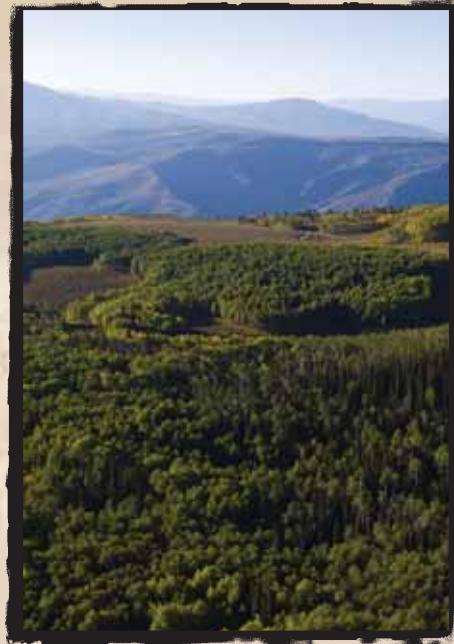


### CARBON OFFSETS: REWARDING RANCHERS FOR SUSTAINABLE PRACTICES

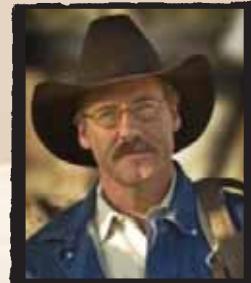
One of the nation's leading carbon credit companies, SunOne Solutions ([www.sunonesolutions.com](http://www.sunonesolutions.com)), recently relocated its headquarters to Denver. The company is one of the country's main developers of agricultural, land management, and environmental projects for registration and trading on carbon exchange markets. SunOne Solutions' primary focus is carbon sequestration projects on farmland, forests, grassland, and rangeland in the United States. To date, SunOne Solutions has helped over 120 ranchers from Texas to Montana managing almost 2 million acres of rangeland to register for carbon credits.

Landowners and managers who sequester carbon through sustainable land management practices can qualify for carbon "offset" credits, and can then benefit financially by selling them on carbon credit markets. For rangeland credits, ranchers are required to have sustainable stocking rates, rotational grazing policies, and a formal grazing plan. The standards for sustainable rangeland management that are followed for the carbon credit program are similar to those developed by the National Resource Conservation Service.

*(Continued on page 2)*



Wilderness Ranch, page 9



### INTRODUCING MICHAEL LANDRETH

Mason and Morse Ranch Company is extremely pleased to announce that Michael Landreth is joining our experienced team of ranch and land brokers. Landreth, past president of the Realtors Land Institute and one of only 13 Nationally Accredited Land Consultants in Colorado, uniquely represents only buyers who are in search of that perfect ranch property.

For the past 16 years Landreth has toured, photographed and manually developed the largest private ranching database for buyers looking to purchase ranch property throughout the west. He takes a broader market perspective and knows more than anyone about what's on, or could be on, the market at any given time. His specialized knowledge of ranch transactions is

unmatched and translates into significant value-added benefits to his buyer clients.

Michael does much more than simply negotiate the best price. He understands that true values are frequently linked to other less-than-obvious factors. He understands how a buyer's land acquisitions may fit into broader financial and tax-related considerations. Michael also guides buyers through land development projects, conservation easements, zoning and special use permitting processes, and exchanges. He'll share his knowledge with you and represent you in a manner that ensures you get the best possible deal on the market.

"If you want real buyer representation when buying a ranch or large land holding, it doesn't get any better than this" says President, Bob Starodoj, of Mason & Morse Ranch Company.

