

# Absolute Auction

**WEST DIVIDE CREEK R-) SILT, COLORADO**  
**1,920± Acres w/Improvements**  
*Offered in 13 Parcels*  
**Construction Equipment ~ Tractors**  
**Swather ~ Trucks ~ Trailers ~ Misc**

## R-)



**TUES ~ OCT 2<sup>ND</sup> ~ 10AM MST**  
**Auction Location: on site (Parcel #3)**  
**2785 County Road 344 Silt, CO**



**MASON MORSE**  
RANCH COMPANY

United Country Lippard Auctioneers, Inc



**Seller: R-) Bar Quarter Circle Ranch**  
To schedule a private viewing of the ranch please  
contact: **Rue Balcomb with Mason & Morse**  
**Ranch Co. 970.928.7100**

**[www.RanchLand.com/Auctions](http://www.RanchLand.com/Auctions)**  
**[www.LippardAuctions.com](http://www.LippardAuctions.com)**



The R-) Bar Quarter Circle Ranch, an 1,920-acre livestock operation, is a lush and surprising find as you drive into the sprawling green valley with wide-angle views. This property is located in the heart of the productive agricultural community south of Silt, Colorado, an area still dominated by long-time traditional ranching families. This well improved and operational ranch is located at a very productive 6,700 feet in elevation. The abundant sunshine and panoramic views of the rolling meadows and majestic mountains create the peace and tranquility of a more simple life. According to the NCRS there are 344 acres of irrigated land. These productive irrigated acres, currently used for hay production and grazing, allows the ranch to handle approximately 325 to 350 animal units. This is an opportunity for a cattle or horse operation with the added recreational benefit of excellent hunting and access to public land.

The R-) Bar Quarter Circle Ranch is located only 3 hours west of Denver on Interstate 20. The area habitat and population of trophy mule deer, elk, bear and turkey make this income producing property also a hunting paradise. The ranch provides a retreat for rest and relaxation with endless opportunities for hiking, horseback riding, four wheeling, snowmobiling and dirt & mountain biking.

**Directions:** (to Parcel 3) I-70 to Silt CO, From Silt go south over Interstate, turn left (east) onto River Frontage Road, pass the Holiday Inn Express take first right (south) onto County Road 218, go across Colorado River, turn left (east) to stay on County Road 311/Divide Creek Road. At the next intersection turn right (south) to continue on County Road 311/Divide Creek Road, at the first "Y" stay right to continue on County Road 311, continue until the second "Y" stay right onto County Road 342/Maxfield Road, then turn left (south) onto County Road 342/Fairview, continue on County Road 342 then turn left (east) onto County Road 344. Follow signs to ranch.

**To schedule a private viewing of the ranch please contact:  
Rue Balcomb 970.928.7100.**

**MASON MORSE**  
RANCH COMPANY



**Parcel 1:** North Siddell Homestead, 52± acres, fenced; 3 creeks cross the parcel, ½ mile of creek bottom. No irrigation, Section 6 T 8s R91w of 6<sup>th</sup> PM

**Parcel 2:** Siddell Hay Field Description, 147± acres well fenced, 38 acres irrigated with tail water with big gun sprinkler and flood irrigation

**Parcel 3:** Beaver's Ranch Description, 260 ± acres with main home (2,960± sqft. and remodeled in 2000), four bedrooms, 2 baths, hardwood floors, etc. A bunkhouse (1 bedroom, 1 bath), barn (9,600 sqft), a shop building (3,200 sq. ft. w/4 14'x14' over-head doors, concrete floor, 110 & 220 electric), and a granary. 93 ± acres irrigated 9 shares of Highline Ditch Co. 4- springs, 3- wells, 8- ponds, Starbuck well #1, and #2, Beaver Well #1 Case No. W1270.

**Parcel 4:** Weatherly, 308± acres with 35± acres irrigated meadow. Water rights 90AAB-1 0.5 CFS/ 142BB-1/90AAB-2/ 143 AAB 0.5 CFS. ½ mile of Divide Creek, and over 1 mile of border with BLM. Conservation Easement in place.

