

Colorado Hunting Ranches

6,417± Deed Acres Plus 16,983± BLM Acres and 639± State Lease Acres
Moffat County, CO



Auction
JUNE 8TH • 10AM MT

Offered in 12 Tracts and Combinations

Frontier Station, Inc | 277 Ranney St, Craig, CO 81625



HALL AND HALL®

HallandHall.com | 800.829.8747



Douglas Mountain Ranch Summary

The preeminent private holding in northwestern Colorado's Browns Park Region is this diverse and well-watered 3724.2± deeded acre property. Strategically located on and around Douglas Mountain in Colorado's Game Management Unit (GMU) 2, this acreage is notable for regularly producing multiple elk with Boone and Crockett scores in excess of 370". Terrain and topography run from well-grassed lower sage and high desert lands to mountain valleys ringed with ponderosa forest. Dramatic viewsheds and landscapes here are complimented by the ranch's water resources which are among the best in the area – comprised of four spring-fed trout ponds at the headquarters, numerous springs, and dirt tanks that have been improved for wildlife and cattle. In addition to providing immediate access to adjacent public lands, the southernmost tip of the property is within three-quarters of a mile of Dinosaur National Monument. The Browns Park area is steeped in western history and interested parties will appreciate the notable and notorious individuals who have both occupied and visited the ranch headquarters location. Improvements consist of a very comfortable headquarters residence with four beds and four baths, as well as smaller outbuildings. With year-round access via County Road 10, the residence and surrounding trout ponds sit behind a locked gate at the head of a private valley. The trout ponds are a unique attribute in this area and harbor trout up to seven pounds and 26" in length. Douglas Mountain Hunting Ranch sits west of the small community of Maybell and just north of Dinosaur National Monument.

DOUGLAS MOUNTAIN:

Approximately 30 miles west of Maybell, CO on the south side of County Rd 10 via Highway 318.

Tract 1: On the south side of Douglas Mountain Blvd, approximately 5 miles from the County Rd 10 and Douglas Mtn. intersection.

Tracts 2, 4 & 5: Just south of the County Rd 10 and Douglas Mtn. intersection, turn left on County Rd 116.

Tract 2: Turn right on County Rd 119. Continue 5 miles.

Tract 4: Is immediately on the left after turning left on County Rd. 116.

Tract 5: Tract 5 is 2 more miles past Tract 4 down Country Rd 116.

Tract 3: Is 5 miles west of Tract 6 & 7, down County Rd 84.

Tracts 6 & 7: Approximately 30 miles west of Maybell, CO on the south side of County Rd 10 via Highway 318.

LAY CREEK RANCH

Tracts 8 to 11: 35 miles west Craig, CO, on the south side of Highway 40 between Lay, CO and Maybell, CO.

Tract 12: 30 miles west of Craig, CO just off County Rd 17 and south of Lay, CO.

AUCTION LOCATION

Frontier Station, Inc | 277 Ranney St. Craig, CO 81625

INFORMATION DATES:

Thursday, May 11th

10am - 12noon

Meet an auction representative to learn more about the auction process and hear about this offering at Frontier Station, Inc. 277 Ranney St. Craig, CO 81625