Contact Information:

Office (970) 328-5007, Cell (970) 390-3123  
E-mail: [Michael@ranchland.com](mailto:Michael@ranchland.com)



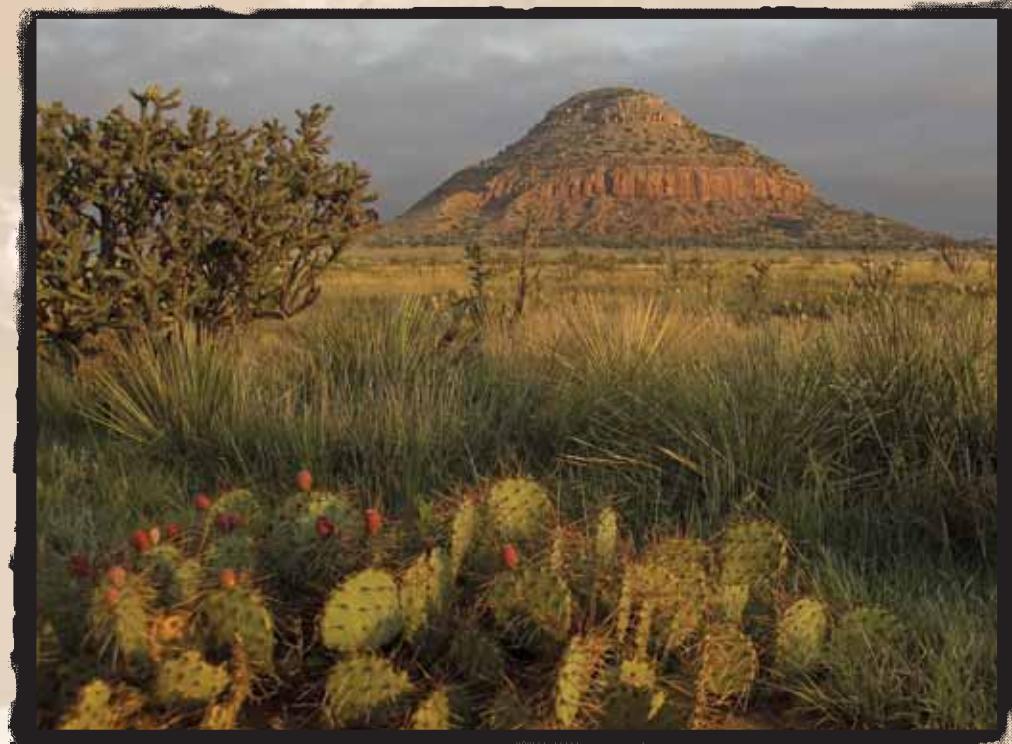
## CARBON OFFSETS: REWARDING RANCHERS FOR SUSTAINABLE PRACTICES - *continued*

Under current systems, ranchers can make roughly \$0.50 per acre per year for sustainable managed rangeland. However, the Obama administration is pushing for a mandatory, federal "cap-and-trade" system where polluting companies would be required to purchase carbon credits which would raise prices considerably. For example in Europe, where a mandatory system exists, carbon credits sell for 10 times as much as in the U.S. The U.S. House of Representatives recently passed a carbon credit law with the Senate taking up the measure this Fall.

If you are interested in learning more about carbon "offset" credits and how they may apply to your current farm or ranch operation let us know. We will put you in touch with the experts at SunOne Solutions who can evaluate what opportunities are available to you.

Our thanks to the author of this article, John Hodges, CEO, the President of SunOne Solutions. SunOne is a member on the Chicago Climate Exchange (CCX) and the California Climate Action Reserve (CAR), which are North America's major carbon credit systems. In addition to the company's Colorado headquarters, SunOne also has offices in Alabama, California, Nebraska, and Wyoming. SunOne Solutions is developing agriculture methane capture projects on hog and dairy farms in the U.S. as well.

For more information contact SunOne Solutions at [info@sunonesolutions.com](mailto:info@sunonesolutions.com) or 1-303-500-5017.



### 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 whitetail 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. Including livestock and equipment - \$103,000,000. Contact Robb Van Pelt, Rue Balcomb, or 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. Price available upon request. Contact Ted Schaal.



