops from sugar beets, to potatoes to edible beans, to corn, or wheat with an in-demand market for any of these crops nearby. A quality Nebraska farm for sale. Gordon, Nebraska - \$8,000,000



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



SHERMAN COUNTY, KANSAS FARM

Just listed! An 800± acre productive dryland farm located in Sherman County, Kansas. This is an excellent opportunity to own a dryland farm in western Kansas. This farm consist of excellent soils that produce high value crops which include corn, wheat, sunflowers, milo farmland and other types of crops. You can own all 800± farmland acres or invest in just one or more quarters. This location is highly sought after with many farmers competing for land and tenant leases in the area. Goodland, Kansas - \$2,080,000 (call for individual parcel pricing)



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

Located southwest of the town of Moctezuma, between the beautiful Sierra Margarita and the Sierra de Nacozari mountain ranges, 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, all privately owned. The ranch is 28,000± acres 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 some of the ranch's boundaries. 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 1,000± mother cows and 100 bulls. Moctezuma, State of Sonora, Mexico - \$7,000,000



RANCHES FOR SALE

NEBRASKA NIOBRARA RIVER RANCH

The Niobrara River Ranch consists of 4,080± acres and combines the ranching elements of grassland pasture and irrigated cropland with the recreation amenities of 2 miles of the Niobrara River bisecting the property. The grasslands comprise the majority of the acreage with 3,240± acres in four primary pastures. The irrigated unit consists of 160± acres with 120± acres under a pivot sprinkler system. The river parcels consist of two tracts consisting of 680± acres. The property is available in parcels. Gordon, Nebraska - \$2,881,500



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 - \$280,000



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, 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 3,159± 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



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 Road-less 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 FORTUNE RANCH

The Huerfano Valley is an agricultural and recreational ranch community made up of ranches and farms ranging from 160± acres to over 70,000± acres.

The Fortune Ranch is a study in topographical diversity, from lush irrigated hay meadows and riparian land to high mountain pastures and alpine forests. In one day the owner could experience the spectrum of expansive mountain vistas, massive rock upheavals and outcroppings, sub-alpine forests, mountain streams, and river sanctuaries. Gardner, Colorado - \$11,500,000

**COLORADO B BAR K RANCH**

The B Bar K is located near historic Evergreen, Colorado and 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± acres 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 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 - \$700,000



MEET THE MASON & MORSE RANCH COMPANY BROKER ASSOCIATES



BART MILLER

As managing broker of Mason & Morse Ranch Company, Bart Miller oversees the daily business operations and licensing of the firm. Since 1998 he has managed the company's real estate land sales marketing efforts helping grow the company's reach across the western United States. He is dedicated in guiding and supporting the well-qualified and experienced team of ranch, farm and recreational land brokers representing clients across the western United States. Bart is the President - Elect of the Colorado RLI Chapter and is an Accredited Land Consultant "ALC" through the REALTORS® Land Institute. He has completed a Master's degree in Real Estate Development and Construction Management from the University of Denver. His experience as a land consultant, education in real estate finance, land planning and construction systems are essential to a buyer when looking for current land with long-term urban or agricultural development potential.



ROBB VAN PELT

Robb Van Pelt was raised on a working ranch, following the tradition of his fourth generation Colorado ranching family. After working for Colorado National Bank in their Trust Real Estate Department, Robb continued his career appraising, managing, and selling ranches. In addition to over 35 years of ranch real estate experience, Robb's continued success in ranch sales stems from his authentic relationship with the western ranching lifestyle. He keeps an eye on the livestock markets, ranch operations and land values by overseeing a small yearling operation and a large herd of horses. Robb has a guide and outfitter's license and is a partner in Snowmass Creek Outfitters, an outfitting, guiding and hunting operation in the prestigious Snowmass Creek Wilderness area. He is a member of the American Quarter Horse Association, Colorado Cattlemen's Association and the United States Team Roping Association. Robb is licensed in Colorado, Montana, Nebraska, New Mexico and Oregon.



