

WILLIAMS FORK MOUNTAIN RANCH 16,000 +/- ACRES ~ HAYDEN, COLORADO

Williams Fork Mountain Ranch, a scenic hunting and grazing Colorado ranch property of 16,000 +/- acres (13,973 +/- acres deeded) is for sale through a sealed bid auction. All first round sealed bids need to be submitted by 5:00 p.m. MST, September 1, 2015.

Additional terms and conditions apply. For more details visit www.ranchland.com/williamsfork.

Williams Fork Mountain Ranch is a pristine mountain wildlife property with an exceptional location on the North flank of the Flattop Mountain Range in Northern Colorado and home of the White River Elk herd, the largest in the US. This ranch offers tremendous big game hunting with resident and migratory elk herds, deer, antelope, bear and lion present as well as a livestock operation with summer grazing capacity for 500+ head. The mix of size, geography, vegetation, water, and location makes this one of the greatest big game properties being offered in the Western US. The property has excellent Conservation Easement potential and also been enrolled and could be easily re-enrolled in the State of Colorado's Ranching for Wildlife program.

The property consists of rolling mountains, aspen groves, oak and sagebrush, grassland and cropland with excellent live water characteristics including numerous wells, springs, livestock ponds and perennial streams flow through the property, which allows for a livestock capacity of 500+ head cattle or sheep equivalent and includes 2,050 +/- acres of BLM grazing leases.

The ranch is nestled along the northern slope of the Williams Fork Mountains. The Williams Fork River runs through the southern end of the property for a short stretch and the Routt National Forest and Flattop Wilderness Area are within 5 - 10 miles. The ranch varies in elevation from 6,900 to 7,900 feet, and receives 16-20 inches of precipitation per year.

Located 8 - 15 miles south of Hayden, Colorado and 26 miles southwest of Steamboat Springs, Williams Fork Mountain Ranch offers the finest in recreation and resort activities and is within 15 minutes from the Yampa Valley Regional commercial airport and 45 minutes from Steamboat Springs, Colorado. It is accessible from Hayden on County Roads 53, 59 and 61 as well as County Road 29 on the southern portion.



Continues on page 2



SEALED BID AUCTION

WILLIAMS FORK MOUNTAIN RANCH

ALL SEALED BIDS DUE BY SEPTEMBER 1, 2015

The ranch is best described as a premier wildlife sanctuary, with unforgettable panoramic views of rim rock formations and the Flattop Wilderness Area. The property is gently rolling hills of cropland and grassland on the north end and grades upward in elevation through sage and brush covered hills with several long wide draws with large Aspen forests on the northern exposures, making for near perfect elk habitat.

Currently, there is summer grazing lease for sheep on a portion of the ranch and a farm lease on the cropland. The hunting rights are open and available to the new owner in the 2015 season.

WILDLIFE

This is one of those rare properties to have both a resident and migratory White River Elk herd. It is estimated that this herd is over 37,000 elk with a bull:cow ratio of 27:100. It is common to see 500+ head of elk on the property daily during hunting season. The property is also very accessible due to the internal trails, gravel roads, and natural layout. In addition to the large population of elk, the property is inhabited by mule deer, mountain grouse, pronghorn antelope, black bears, coyotes, bobcats and mountain lions.

The big game hunting opportunity offers tremendous value to the owner. The State of Colorado, Division of Parks and Wildlife (CPW) - Ranching for Wildlife (RFW) program and the possibility for a Conservation Easement provide a great opportunity for the owner to capitalize on two very unique and sought after options. The property was previously enrolled through 2014 in the Ranching for Wildlife program where it received 45 elk hunting permits for both private and public hunts. The ranch was rated with the Tier A designation under the RFW program, which allowed the ranch to set the hunting seasons and tags in cooperation with the CWP. The ranch is located in the Game Management Unit 13, which is one of Colorado's most prolific big game units and has been a very successful hunting area in Colorado.

WATER RIGHTS

Water on the ranch is provided by wells, perennial streams and several developed springs. There are also several stock watering ponds on the property. A complete list is available.

IMPROVEMENTS

A 1,200 square foot modular bunkhouse is conveniently accessed off CR 53. There is a metal shop at the cropland area. There are numerous and amazing sites for future buildings.

AUCTION DETAILS:

- Private sealed bid auction
- Bids due by September 1, 2015
- Subject to qualified bidders and seller confirmation

Competitive bidding may require a limited second round live auction to be approved by Seller. See complete auction terms for additional details.

Contact John Stratman at (303) 912-8807 or john@ranchland.com for more information.