## BEAR RIDGE RANCH – Westcliffe, Colorado

Consisting of 202.82 acres of incredibly diverse and beautiful landscape including evergreen forests, aspen groves, and open meadows. Situated with end-of-the-road privacy, bordering the San Isabel National Forest. The 6,900 square-foot custom home was designed and constructed with superior craftsmanship. Perfect for living and entertaining, especially in the cool mountain summer nights or crisp fall mornings. Breathtaking views of the Sangre de Cristos and Wet Mountain Range! Fenced for horses and/or cattle. A very unique property with the comforts of a custom home, diversity of landscape, privacy, views, and overall character! \$3,200,000.

Qualified buyers only, please contact Tom Roberts.



## BLUE MESA RANCH – Gunnison, Colorado

Blue Mesa Ranch consists of 315 acres with three 5-acre improved tracts and nine 35-acre unimproved tracts, located on the north side of Blue Mesa Reservoir. The ranch fronts on U.S. Highway 50, and is partially surrounded by BLM lands with unlimited access to National Forest and Wilderness area.

Water rights are significant and together with storage rights provide considerable value for development, or potential transfer for other purposes. The ranch is well improved with three modern custom homes and caretakers quarters, barns, sheds, outdoor riding arenas, pump and storage houses. The property is fenced and has significant wildlife and hunting characteristics.

\$6,000,000. Contact John Stratman.



## CEDAR RIDGE RANCH – Carbondale, Colorado

Luxurious mountain retreat, located in the heart of the Roaring Fork Valley! This elegant mountain home, guest home, caretaker's home and horse facility sit on 102 acres, minutes from Carbondale. This fastidiously detailed 9,000 square-foot custom-home has been sited to take full advantage of the spectacular Mt Sopris view. The finest components and craftsmanship have been employed in the construction of the home. Other special touches are a private courtyard and heated spa/pool. Ranch improvements include a 20-stall barn with indoor arena, paddocks, two outdoor arenas and water rights.

\$8,950,000. Contact Rue Balcomb or Robb Van Pelt.





### 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.



### DEER VALLEY RANCH – Nathrop, Colorado

Deer Valley Guest Ranch is one of the longest running and most successful “dude and guest” ranches in the western United States. The ranch consists of four parcels totaling 132 +/- acres. In addition to a seven-acre pond, Chalk Creek runs through a portion of the ranch providing excellent fishing. Extensive improvements include a lodge, guest cabins, two swimming pools, with water from two hot-springs, employee housing, a horse barn with tack room and hay storage, and much more. Located in an area of pristine and stunning beauty, the views are varied and spectacular. \$8,750,000 Contact Ted Schaal.



### 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. \$7,700,000. 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 arenas. Dry Creek runs year-round and flows along the entire north edge of the property. \$1,299,000. Immediate occupancy. 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.



## FLYING M RANCH – Somerset, Colorado

Located just over McClure Pass on the West Muddy, the Flying M Ranch represents a western-lifestyle that everyone desires, but is so hard to find!

This picturesque ranch encompasses 320 acres of irrigated meadows, spring-fed ponds, lush aspen groves, evergreens and National Forest on

three sides. A grass airstrip delivers you to the ranch headquarters consisting of the main lodge, owner's cabin, manager's cabin, a grand old barn and numerous outbuildings. Truly a one of a kind ranch. \$6,500,000.

Contact Rue Balcomb or Robb Van Pelt.



## 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 situation 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. \$1,650,000. An additional 463 acres is available for \$825,000.



## HIGBY-MOSCA RANCH – Gardner, Colorado

Higby-Mosca is comprised of three very diverse parcels: The Higby Parcel:

911 acres, with 450 being irrigated, and a mile of the Huerfano River providing very good fly-fishing. Improvements include a adobe home with state-of-the-art commercial kitchen; livestock handling facilities; shop/equipment storage, 12-car garage, and a employee home. The Mosca Parcel: a mountain parcel with 5,040 +/- deeded and 1,360 acres of state and

BLM land. Open rangeland with areas of Aspen and conifer trees characterizes the Mosca with excellent deer and elk hunting. Cottonsack parcel: 320 deeded and 1,520 acres of BLM, excellent antelope hunting. \$9,950,000. Higby - \$3,850,000; Mosca - \$7,350,000; Cottonsack - \$450,000.