LINDA NIEBUR

Linda Niebur has owned and worked in large farm operations, ran a successful chemical application business in the past and worked with local farmers and ranchers first hand. She is a broker who is familiar with crop production, agricultural leases, water rights, conservation easements and mineral rights. She grew up helping to maintain the ever-expanding operations of her family's farm. Using that knowledge translated into an up-start farm operation with over 9,000 acres raising wheat, corn, soybeans, and sunflowers. A chemical business was run simultaneously to farming as a natural outreach to work with others. As an active member of the National Farmers Union she has worked to help implement Farm Bills and aid in the renewable energy projects in Washington D.C. Her affiliations include The Colorado

Association of Realtors, The National Association of Realtors, and the REALTORS® Land Institute. She is currently a licensed real estate associate broker in Colorado, Kansas and Nebraska.



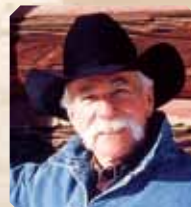
RUE BALCOMB

Rue Balcomb joined Mason & Morse Ranch Company in 1998. A 5th generation native of Colorado, she graduated from Colorado State University with a degree in Animal Science concentrating on farm and ranch management. She worked in the land title insurance business and as an escrow closing assistant before actively selling real estate. Rue's family owns ranch and rural recreation properties in Colorado, which she assists in managing and preserving the natural resources. Recently she has completed conservation easements on three of her properties, allowing her a firsthand knowledge of the process and benefits in conservation. She is a member of Aspen and Glenwood Springs Board of Realtors, REALTORS® Land Institute, Rocky Mountain Elk Foundation.



JOHN STRATMAN

John Stratman is a real estate broker and third generation rancher. John has owned and operated a ranch in eastern Colorado raising registered Red Angus seedstock and Quarter Horses. Professionally, John spent 18 years with MetLife's Agricultural Investment Department where he held various positions from Field Representative to Regional Manger before going into real estate marketing. In addition to making agriculture real estate loans, investment activities included purchasing, managing and marketing large agriculture properties in several western states. During his corporate career, John lived in various Western states where he became familiar with the agriculture and property. During the last four years, John managed the Denver Regional Office and is responsible for an agricultural loan portfolio of \$700 million with loans in all or part of 14 western states. He maintains an extensive contact list with real estate related professionals and landowners across the west's vast and varied landscape. At Mason & Morse Ranch Company, John specializes in large farm and ranch properties in the western U.S., which is allowed by his in-depth knowledge of the laws and issues facing western ranchers and ranch buyers.



TED SCHAAL

Ted Schaal has been focusing primarily on agricultural properties – working and investment quality ranches, farms, and guest ranches – for most of his 25 years career. He has been instrumental in pioneering many of the ways in which these types of properties are marketed today. He is very committed to the sellers and buyers for whom he works, and limits the number of properties and/or buyers, he will represent at any one time. He maintains an extensive network of broker affiliations and



personal contacts which are invaluable when it comes to selling a ranch, or searching for a special property for a buyer.



DAVE BANZHAF

Dave Banzhaf grew up on a small farm in rural Kansas, where he and his family raised horses and registered Hereford cattle. After completing a Business degree at the University of Kansas, Dave moved to Colorado where he cultivated his great love for the outdoors by skiing, fishing, rock climbing and hunting. For the past 25+ years, Dave has participated in a wide range of real estate transactions including the sale of office and industrial buildings, office and industrial leases and the sale of ranch properties. Dave is a licensed Real Estate Broker in Colorado and New Mexico. In 2009, Dave received the prestigious Realtors Land Institute, Colorado Land Realtor of the Year award.



MICHAEL LANDRETH

Michael Landreth is a nationally-recognized and highly-experienced ranch broker and land consultant. He has been part of the business for 25 years with the transactions, volume, and honors to prove it. He holds the coveted Accredited Land Consultant (ALC) designation from the REALTORS® Land Institute, one of only 45 in the entire 5-state Rocky Mountain Region. Specializing in buyer brokerage of large ranch and land tracts in the western United States, Michael has a proven knack for cruising the market for value, and for using specialized tools he has developed specifically for his Buyers. Particularly adept at assessing value, as well as highest and best uses, Landreth is a Land Value-Search-Engine, much appreciated by his legion of past clients. He has consulted for and sold numerous preserved ranchland community projects over the years, ranging from 700 to 6,000 acres. Prior to joining Mason & Morse Ranch Company, Michael was owner/broker for Landreth Ranch & Land Company, Ltd., a boutique company recognized as one of the nation's Top Land Brokers in 2010 by The Land Report.