**Parcel 5:** Beard Homestead Description, 275 ± acres, 20 acres irrigated hay field, 6 shares of Highline Ditch Co. ½ mile of creek frontage

**Parcel 6:** Hostettler Homestead, 123 ± acres 25 irrigated acres, Pole Creek and Brook Creek Ditch. ½ mile of Divide Creek

**Parcel 7:** O'Brien Homestead, 183 acres, 25 irrigated acres, irrigation water out of Pole Creek

and Brook Creek and Cottonwood Spring. Well fenced, borders BLM for ½ mile, good for hunting cabin.

**Parcel 8A:** Rock-n-Chair Description, Parcel a 48.3 ± acres of dry land pasture and building sites offering good views to the west. There is excellent deer and elk hunting on this parcel.

**Parcel 8B:** Rock-n-Chair Description, 116.9 ± acres of dry land pasture and building sites offering good views to the west. There is excellent deer and elk hunting on this parcel.

**Parcel #9:** Callin Homestead, 143± acres dryland pasture with house, garage, chicken coop, yard and seasonal spring Excellent deer and elk hunting. Conservation Easement in place on 98.10± acres.

**Parcel #10:** Record Ranch Hay field, 120± irrigated acres, 15 shares of West Divide Ditch, 1 Encana Gas Pad, ag covenant on 68± acres

**Parcel 11:** Cristensen Hay Field, 74± irrigated acres, 13 shares of the West Divide Ditch.

**Parcel 12:** 40± acres country property located on the Silt to Colbran road, irrigated pasture & great views from various building sites. Includes four shares of High Line Ditch.

**Directions:** Off the Silt to Colbran road. 35-7-92 SWNW Seller of Parcel #12 Joshua Goodsell

**Terms on Real Estate:**

There will be a 2% Buyer's Premium that will be added to the High Bid price to determine the total contract price. 10% of the total contract price will be placed in escrow the day of the auction with the balance due at closing.

**Order of Auction:**

Real Estate will sell at 10:00 MST with the Equipment following. Both Real Estate and large equipment will be offered at live auction with internet bidding, as well. (See Internet bidding below for internet registration.)

Additional info and photos look online at  
[www.RanchLand.com/auctions](http://www.RanchLand.com/auctions)  
or  
[www.LippardAuctions.com](http://www.LippardAuctions.com)



**EQUIPMENT WILL SELL IMMEDIATELY  
FOLLOWING REAL ESTATE**

**Construction Equipment:**

'94 Cat D4H bulldozer, 6 way, ripper, cab, AC, heat; '06 Link Belt 240LX excavator 1,913 hrs, quick attach, aux hyd; '87 Dresser TD25G bulldozer, straight, tilt, semi U blade, cab, ripper, 8,800 hrs., '06 Case 450 skid steer loader w/forks; Wacker RT820 packer; '73 Dresser TD20C bulldozer, straight, tilt, semi U blade, canopy, draw bar hitch; Cat LPG D3 bulldozer, 6 way blade, 4,644 hrs, ROPS;

**Tractors/Swather:** '06 Case MXU115 cab, AC, Heat, 3pt; PTO; 730 loader w/Grapple bucket; '06 Case MXU 130 cab, AC, Heat, 3pt, PTO, 730 loader w/Grapple bucket; '53 IH 400, hyd, 3 pt, live PTO; '92 N.H. 1499 swather w/12'header; J.D. 4450 tractor, duals, 4,825 hrs, 3pt, pto, PS; J.D. 4720 tractor, 1,304 hrs, 3pt, pto, ldr;

**Trucks/Trailers:** '97 Ford dump truck 9000, tandem, Cummins 10sp, 10yd box, 127,744 mls (new cab, engine, trans, clutch, rear end, etc); '03 Ford F250 flatbed w/side boxes, 4x4, fuel tank w/pump, 98K mls; '60 Ford F600 truck chassis; '02 Circle 24' flatbed tandem duals, dove tail, equipment trailer; '07 Wilson 24' aluminum stock trailer; '01 Circle D 18' stock trailer; hay trailer; '93 Shop built 18' car trailer; '86 Kaylyn equipment trailer; '94 Triton snowmobile trailer;