Contact Ted Schaal.





## 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 fully-fenceable acres capable of running horses. Custom high-end home with stone and reclaimed barn wood highlighting the exterior. Massive overhead 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 with eight reclining chairs and a wet bar. \$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.



## 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.



## 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.

## 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. \$11,800,000. Contact Rue Balcomb, Robb Van Pelt or John Stratman.



## LEFT HAND RANCH – Boulder, Colorado

A rare 70 undeveloped acres in prestigious rural Boulder County, with Left Hand Creek running through the southern edge of the property! The property

can be purchased as 70 acres, but has also been surveyed for two 35 acre parcels. In addition, there is adjoining acreage available with this property that backs up to Open Space. Ideal as a small farm, equestrian ranch or a luxurious rural retreat, conveniently located between Boulder and Longmont, with easy access. \$3,395,000. Contact Karen Claycomb.



## 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.



## SANCTUARY RIDGE RANCH – Berthoud, Colorado

Sanctuary Ridge Ranch is a rare find along the Front Range of the Rocky Mountains. Composed of approximately 175 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. \$2,100,000 Contact Karen Claycomb.





### SHADOW CREEK RANCH – Silverthorne, Colorado

An innovative, master-planned ranch community on 5,800 acres, adjacent to the 130,000 acre Eagles Nest Wilderness Area. Each owner of the twenty-two 70-acre parcels is entitled to experience this true working cattle ranch. Guided fishing on lakes, and the Blue River, plus miles of trails. First-class accommodations in the main lodge. 90 minutes from Denver. Starting at \$1,875,000. Contact Rue Balcomb, Robb Van Pelt, John Stratman.



### SHERMAN ACREAGES – 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 one another 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 each. Contact 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.



### SPRING VALLEY RETREAT – Bellvue, Colorado

Verdant 150-acre mountain retreat with a 3,400 square foot home, cabin, and storage building being tucked in amongst mature pines, boulders, native grass and wildflowers. The valley has several lush meadows, a creek, and a beautiful trout pond that sits below the unique custom home. The home offers an open floor plan with large windows, wood floors and custom woodwork, cherry cabinets and granite countertops, in-floor radiant heat, and two fireplaces, one in the master suite. This private retreat is located only 17 miles from downtown Fort Collins, home of Colorado State University, and voted the best place to live in 2008 by Money Magazine! Abundant wildlife. \$869,000. Contact Ted Schaal or Karen Claycomb.

## 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. \$12,000,000. Contact Rue Balcomb or Robb Van Pelt.



## WINDANCE RANCH – Eagle, Colorado

A sizeable pristine ranch located close to the resort towns of Vail and Beaver Creek, bordering the expansive White River National Forest and Flat Tops Wilderness. Extensive water rights allow for numerous large stocked fishing ponds. Mason Creek borders the southern boundary. A "homestead cabin" located near the entrance, offers all the conveniences and is tastefully designed and appointed. Located just over 30 minutes to the jet accessible Eagle airport with year-round access via maintained roads. Offered as 360 acres with the cabin - \$4,500,000 or 905 acres all inclusive - \$10,500,000. Co-listed with Slifer Smith & Frampton. Contact Rue Balcomb or Robb Van Pelt.



## 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.





### **ANGELA FARMS – Rosebud County, Montana**

One of the largest contiguous tracks of dry-land farm ground in the wheat-growing northern plains area. Consisting of approximately 24,500 acres, with 85% of the acreage being farmable. A portion of the farm is in Conservation Reserve Programs (CRP), generating income for the owner. Very suitable as a large corporate investment, and the farm can be leased back to the current corporate operator. \$11,000,000. Contact Dale Dumaw.