Thursday, May 25th

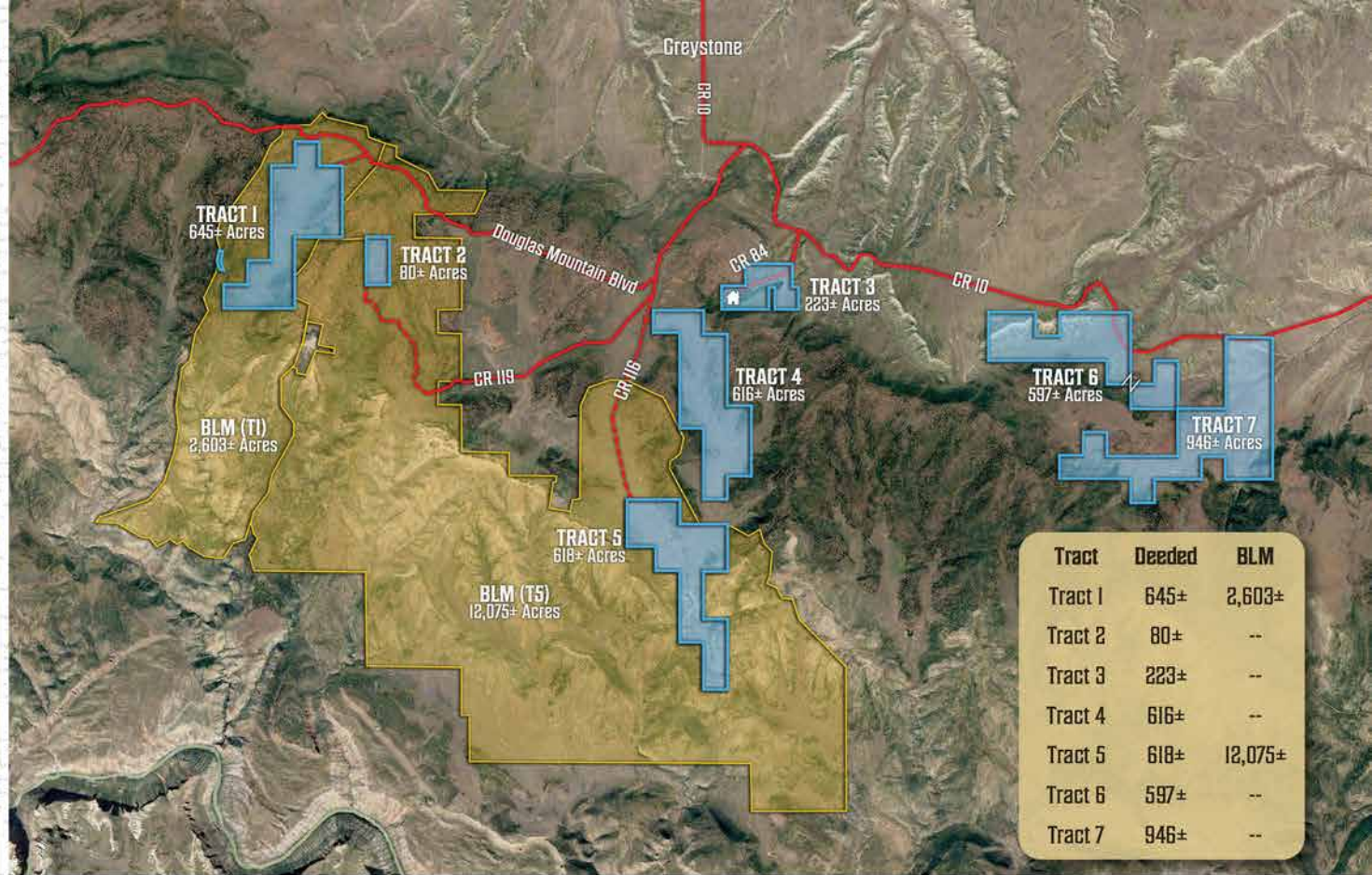
10 am - 12 noon

Meet at the home on Tract 3 to tour Tracts 1-7

2 pm - 4 pm

Meet at the entry to Tract 9 to tour Tracts 8-12

To schedule additional showings please contact Hall and Hall Auctions at 800-829-8747



Moffat County, CO

- 3,724.2± deeded acres and 14,678± BLM acres
- Excellent trophy elk, mule deer, and pronghorn hunting
- Demonstrated history of producing elk scoring in excess of 370" Boone and Crockett
- Located on Colorado's GMU 2
- 2,403± square foot home, with attached 741± square foot three-bay garage
- Four spring-fed trout ponds with fish up to 26" and seven pounds
- Twenty-five minutes west of Maybell, CO
- One hour and fifteen minutes west of Craig, CO
- One hour and thirty-five minutes west of Yampa Valley Regional Airport and FBO in Hayden, CO
- Two hours from Steamboat Springs