MAIL SEALED BIDS TO:

Mason & Morse Ranch Company
Sealed Bid Williams Fork Mountain Ranch
2001 Blake Street, Suite 2A
Glenwood Springs, CO 81601

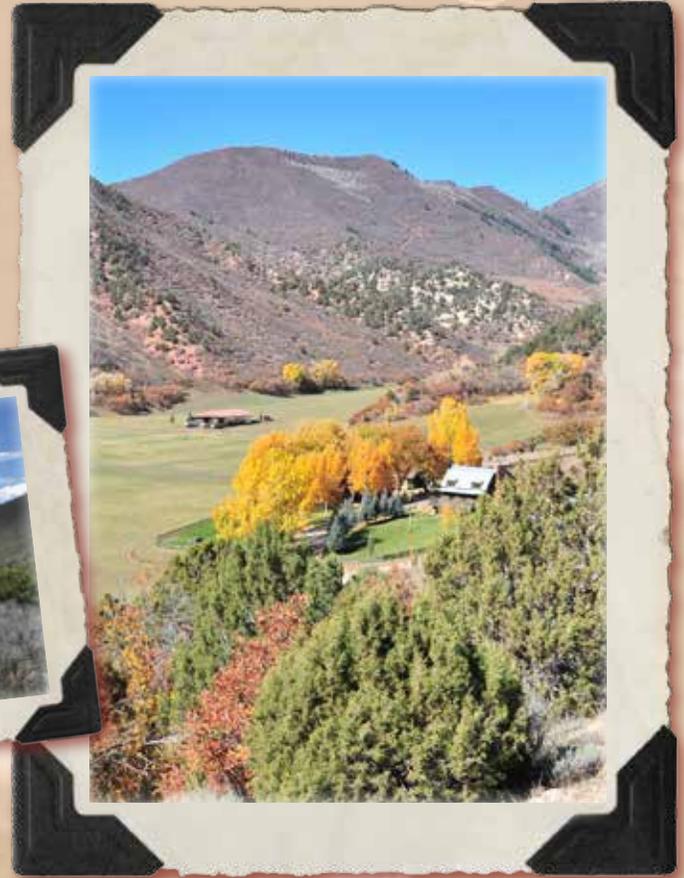


For more information go to: www.ranchland.com/williamsfork

RANCHES FOR SALE

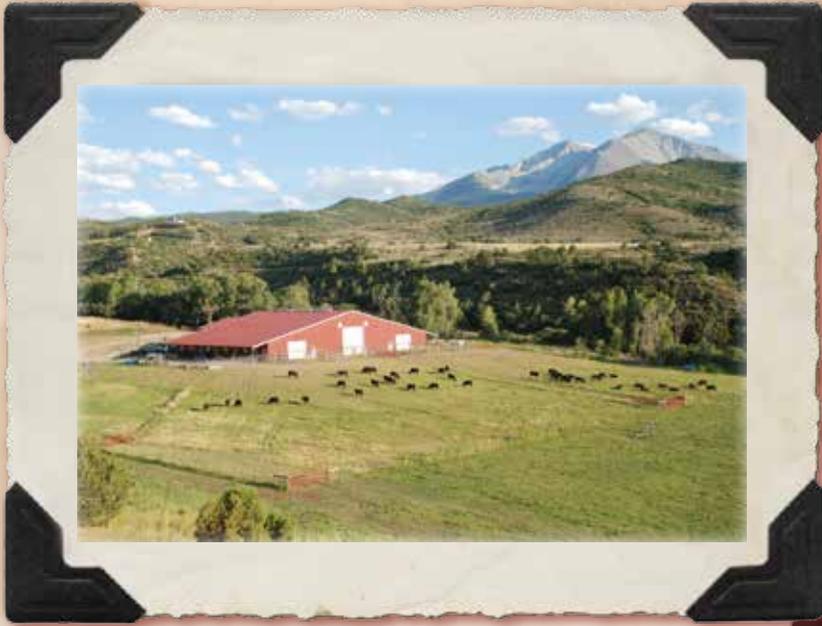
COLORADO BEAR WALLOW RANCH

The Bear Wallow Ranch is situated in the mountains of Western Colorado. It is comprised of 2,600 +/- deeded acres with forest service and BLM grazing leases. This 2,600 recreation/cattle ranch boasts quality improvements, end-of-the-road seclusion, a five-bedroom three and one-half bath home, guest house, lodge, equipment barn, hay sheds, cattle handling facilities, senior water rights, numerous ponds, direct-private access to public land, abundant wildlife, and excellent hunting; all within an easy 15-minute drive to the very reliable Rifle/Garfield County Airport. Bear Wallow Ranch offers a unique opportunity to experience ownership of western Colorado's great treasures, along with an opportunity for personal, family and corporate recreation and enjoyment. Bear Wallow Ranch. Glenwood Springs, Colorado - \$29,500,000



COLORADO TYBAR RANCH

Located in the central Rocky Mountains of Colorado, the historic Tybar Ranch consists of 600 +/- acres of scenic and highly productive irrigated land. Tybar is currently a highly successful Angus cattle Ranch. The Ranch includes the Tybar Ranch Subdivision, a Planned unit development consisting of 10 platted developable lots. Ranch improvements include a main home, employee housing, an equipment shop, three hay sheds, numerous corrals and two barns that include the 22,000 square foot Prince Creek barn with an indoor arena area measuring 18,000 square feet. Tybar has extensive water rights. Carbondale, Colorado - \$29,975,000