MIKE LAFORTUNE

The economy has changed, and subsequently the ranch and land market has changed. Buyers and sellers need more information about this emerging value market. They want to know where the best value ranches are; what makes it a best value; what other comparables are available (sold and active), and they want to be engaged in the process with someone who can deliver. Having recognized the trends, Mike Lafortune has combined forces with Michael Landreth, a nationally recognized Accredited Land Consultant (ALC), also of Mason & Morse Ranch Company, to design a system that will leverage their years of experience with state of the art technologies. The LandrethLafortune team, together with the reputable Mason & Morse Ranch Company provide accurate Value-Supporting information and inside-analysis, quickly and efficiently.



ROGER DRYDEN

Roger Dryden, principal broker, lives and works in central Oregon and maintains connections with ranch and farm owners throughout eastern and southeastern parts of the state. He brings an extensive background of business management as well as a passion for being out on the land and is available throughout the entire state to meet with sellers and buyers to assist them in the marketing and acquiring of Premier properties. Roger and his wife are in the cattle business with a small herd of black angus heifers which are bred and sold each year. His background includes working on the historic White Horse ranch in southeast Oregon.



BILL GEORGE

As the newest member of the Mason & Morse Ranch Company team of brokers, Bill George is originally from White River Junction, Vt. He moved out west to pursue his desire of being a rancher in 1998 after living in Vermont for most of his life except for a tour of duty in the U.S. Army from September 1990 thru January 1993. Bill has worked on ranches since 1999, and was the general manager and foreman of the largest working cattle ranch in Summit County, Colo. from 2004 to 2011. His intimate knowledge of working ranches, as well as home owners associations, gives him firsthand knowledge of water rights, irrigation, hay production, cattle breeding, herd development, livestock marketing, range management, animal husbandry, horse care, horse training and breeding, wildlife habitat management, ranch budgeting and conservation easements. Bill is also an accomplished big game hunting guide and is very familiar with the recreational aspect of today's high country ranches. He is a member of the Middle Park Stock Growers Association, Colorado Cattlemen's Association, National Cattlemen's Association, American Quarter Horse Association, National Association of Realtors, Colorado Association of Realtors and the Grand County Board of Realtors.



KAREN MIKKELSON

Karen Mikkelson has an extremely diversified background. Born in Albuquerque, N.M., Karen has lived in the west her entire life. She has spent over 20 years in Colorado, farmed and ranched in the Panhandle of Nebraska for 12 years and operated a quarter horse breeding operation in Texas, the heart of the American Quarter Horse industry. Karen was a hands-on owner and operator of an 880-acre ranch in the Pine Ridge National Forest region in Nebraska. For many years she bred, raised and marketed the top bloodlines in the Quarter Horse industry, bred specifically for cutting, reining and working cow horse. Karen has over 20 years experience in the construction industry. She managed and co-owned a \$25-million-a-year corporation with offices in Colorado and Arizona. This experience included land acquisition, development, financing, design and construction management including marketing and sales of projects. Karen's diverse and knowledgeable background, a great passion for the outdoors and a love of the Rocky Mountain Region made the move back to Colorado from Texas and the progression to a Mason & Morse Ranch Broker a natural transition.