June 8th • IOAM MT



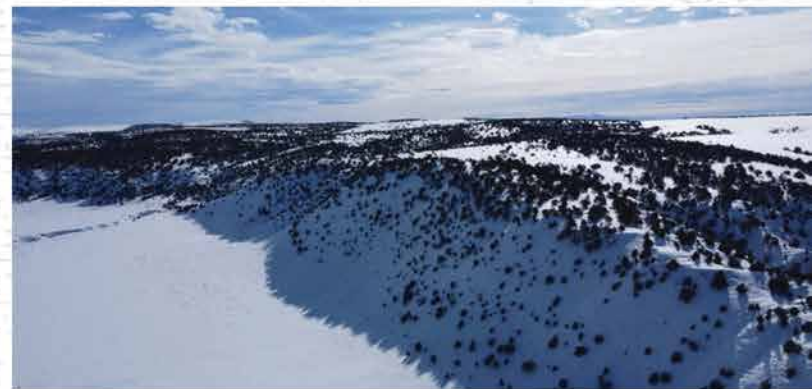
Moffat County, CO

Lay Creek Ranch

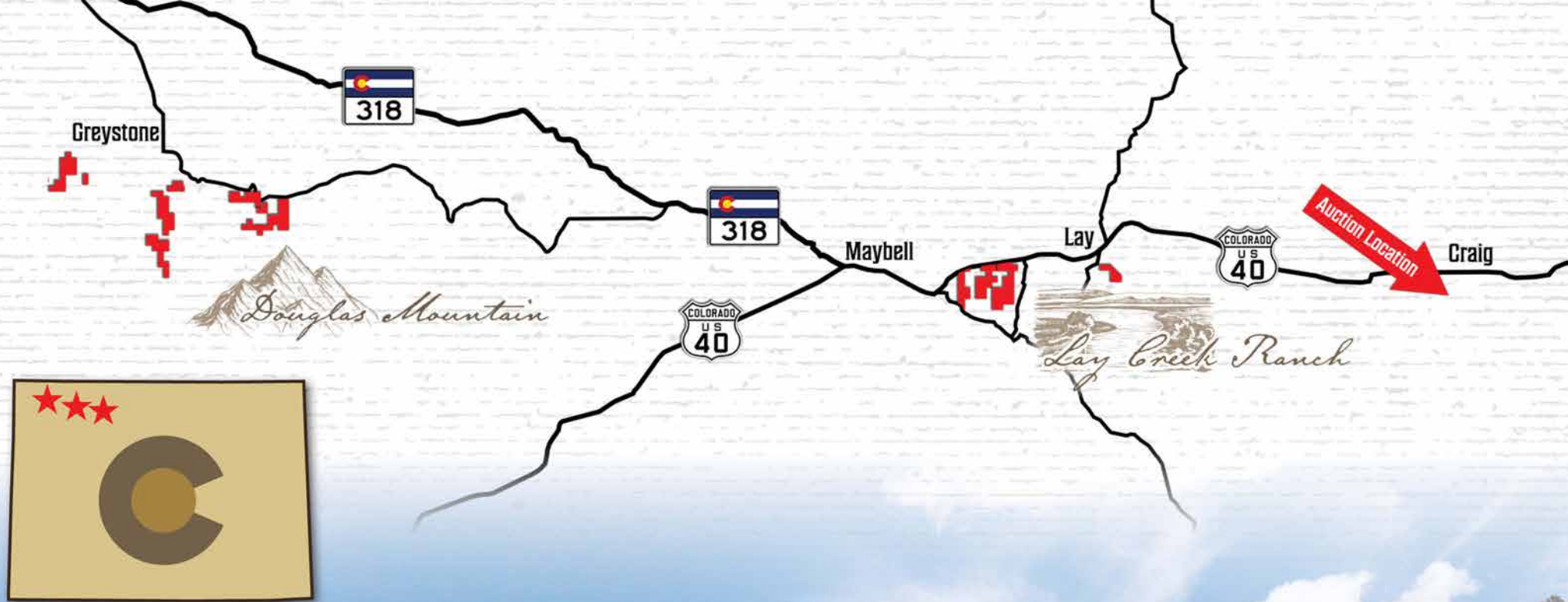
Lay Creek Ranch is comprised of 2,693.3± deeded acres with an additional 2,305± acres of BLM grazing allotment. The Ranch boasts over 3 miles of Lay Creek, excellent hunting, highway frontage and power availability that runs through tracts 8-11. Lay Creek Ranch is located in the Game Management Unit 3 which boasts excellent Mule Deer and Pronghorn Antelope hunting as well as migrating Elk. Lay Creek is ideally suited for nearly year-round cattle grazing.

In cooperation with

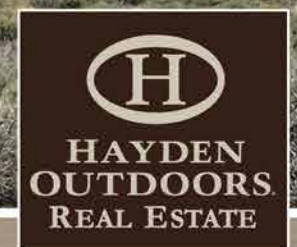

HAYDEN OUTDOORS.
 REAL ESTATE



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Lay Creek Ranch In cooperation with



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Hall and Hall Auctions
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800.829.8747 | 970.716.2120
www.hallandhall.com

Broker: E.A. 100006199



SUMMARY OF TERMS: A 10% earnest money deposit of the total contract price will be due immediately from all successful bidders. A 5% buyer's premium will be added to the high bid to determine the total purchase price. The property is being sold "AS IS, WHERE IS" and without any contingencies, including financing. Closing will be set 45 days from the auction date or as soon thereafter as closing documents are available. Broker participation is available. Contact our office for details.