RANCHES FOR SALE



COLORADO 7X RANCH

The "Cattle Baron's Castle" is the landmark feature of the 1,400 acre 7 X Ranch. The ranch has historically been run as a working cattle ranch since first settled in 1887. Located at an elevation of 6,900 feet, in a fairly temperate climate, while the southern exposure contributes to mild winters. The property consists of 600 +/- acres of lower irrigated hay, pasture and cornfields and the remainder of the ranch is covered with native grasses, pinion/juniper trees and other indigenous vegetation. Leroux Creek runs along the west side of the property for over one mile and is a charming, tree-lined creek with superb "brookie" fishing. The main home on the ranch, known as the "Cattle Baron's Castle" is a 100+ year old Victorian style mansion built from stone quarried on the ranch. Other improvements include the carriage house, two employee homes, barn, shop, corrals and livestock handling facility. Hotchkiss, Colorado - \$9,000,000



COLORADO LITTLE T FARM

The 9.25 acres of the Little T Farm lies at the base of the foothills of the Rocky Mountains. This rural farm setting includes views of the Rocky Mountains and has over 500 feet of river frontage north of the hay field. Built in 2002, the 4,000+ square foot contemporary home features four bedrooms, open floor plan, ash wood floors, cherry wood cabinets, gourmet stainless steel professional kitchen, media room, with an office and master on the main floor. Extensive landscaping and mature trees with an expansive mahogany deck. 50 shares of West Blower Irrigation convey with the property. Hay crop is easily flood irrigated and can produce 500 or more bales of hay per cutting. Longmont, Colorado



COLORADO STONEWALL CREEK RANCH

The 1,128+/- acre Stonewall Creek Ranch is a working cattle ranch with excellent hay production and superior water rights. The acreage includes 120 acres of hay ground irrigated by a center pivot, plus 40 acres that is irrigated under a side roll sprinkler, and the southwest acreage contains the 10-acre Tibbets Lake, which is appropriated to irrigate an additional 40 acres. On the north portion of the property there is over 500 acres of native grassland for cattle grazing with a natural spring to water livestock. 20 shares of North Poudre Irrigation sell with the property. Stonewall Creek flows south through the east portion of the property before joining the North Fork of the Cache La Poudre River. Livermore, Colorado - \$4,300,000



COLORADO OHIO CREEK RANCH

The Ohio Creek Horse Ranch is a spectacular property consisting of 80 acres of mostly irrigated hay meadow situated five miles north of Gunnison, Colorado. The property has excellent views of the surrounding mountains from its location in the lower Ohio Creek Valley. The improvements consist of a 4,200 square foot custom home and an equestrian center including a stall barn, hay storage and outdoor arena. The native hay meadows produce the finest grass horse hay, irrigated with riparian stream rights from Ohio Creek. The Gunnison/Crested Butte region is widely known for its mountain splendor, recreational activities and laid back style. Gunnison, Colorado - \$2,695,000



COLORADO WEST CURRANT CREEK PASS RANCH

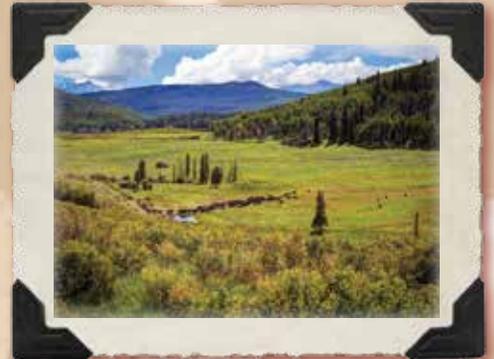
Forested hillsides and grass filled meadows cover the 1,500 +/- acres of Colorado mountain land known as the Currant Creek Pass Ranch. Located on the southern end of Colorado's South Park, the area is bounded by high mountain ranges, contributing to the breathtaking vistas seen from the property. Nine miles North of Guffey, Colorado off of Highway 9 and bordering National Forest on three sides. The ranch offers spring fed ponds, beautiful mature ponderosa and bristlecone pine trees, traversable terrain and unique pockets of seclusion that still offer the famous Rocky Mountain views. Guffey, Colorado - \$2,000,000

**COLORADO V HEART RANCH**

The V Heart Ranch is a fine example of a Colorado Cattle Ranch, and one of the best on the market today. Located in the southern San Luis Valley two miles southeast of Sanford, or 18 miles south of Alamosa Colorado, the ranch consists of 1,940 deeded acres and 676 private leased acres, a combination allowing the current management to maintain a 400-450 head. The V Heart Ranch has 310 shares of the Cumbres-La Manga Cattle Association for grazing 310 pairs during the summer season, a tremendous resource for running an efficient cattle ranch. Improvements include two homes, a shop, well-situated corrals and barns, and an abundance of wildlife along with 2.5 miles of the Conejos River. Sanford, Colorado - \$4,500,000