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 pinion 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



MONTANA LOW MAINTENANCE COMMERCIAL/INVESTMENT PROPERTY

A Unique and wonderful opportunity to own a low maintenance commercial investment property for sale in a breathtaking, beautiful area of Montana. Situated in the very heart of renowned Paradise Valley, MT and centrally located to a profusion of recreational, cultural and quality of life experiences, Paradise Valley offers it all! If you have been looking to relocate to an area that offers a wide range of recreational opportunities, while also offering a quality of lifestyle that is safe, laid back, family oriented, and culturally and recreationally rich, you have found the place! Pray, Montana - \$1,400,000 (all land parcels and buildings)



COLORADO WCR 70 HORSE RANCH

Country horse ranch on 24± acres in Weld County, Colorado. Over 20 acres of irrigated pasture for grazing and/or haying. The nicely appointed home has 3,800± square feet, finished. Barn includes four stalls, hay storage and tack room. Ranch has a 100' by 200' outdoor arena and 60' round pen area. All fencing is pipe and cable. The layout of the ranch would allow it to be used for any horse activity, including roping, cutting horses and working cow horse. Over 100 trees are planted on this ranch. Water and ditch shares sell with property.

Greeley, Colorado - \$868,000

**COLORADO SUGARLOAF RANCH - RECREATION**

Nestled within a private valley amongst the pine and aspen, lies the 52± acre Sugarloaf Ranch. The ranch features a 4,200± square foot log home, barn with corrals, a historic Circa 1900 farmhouse, 1.5± acre pond and spring. Renovated in 2009, the home has many green features including southern exposure with solar panels, radiant in floor heat, wood stove, hickory floors and extensive custom wood work. Lush meadows for your horses, along with room for an arena.

Unobstructed views of surrounding mountain ranges and the southern Boulder area. Boulder, Colorado - \$1,950,000

**COLORADO ROLLING T RANCH**

The Rolling T Ranch comprises of 9,991± deeded acres of farm and ranch land in Northeast Colorado. The ranch is very well located with highway frontage on Highway 52 and only 7 miles north of Fort Morgan. The ranch offers 7,532± acres of high quality native grassland and nearly 2,500± acres of dryland crop. The ranch is cross fenced into numerous pastures which offer adequate livestock water. The ranch is improved with a modest ranch home, two sets of corrals and shipping facilities, one metal barn and three metal sheds. The ranch is home to deer, antelope, pheasant, dove and other wildlife and bird species common to the area. Fort Morgan, Colorado - \$5,150,000





COLORADO DEER VALLEY RANCH GUEST RANCH

Deer Valley Guest Ranch is one of the longest running and most successful “dude and guest” ranches in the western United States. The owner’s have established a very large and loyal clientele over the years. In addition there are myriad other ways the ranch could be utilized: a corporate retreat, health and wellness center, children’s camp, spa, training facility or a time share facility. Improvements include lodge, guest cabins, employee housing, bath house, barn and more. Nathrop, Colorado - \$5,250,000



COLORADO EL VADO RANCH

El Vado Ranch is possibly one of the best mule deer and elk ranches in New Mexico serving as a wintering location for large herds of game. The ranch has consistently produced bucks over 200 B&C for the last five years. 4,203± acres consisting of two separate tracts of land. The north pasture is 1,813± acres and the south pasture is 2,389± acres. The owner will sell as a whole or in two separate tracts. With heavy wildlife enhancement practices in place, the quality of the trophy wildlife continues to increase every year. The ranch is bordered by several miles of the “Rio Chama Wildlife Management Area” providing a refuge for trophy game animals. Within one mile of the ranch, you will find blue ribbon trout fishing in the Chama River and El Vado Lake. The property is very scenic and averages around 6,000 ft. in elevation. There are several springs and 15 ponds on the property with plenty of room for more water development. The property has paved road access and great development potential. Chama, New Mexico - \$5,450,000



OREGON BUCK SPRINGS RANCH - MAJOR PRICE REDUCTION

Located in Crook County, Oregon just an hour from Bend, OR and a jet-capable airport, this 9,000± acre cattle/horse/hunting ranch consists of two contiguous ranches at the base of the Maury Mountains. The property offers beautiful scenery, productive rangeland and 400± acres of ponderosa pine forest. Bend, Oregon - \$5,500,000



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, 25± miles from Prineville, Oregon. This property is adjacent to the Ochoco ranger station and National forest land. \$1,100,000