**Equipment:** Buffalo Rd baler feeder; calf table; Eversman 3212 12' land leveler; Eversman V pull type ditcher; H&S 7' hay tedder; J.D. 7 shank ripper; J.D. 15' grain drill w/ Alfalfa box; J.D. 24' spring tooth harrow; J.D. 567 Mega Rd baler w/ monitor, less than 7,400 bales; J.D. Creaser; J.D. grain drill w/Alfalfa box (older); Lawson 12' tandem Aerator 30" drums; M.F. 12' tandem disk; N.H. 276 sq. baler; Pearson Chute and Alley; Pearson crowding tub; Powder Magazine explosive wagons and box; Powder River squeeze chute w/Palp cage; Ranch Hand 450 manure spreader; Remco 1500 bale feeder; Rhino 3pt angle blade; Rhino TW 72 brush hog; used cattle guard; 3pt. 5 wheel hay rake; 6" grain auger w/gas engine; Brillion 12' packer; J.D. 14' tandem disk; J.D. 3pt angle blade; Case IH 8550 sq baler; J.D. 8300 drill w/Alfalfa box; Rhino 950 hyd angle blade; 3pt. post hole digger; Glenco PD5 ditcher; Kuhn 4101 tedder rake; J.D. 230 24' offset disk; J.D. 16' Cultipacker; '03 Challenger LB33 T2PT 3x8 sq baler (22K bales); Bowie 8' disk; J.D. 4 bottom roll-over plow; Harper Straw blower w/Vanguard 31hp; Herd Sure mod 1200C broadcaster; Brillion 8' model SMT8 disk cultivator; Tommy Yetter Silt fence installer; Land Pride 7' disk; Flex II 8' No Till drill; Brillion 9' Mod CD-73 Arena Vater; Rhino 500 3pt blade; Land Pride 3pt broadcast;

**Misc. Items:** 2-08' Honda 500 4 wheelers; 08' Kawasaki 750 Teryz, new motor, trans, clutch 2010; J.D. LX176 lawn mower; '08 Polaris 90cc ATV (needs work); '97 Polaris 700cc Snowmobile; '97 Polaris 600cc Snowmobile; '92



Yamaha Phazer Snowmobile; Polaris 120cc Snowmobile; '88 Polaris 340cc Snowmobile; J.D. X300 lawn mower; several mineral feeders; several cattle panels; lots of irrigation pipe; misc tub feeders; 500 gallon fuel tanks w/stands; several saddles and additional tack; several Rd bale feeders; 2-Eaton 1,000 gallon fuel tanks w/pumps; AGL Eagle 3 dual slope laser; AGL Grade light pipe laser; lots of misc. items!

**Terms on Personal Property:**

There will be a 2% Buyer's Premium added to the High Bid price to determine the total purchase price. Payment accepted will be: Cash, Check with bank approved letter, Visa, MasterCard, Discover and American Express

**Internet Bidding:** will be available by logging on to [www.proxibid.com/lippard](http://www.proxibid.com/lippard) to register at least 48 hours prior to auction date. Neither Auction Company nor the Seller is responsible in the event of loss connection by either side

**Auctioneers Note:** Mason Morse Ranch Company and United Country, Lippard Auctioneers, Inc. are excited to offer the R Bar Quarter Circle Ranch at public auction. This is an incredible opportunity to purchase a very well maintained ranch of this size and amenities. For more information or a ranch viewing call Rue Balcomb 970-928-7100 or look online at [RanchLand.com/auctions](http://RanchLand.com/auctions) or [LippardAuctions.com](http://LippardAuctions.com)

**Disclaimer:** All information is taken from sources believed reliable; however, no guarantee is being made by the Broker, Auction Company or the Seller. Buyers should satisfy themselves as to any inspections prior to bidding. Any announcements made the day of the auction supersede all advertising.

**SELLER: R-) BAR  
QUARTER CIRCLE  
RANCH**





**WEST DIVIDE CREEK \* SILT, CO**  
**ABSOLUTE AUCTION**  
No Minimums \* No Reserves  
**1,920± ACRES W/IMPROVEMENTS**  
Offered in 13 Parcels  
Construction Equipment  
Tractors ~ Swather ~ Trucks  
Trailers ~ Misc

**RanchLand.com/auctions**