**COLORADO LAZY CF RANCH**

Tucked away within the Gunnison National Forest and on the headwaters of West Muddy Creek, the historic Lazy CF Ranch Headquarters represents the best of Western Colorado. With 320 acres of mostly irrigated land, 10 spring-fed ponds one of which supports a strong trout population and early water rights from the Twin Spruce Ditch and 65 shares from the Ragged Mountain Water User's Association. This ranch combines the authentic old west with a sportsman's paradise, for hunting deer, elk and bear. Somerset, Colorado - \$4,800,000

**COLORADO TYBAR RIFLE FARM & RANCH**

The Tybar Rifle Farm Ranch and Subdivision consists of 723 +/- acres on Graham Mesa northeast of the city of Rifle on County Road 233. This area is known for its mild seasonal climate and the ranch is relatively secluded with grand views of nearby mesas. The dominant vegetation communities of the area include irrigated hay meadows and spring pasture consisting of winter dry land wheat or winter rye. The ranch currently has a weed spray program to help control weeds that are along the fringe of the ranch land and on some of the steep slopes. Rifle, Colorado - \$9,795,000



RANCHES FOR SALE



COLORADO HUNT RANCH

The Hunt Ranch is a 518+/- acre working ranch located in the central Rocky Mountains of Colorado with substantial water rights, irrigated hay fields and pastureland, and flat to rolling topography. This outstanding south facing property has extraordinary views of Mount Sopris and the Elk Range Mountains. Lots of opportunity with this ranch! Carbondale, Colorado - \$5,450,000



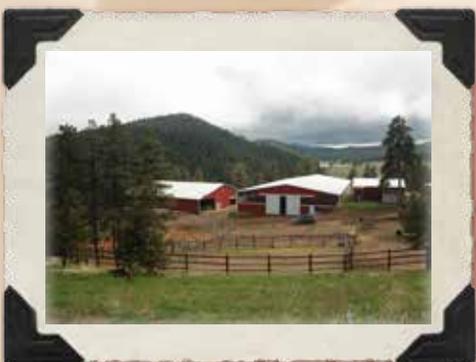
COLORADO ASPEN RIDGE RANCH

The 1,300 +/- acre Aspen Ridge Ranch offers end-of-the road seclusion, numerous recreational activities and excellent hunting opportunities for big game. This property consists of rock outcroppings, meadows, and magnificent tree coverage including aspens, pines and spruce. The ranch is nestled between Buena Vista and Salida, and is in the heart of the San Isabel National Forest, creating everything you'd want to live the Colorado lifestyle. Salida, Colorado - \$3,900,000



COLORADO CLAPSADDLE FARM

The peaceful 70-acre Clapsaddle Horse Farm is home to 50 plus horses. The acreage includes a 50 x 120 foot multi-purpose barn with stalls and runs, indoor round pen and storage for 3,600 small bales of hay. There is also a smaller six stall horse barn, outdoor round pen, a fully fenced 150 x 360 foot outdoor arena, numerous paddocks with 14 shelters and adjustable corrals for 2-4 horses each. A three level country style home with three bedrooms, two and one-half baths with attached two-car garage rounds out the property. Box Elder Creek meanders through the acreage along the hay fields and pastures with plenty of space to ride and enjoy the countryside. Hudson, Colorado - \$950,000



COLORADO CONIFER STABLES

Conifer Stables is located in the foothills of the Rocky Mountains just 20 minutes west of Denver and between Evergreen and Conifer with convenient access just off of Highway 285 and along County Highway 73. The property consists of 40 acres with a home, RV/Hay storage building and significant equestrian facilities. Historically, the property operated as a profitable commercial boarding facility including 30 indoor stalls and riding arenas. The property has a scenic southern exposure and the facilities sit in the middle of a managed pine tree forest. Conifer, Colorado - \$1,210,000



MARKET REPORT – THE REAL ESTATE MARKET CONTINUES TO PICK UP STRENGTH IN MOST SEGMENTS

Article Written By: John Stratman

At Mason & Morse Ranch Company we cover a variety of market segments including farm, ranch and recreation/lifestyle properties. Overall, 2014 was an excellent year for the real estate markets as the improving US economy and Federal monetary policy made production driven assets a favored investment class. Generally, inventory is limited for good to excellent quality farm and ranch lands. There has been consistent demand from buyers and the trade is active. Recreation lands and lifestyle properties continue to show improvement in activity and sales, however, the speculative markets have been slow to recover. We expect 2015 to largely continue the trend, subject to possible tightening of credit markets resulting in higher interest rates and cost of capital.