OREGON GUTIERREZ CATTLE RANCH

The Gutierrez Cattle ranch offers 72,000± acres of unparalleled hunting and fishing opportunity. The ranch consists of 21,529± contiguous deeded acres together with attractive grazing permits in Ochoco National Forest. The ranch is located 65± miles east of the Redmond/Bend area in Central Oregon. Wildlife includes elk, mule deer, antelope, wild

turkeys, cougar geese and ducks. Excellent fishing opportunities exist for red band rainbow trout and small mouth bass on the North and South Forks of the Crooked River. The ranch has excellent production capabilities and is owner rated at 2,400 animal units with a complete livestock inventory in place. The water resources are extensive with 2,300± acres of pivot and flood irrigated ground, seven lakes, 9 irrigation wells and 5± miles of river frontage. Post, Oregon - \$21,500,000





KANSAS ROCK CREEK RANCH - PREMIER GRASSLAND AND ESTATE

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



OREGON TIMBER LAND 16,422± ACRES

This timber property is approximately 16,422± acres of prime Central Oregon timber land located in Jefferson County, Oregon. The terrain is a variety of heavily timbered draws and side hills with open excellent feeding hillsides. Just a little more than an hour north of the town of Prineville, Oregon and offers convenience and access to the local airport and stores. Many small streams are included within the borders, wildlife is abundant, and the road system is excellent for reaching every area of the property. Prineville, Oregon - \$12,500,000



NEW MEXICO YORK RANCH - PREMIER CATTLE RANCH

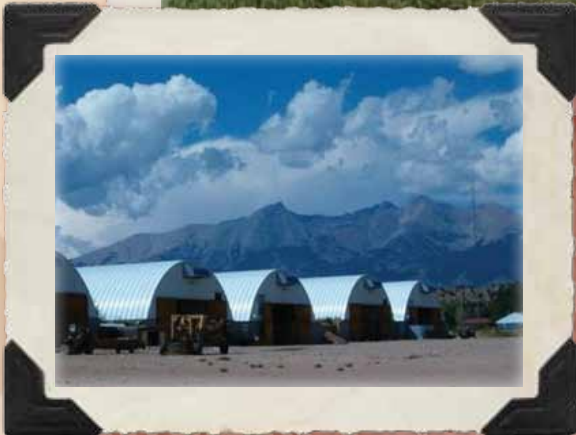
The York Ranch is a working cattle ranch located on the Continental Divide, consisting of 34,000± acres of deeded land plus an additional 136,000± acres of state and Bureau of Land Management grazing leases. Carrying capacity of The York Ranch is estimated at 2,300 animal units making the ranch a positive 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



LEBAR RANCH SOUTH DAKOTA - SOLD

The LeBar Ranch of "South Dakota" consists of 6,280.86± acres of grazing lands and is located near Provo, South Dakota 10± miles south of Edgemont, SD. Edgemont is located in the very southwestern corner of the state. The area is primarily comprised of ranch operations of various sizes. In addition to the Lebar Ranch of South Dakota. The Lebar Ranch of "Nebraska" (2,972± acres) is also available. Provo, South Dakota - \$1,950,000





**COSTILLA IRRIGATED
FARM AND RANCH
14,035± ACRES - POTATO/
WHEAT/OATS/ALFALFA**

The Costilla Irrigated Farm and Ranch is one of the largest irrigated farms offered in the San Luis Valley in Southern Colorado. A combination of farm ground and ranch land consisting of 14,035± deeded acres, consisting primarily of excellent potato producing soils as well as good soils for crops including alfalfa, wheat, oats and other small grains. This is a well established farm located within easy access to shipping routes. Blanca, Colorado - \$32,000,000



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COLORADO 4 LAZY J RANCH



The 4 Lazy J is a privately gated, 40± acre "Old West" compound that is adjacent to the world renowned 8,000+ acre C Lazy U Guest Ranch. Along with the 6,000 square foot main home and attached garage, the ranch also includes a three bay garage with an apartment, a horse barn complete with a two bedroom apartment, loafing sheds, tractor shed and ample horse pastures. To date, this is the only home in the C Lazy U Guest Ranch that includes a private barn. Built on the edge of a forested hillside, this property lies in an emerald green meadow overlooking Willow Creek. This year round stream courses through the property providing excellent fly fishing. Granby, Colorado - \$6,950,000