### **GEYSER RANCH – Geyser, 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. Geyser 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. \$2,750,000. Contact Linda Niebur or John Stratman.



### **DILLMAN FARM – Morrill, Nebraska**

Consisting of 361 acres in two parcels, divided only by a county road, the topography is as level as one could ask for in any farm operation, making it ideal acreage for raising productive crops. In addition to the farming ground, the farm improvements include two-999 head feedlots equipped with feed shed, scale, hospital pens and chutes, a Quonset hut, a 210,000 gallon supplement tank with electric pump and two homes. An exceptional farm and feedlot operation. North parcel - \$1,074,200. South parcel - \$500,000. Contact John Stratman or Linda Niebur.



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

2,600 acres. Hay land, grass pasture, and ponderosa pine rolling hills. Three deep canyons provide excellent habitat for mule deer, whitetail deer, turkey, other native wildlife and the occasional elk. The ranch is very well watered with five windmills, two electric wells and a seven-mile pipeline with ten large tire tanks. Exceptional hunting characteristics. Historic improvements include a 1918 completely remodeled 2,400 square foot home, a 1908 barn in excellent condition, a newer three-bedroom modular home plus a full complement of outbuildings. \$2,500,000. Contact John Stratman or Robb Van Pelt.

## KREMAN FARM – Bayard, Nebraska

A well-maintained cattle and crop producing outfit. Tract 1 consists of 179 acres (116 being irrigated), a recently updated 1000-head feedlot, home and outbuildings - \$450,000. Tract 2 consists of 160 acres of farm ground with 120 acres under pivot and 10 acres flood irrigated - \$320,000. A well-maintained, small-town farm with easy access to Bayard and only 30 minutes from Scottsbluff. Contact John Stratman or Linda Niebur.



## 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! \$645,000. Contact 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.



## 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.



**SUNDANCE RANCH — Sundance, Wyoming**

A 16,750-acre (9754 deeded) commercial-scale cattle ranch blessed with extraordinary beauty, grandeur and history. Improvements include three homes, corrals, an indoor processing alley with hydraulic squeeze chute, electronic digital scales and a load-out chute, shop, pasture fences, and water improvements. Nearly every pasture has live water from creeks, springs or improvements. A haven for wildlife, elk, deer, antelope, and wild turkey thrive on the ranch, in addition to trout fishing on over two miles of Inyan Kara Creek. The ranch borders the Black Hills National Forest. A trophy ranch with highly productive rangeland, state-of-the-art facilities, and significant cash flow! \$14,500,000. Contact Rue Balcomb, Robb Van Pelt or John Stratman.

**WALKER'S 91 RANCH — Centennial, Wyoming**

The Little Laramie River flows thru this 2,150-acre ranch for over one-and-a-half miles, providing excellent fishing for brown and rainbow trout. Homesteaded in the 1860s the ranch is a combination of irrigated and sub-irrigated hay meadows, producing about 100-ton of excellent quality hay, and pastureland. An "island" on the ranch of aspen and conifer trees, and grassy parks is a haven for elk. Spacious five-bedroom, log main- home, two-bedroom managers' home, bunk house, log barn, innovative indoor cattle working facilities, shop, and multi-purpose garage. \$6,950,000. Contact Ted Schaal.

*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 166 years of experience in Western ranch sales. Visit our website at [www.ranchland.com](http://www.ranchland.com) for more information.

**Mason & Morse Ranch Company Brokers:**

Robb Van Pelt  
Ted Schaal

Bob Starodoj  
Tom Roberts

John Stratman  
Dale Dumaw

Bart Miller  
Linda Niebur

Rue Balcomb  
Karen Claycomb

Michael Landreth

**Support Staff:**

Kay Muller

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**MASON MORSE**  
RANCH COMPANY

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[www.ranchland.com](http://www.ranchland.com)

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