Taking a closer look at specific markets, we observed the following trends:

Working ranch prices have seen upward pressure due to the demand for grass pasture and hay resulting from the strong cattle market. The inventory of working ranches is tight as owners are experiencing record returns from the high cattle prices. As grazing leases increase in cost, investors are finding opportunities to own ranch property and experience a positive return on their investment. The operators increasing their herd or moving from drought stricken areas are comfortable paying the higher grazing costs due to the record prices being received for cattle and calves. Due to the strong demand for beef and in particular, the excellent export demand combined with the reproduction constraints, we see strong cattle prices being the norm.

Recreation and lifestyle properties including horse properties have seen an upturn in activity over the last two years as the improving economy and housing market have led buyers back to these more expensive rural properties. As long as the economy continues to improve over the next year, we expect this real estate class to improve as well with inventory being reduced resulting in higher prices from stronger demand. It should be noted that some of the geographic areas for these “niche” markets are seeing varying results. For instance the horse property markets of the northern

states are generally not as robust as those in the southern states as buyers prefer the warmer southern climates for their varied equestrian pursuits. The recreation and lifestyle markets continue to improve from 2008 when the prices fell out from underneath that market. The excess inventory has slowly been worked off and prices have been slowly improving.

Farmland has seen its upward cycle stemming from 2009, level off over the course of 2014 as commodity prices (grain in particular), have come down. Areas with specialty or perishable crops such as vegetables, nuts and tree fruit are seeing continued upward prices. The new farm bill provides less income to grain crop producers as well and the farms with better soils and moisture conditions have leveled off to dipping slightly in price. The more marginal farms, particularly those with marginal production or in drier climates and areas of decreasing water supplies have seen a decline in values over the last year. There is, however, still strong interest from large investors and larger family farm operators for additional farmland and the favorable interest rate environment will keep that demand intact for now. Some concern about the future prices is felt due to the prospect of continued low commodity prices, the expected lower revenue from farm programs and some prospect for increasing capital costs.

Overall, we expect continuing demand from Buyers as the economy improves and “pent-up” demand for real estate drive investment considerations. Sellers have few reinvestment opportunities and it seems many sellers will only sell if they find a replacement property, making many transactions subject to 1031 exchange requirements.

At Mason & Morse Ranch Company we are active in selling real estate in 13 states and represent buyers across much of the United States. We have well qualified agents that are experts in their fields and they are prepared to assist you with your real estate buying and selling needs.

About the Author:

John Stratman is a principal owner and associate broker at Mason & Morse Ranch Company. Send comments on this article to john@ranchland.com.



RANCHES FOR SALE



MONTANA BROKEN CIRCLE RANCH

At over 8,688+/- deeded acres, the Broken Circle Ranch is one of the largest contiguous ranches available in the Deer Lodge Valley. Not only is this ranch a productive cattle operation supporting over 500 pairs with annual surplus hay sales, but also a sportsman's paradise. Miles of the Clark Fork River wind through the ranch and create an active riparian area supporting a large whitetail deer population and offering abundant fishing opportunities. With excellent cattle working facilities and several well-situated and comfortable homes this ranch is a complete package available for today's discerning buyer.

Deer Lodge Valley, Montana - \$14,500,000



MONTANA CANYON CREEK GUEST RANCH

Located in scenic southwest Montana, Canyon Creek Guest Ranch offers an excellent opportunity to continue the stewardship of a profitable and historic lodge and share the beauty with guests, family and friends. This ranch has been owned and successfully operated by the same family for over 30 years. Guests have enjoyed exploring the Pioneer Mountains and Big Hole and Beaverhead River Valleys while staying at this charming and historic guest ranch.

Melrose, Montana - \$995,000



MONTANA CB ROUTE IRRIGATED FARM

The CB Route Irrigated Farm is located in Dawson County, Montana in the Buffalo Rapids Irrigation District, approximately 20 miles west of Glendive. A total of 202+/- acres with 148+/- irrigated, a four-bedroom, one and one-half bath home, large shop and good support buildings. The farm consists of corn, wheat and pinto beans for the 2014 crop year and watered with gated pipe. Buffalo Rapids Irrigation District is considered to be a dependable source water supply from the Yellowstone River. Glendive, Montana



MONTANA REDWATER RIVER FARM & GRAVEL

The Redwater River Farm & Gravel is a 655.9-acre turn-key operation located in northeastern Montana, 12.5 miles from Circle. The property is readily accessible from MT Highway 13 via five miles of county gravel road. A desirable, end-of-the-road property highlighted by approximately a quarter mile of the Redwater River with contrasting landscape on the property offers a variety of habitat for wildlife. There is an abundant supply of quality gravel making it one of the best sources for gravel in the county! Includes an extensive list of equipment, supplies and furnishings. Circle, Montana - \$990,000



NEBRASKA KELLER RANCH

Keller Ranch is an incredibly well maintained grazing ranch consisting of 1,920 total acres with 128 irrigated acres under pivot in Kimball County Nebraska. The ranch has intensive grazing paddocks, and 250 acres dryland farm ground in grass, while the rest of the ranch is extremely well watered and maintained native grass.

Kimball, Nebraska - \$1,700,000

**NEW MEXICO SAN PEDRO RANCH**

At an elevation of 8400 feet, this 3,200-acre ranch offers expansive views of the varied terrain, open flats and the tree covered hillsides preferred by large game animals. Interior roads cross the ranch allowing jeep/ATV access to most of the ranch. Elk and mule deer travel the ranch and if you are looking for the opportunity for habitat enhancement, New Mexico is the premiere state for owner incentive programs for wildlife. Costilla, New Mexico - \$4,800,000

**NEW MEXICO RAINY MESA RANCH**

Rainy Mesa Ranch is an end of the road location within the Gila National Forest in western New Mexico near the small town of Reserve, New Mexico. The 350 +/- acre ranch features spectacular hunting combined with a viable ranch operation. The area is known for trophy game animals including elk, deer, bear and lion. The ranch is improved with five homes including an owner's lodge, guest home/cabins and a manager's residence. Rainy Mesa Ranch is largely tree covered and includes live water and water rights. The unique feature of this ranch is that the deeded property controls access to a large remote area of national forest with live water, allowing for excellent hunting opportunities. Reserve, New Mexico - \$3,900,000

**OKLAHOMA GROUNDS FARM & FEEDLOT**

Grounds Farm & Feedlot is a unique property in the Oklahoma panhandle consisting of a total of 480 +/- acres. Approximately 124 acres are irrigated farmland and 244.75 acres are enrolled in the CRP program. Improvements on this farm include a 6,000 head cattle-handling facility along with a beautiful Victorian main residence, manager's residence, one-bed/bath apartment, shops, and several barns.

Optima, Oklahoma - \$1,200,000



RANCHES FOR SALE

TEXAS WALTER LASLEY & SONS FEEDYARD

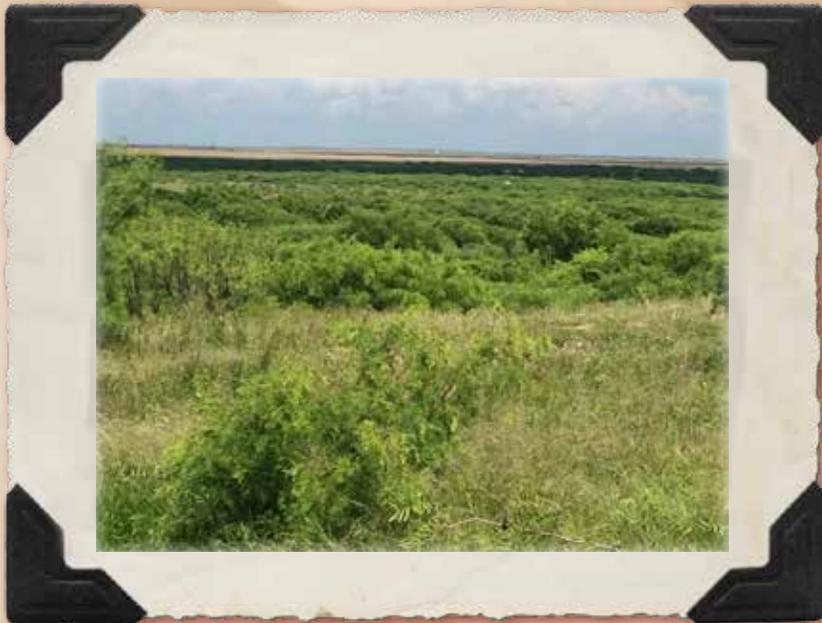
ABSOLUTE MULTI-PARCEL AUCTION - AUGUST 13, 2015 @ 2 PM CST

Located in Sherman county, 12 miles east of Stratford, Texas the Walter Lasley & Sons Feedyard offers 9,977+/- acres of grass and farmland to be auctioned in 14 separate tracts or in its entirety. The property consists of substantial grain storage facility, multiple homes, 18.5 pivots and room for more! This is a confined feeding operation with 22,000 head current capacity, permitted for 30,000 head. Contact Zurick Labrier at (806) 681-9099 for more information. Auctioneer Charlie Sellers with License #17494.



TEXAS A. B. HUDSON ESTATE

The A. B. Hudson Estate consists of 31,739+/- acres of ranch land located in northcentral Texas near Wichita Falls. The ranch properties lie in the heart of big Texas ranch country and are in excellent condition. The area is growing in popularity for hunting/recreational pursuits due to its proximity just over two hours from the Dallas-Fort Worth Metroplex. The fences and corrals are excellent and the water is very adequate. Long time tenants currently lease the ranches for grazing and a qualified outfitter leases the hunting rights. The ranch lands are in two tracts and being offered in any of eight parcels or in its entirety for the surface only. Electra, Texas - See Pricing Details.



TEXAS SHELTON RANCH

The 2,963-acre Shelton Ranch is situated in the northeast Texas Panhandle, which lies in Wheeler County with the entrance to the property about 1.6 miles east of Mobeetie, Texas on the north side of FM 1046. This ranch has great access with the south side touching the highway. The northeastern portion of the property is bordered by an all weather road. Mobeetie, Texas - \$4,000,000

**TEXAS McCLELLAN FARM**

The McClellan Farm consists of 796+/- acres in the northwest corner of the Texas Panhandle. Located approximately 11 miles south of Texline, Texas. In Dallam County, the farm offers opportunities for corn, wheat, and milo production. The current owner also utilizes a cow/calf operation to maximize his farming operation. Improvements include a new home, corrals, and a large shop for working and storing equipment. Texline, Texas - \$1,757,000

**TEXAS KEHOE FARM**

The Kehoe Farm contains roughly 1,650 acres, comprised of mainly center pivot irrigation with dryland corners and is conveniently located just 10 miles south of Texline, Texas. The seasonal Carrizo Creek runs through the property. This farm offers the diversity of crop production and cattle applications, has excellent roads and nearby grain facilities, feedyards, and sale barns give excellent outlets for sales of crops and cattle. Texline, Texas - \$2,386,260

**TEXAS GRAFF FARM**

The Graff Farm is comprised of 2,400 acres situated in the northwest corner of the Texas Panhandle, located in Hartley County. This is a center pivot irrigated farm broken up into three full sections and an additional 480 acres in another section. The farm is situated about 6.5 miles south of Dalhart, Texas with parts of the farm being on both sides of Highway 87. Although the farm does not sit next to the highway, it is easily accessible along well maintained county roads with some of the access being paved. Dalhart, Texas - \$7,200,000



RANCHES FOR SALE



TEXAS WALL FARM

Wall Farm in Morton, Texas is a 2,152+/- acre farm. The farm consists of red clay and loamy sand and has an extensive pipeline that connects each sprinkler with every well, which makes this farm one of the best in the area. This farm is very diverse in that you can grow many different crops such as: cotton, corn, milo, alfalfa, sunflowers, wheat, haygrazer, sorghum silage, and peanuts or one could turn this property into a cattle grazing operation. Morton, Texas - \$3,862,840



TEXAS POINTER FARM

The Pointer Farm consists of a total of 1,490 acres and grows mainly cotton and milo. This highly productive farm uses center pivot irrigation, drip irrigation and some side roll applications to water approximately 1,273 acres. The farm is easily accessible along paved roads as well as well-maintained all weather county roads. Spring Lake, Texas - \$3,245,000



TEXAS PANHANDLE FEEDYARD

Extremely efficient feedyard in the Texas Panhandle with 1,216 acres of grass and 330 acres of farm ground. Property has nice home with several added benefits. Perfect for finishing facility, grow yard, stocker or cow/calf operation and even a dairy heifer operation. Confidential Listing.



TEXAS LAZBUDDIE FARM

In the middle of the Texas Panhandle, the 1,695+/- acre Lazbuddie Farm is an irrigated farm that produces a variety of crops for your dairy or feedyard. This property is a well-maintained irrigated farm that consists of 10 circles with a pipeline system that connects each section to the pivots. The circles are 124+/- acres under pivot, which allows 1,240+/- wet acres. The farm has approximately 2,800 gallons of water supplied by 21 submergible wells. Lazbuddie, Texas - \$3,250,000



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BART MILLER

As Managing Broker, Bart Miller oversees business operations and licensing. Since 1998 he manages the company's real estate land & auction sales marketing efforts. Bart is the President of the Colorado RLI Chapter and is an Accredited Land Consultant "ALC" through the REALTORS® Land Institute. He has completed a Bachelors degree in Agricultural Economics from the University of NE and holds a master's degree in Real Estate Development and Construction Management from the University of Denver.



RUE BALCOMB

A 5th generation native of Colorado, Rue 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. She is a member of Aspen and Glenwood Springs Board of Realtors, REALTORS® Land Institute, Rocky Mountain Elk Foundation.



ZURICK LABRIER

Raised in Dalhart, Texas, Zurick Labrier grew up working on the family ranch in New Mexico. Hands-on experience working with clients has helped him to achieve success in the farm and ranch real estate business for the last ten years. Zurick specializes in farm and ranch transactions and has also developed many ties across the country through Realtors Land Institute as the Oklahoma RLI Chapter President. Zurick has accumulated numerous ties with buyers and sellers throughout the four-state region of the Texas and Oklahoma Panhandles, southwest Kansas, and northeast New Mexico.



SCOTT BURTON

Scott Burton was raised in San Jon, New Mexico, and grew up enjoying farming and ranching. In 1993, he relocated to Elida, New Mexico and began working on his family farm and ranch operation, which then led to the trucking industry and eventually founding SBI. Currently Scott auctions and hauls equipment for Bill Johnston Auctioneers throughout New Mexico. Scott is very versatile in the agriculture field with a license in Texas for Auctioneer and licensed real estate broker in New Mexico.



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 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, New Mexico and Oregon.



LINDA NIEBUR

Linda Niebur has owned and worked in large farm operations, ran a successful chemical application business and worked with local farmers. She is a broker who is familiar with crop production, agricultural leases, water rights, conservation easements and mineral rights. 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 a licensed real estate associate broker in Colorado, Kansas and Nebraska.



KAREN MIKKELSON

Karen 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. She was a hands-on owner and operator of an 880-acre ranch in the Pine Ridge National Forest region in Nebraska and for many years she bred, raised and marketed the top bloodlines in the Quarter Horse industry. Karen also has over 20 years experience in the construction industry. She managed and co-owned a \$25-million-a-year corporation with offices in CO and AZ.



RON VAN PELT

With a proud family heritage that spans four generations of Colorado ranchers, Ron continues the legacy adding over 45 years of personal success to the family history. A consummate cowboy and proponent of the western ranching lifestyle, Ron offers an authentic knowledge of livestock and land that ensures the client full access to invaluable expertise relative to their needs, regardless of the size and scale of their prospective operation.



RANCH CO TEAM OF PROFESSIONALS



JOHN STRATMAN

John Stratman is a third generation rancher and 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. In addition to making agriculture real estate loans, investment activities included purchasing, managing and marketing large agriculture properties in several western states.



KIMBERLY LOWRY

Specializing in lifestyle properties in the state of Montana, Kimberly Lowry first began her career in real estate over 10 years ago while marketing luxury and working ranches, recreational and resort properties. She joins Mason & Morse Ranch Company to serve growing demands of clients in the State of Montana. Prior to joining the Mason & Morse Ranch Company team she owned her own real estate company, United Country Montana Mountain Properties LLC.



TOM SCHENK

Tom grew up in Missouri, lives in the Pacific Northwest, and often travels extensively to work on farm value-improvement projects in Texas and Florida, and Arizona. He graduated from the University of California - Berkeley where he received business degrees in Real Estate and Finance. He spent a great part of his career with major Wall Street firms, 22 years as a commodity trader, and had his own investment advisory firm. Investment-grade farmland is a space where traditional farming operators must communicate information on a subject that can be far outside of the experience or understanding of many institutional or private client investors.



KEBI SMITH

Kebi Smith is a fourth generation rancher and Montanan, and has been selling real estate since 1999, specializing in Montana ranch and recreational properties. Prior to selling real estate, she was employed with Farm Service Agency for 10 years, where she helped administer the USDA farm programs. She currently is a crop adjuster and ranches with her family near Olive, Montana, where they raise cattle, wheat, forage and horses.



TAMMY WARD

A fourth generation native of Montana, Tammy was born and raised in western Montana into a hard rock mining family. In 1975, she became an auctioneer and has been involved in ranching, since 1978. She began her career in real estate and land development, in 1999, both buying and selling investment properties while continuing to work part-time for the consulting firm, as well as owning and operating a Montana ranch raising Angus/ black baldy cows and Quarter Horses. Tammy specializes in Farm & Ranch Real Estate covering the states of Montana, Wyoming and North Dakota.



BUCK HOTTELL

Raised in the panhandle of Nebraska and the southeast corner of Wyoming, Buck Hottell has several decades of farm and ranch experience. He spent his teenage years working on his grandfather's ranch in Banner County Nebraska, which consisted of a cow/calf operation and dry land wheat farming as well as putting up hay on sub-irrigated native grass meadows. He then continued his ranching experience on a larger scale ranch learning more about the cow/calf operation along with irrigated farming and irrigated haying operations. He is licensed in the state of Wyoming and offers a wealth of knowledge about land and local area attributes.



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WYOMING HOOKS RANCH

A large-scale cattle operation in south central consisting of over 66,000 acres including more than 27,000 deeded acres, the ranch represents a traditional Wyoming Ranch with large landscapes in a "big country" ecosystem that offers grassland and brush cover on the rangeland and large irrigated meadows at the headquarters location. Live water from a small tributary provides small trout fishing opportunities and the sagebrush country is a haven for big mule deer, antelope and elk when they are present. The ranch has had a variety of recent improvements including new working facilities at the headquarters and a host of water improvements on the rangeland. Saratoga, Wyoming - Call for Price.

WYOMING 61 BAR RANCH

The 61 Bar Ranch features 96,447 acres in one contiguous block of land situated in the Haystack Mountain Range and along the North Platte River. The ranch offers over five miles of North Platte River frontage, which is a source for irrigation, blue-ribbon fishing; and opportunities to hunt deer, elk, and antelope. This diversified ranch consists of 29,000 deeded acres, 40,960 acres of BLM, 2,960 acres State School lease, and 23,527 acres private lease. Improvements include an excellent calving/vet barn, 2,000 head permitted feedlot, working corrals, two homes and several support buildings.
Rawlins, Wyoming

