

JamesLandCo.com

*Investment Grade & Lifestyle
Real Estate*

G-Five Ranch Yampa, Colorado



Presented By:

CREED JAMES

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G-Five Ranch Yampa, Colorado



Price: \$12,000,000.00

Features: 439 Acres Irrigated, Bear River, Phillips Creek Frontage,
Borders National Forest, Productive Cattle Ranch, Excellent Hunting

Location: Yampa, Colorado

Acreage: 2,364 Deeded Acres +/-

Improvements: 2 Homes, 2 Barns, 3 Hay Sheds & Other Outbuildings

Taxes: \$6,076.44 (2015)

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Brokers Comments

The G-Five Ranch is located in northwest Colorado approximately 30 miles south and 60 miles north of the resort areas of Steamboat Springs and Vail respectively. Comprised of 2,364 deeded acres +/- with 7,700 acres +/- Forest Service permit, 200 acres +/- Division of Wildlife permit and 120 acres +/- of BLM lease, this scenic working ranch is owned and operated by a family that has been in the area ranching for six generations. Utilized as a productive cattle and sheep operation, the ranch has 439 acres +/- of irrigated hay meadows with exceptional water rights. Bordered by 1.5 miles of national forest and featuring live water, this ranch also lends itself to excellent recreational opportunities.



The ranch consists of two parcels with the main portion of the ranch encompassing 2,131 deeded acres +/- and the smaller parcel of 233 acres lying a half mile to the southwest. The smaller parcel is comprised mostly of irrigated hay meadows and pasture.



This parcel features a quarter mile of frontage on the Bear River and two large hay sheds. The ranch headquarters are located on the main portion of the ranch and are a half mile south of town along the county road providing easy access. Improvements include two homes, barns, sheds, working corrals and a number of other outbuildings. There is also a roping arena made of steel panels on the east side of the highway overlooking Phillips Creek.

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The main portion of the ranch stretches well over two miles from State Highway 131 to the east and gains over 1,350 feet in elevation, up to where it shares a mile and half border with the Routt National Forest just below Lone Spring Butte. Irrigated hay meadows line both sides of the highway and lay very nice. Phillips Creek, a wide year round tributary, meanders through this part of the ranch for over a half mile before the level topography juts up and creates a rock formation known as

Eagle Rock. This point can be seen from miles away and is a well-known landmark in the area. From here the property continues to climb eastward and features springs, seasonal creeks, timbered draws, and aspen and pine covered hillsides creating the perfect habitat for a variety of wildlife including big game such as elk and mule deer. There is a dirt road that works its way through this portion of the ranch up to the forest boundary and provides easy access to the entire ranch and thousands of acres of national forest.

Set in an area well known for its incredible year-round outdoor recreation opportunities, the location of the G-Five Ranch really makes it a unique ownership opportunity.

Nestled along the south edge of the town of Yampa, State Highway 131 runs through the west portion of the ranch. Yampa, a small community of just over 400 people, has a café, elementary school and a convenience store/gas station. The Flat Tops Wilderness, a 235,000 acre wilderness area encompassed by 2.3 million acres of national forest, lies 10 miles west of the ranch and the ranch is bordered by Routt National forest to the East.



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Fine dining, shopping and three world class ski resorts (Steamboat, Vail and Beaver Creek) are 45 minutes to an hour and a half from the ranch. Commercial air service is available within an hour of the ranch via Yampa Valley Regional Airport to the north and the Eagle County Regional Airport to the south.

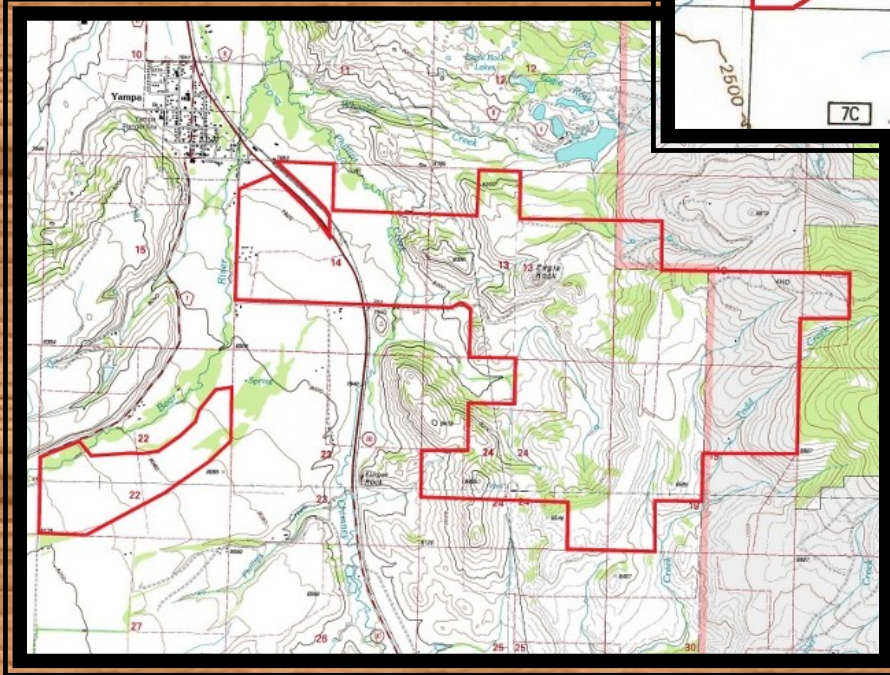
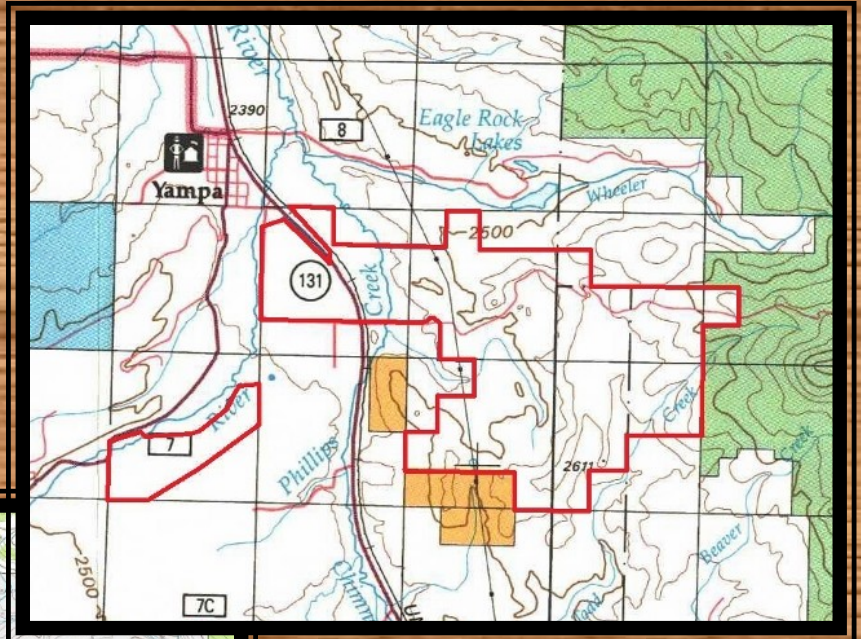
Few quality working ranches enjoy the location, easy access and recreational attributes the G-Five has to offer. The majority of the ranch is covered

by a conservation easement with the Colorado Cattlemen's Agricultural Land Trust. Approximately 480 acres are not covered by a conservation easement, but may make a good candidate for a future easement. To arrange a time to tour the G-Five Ranch call James Land Company today at 307-326-3104.



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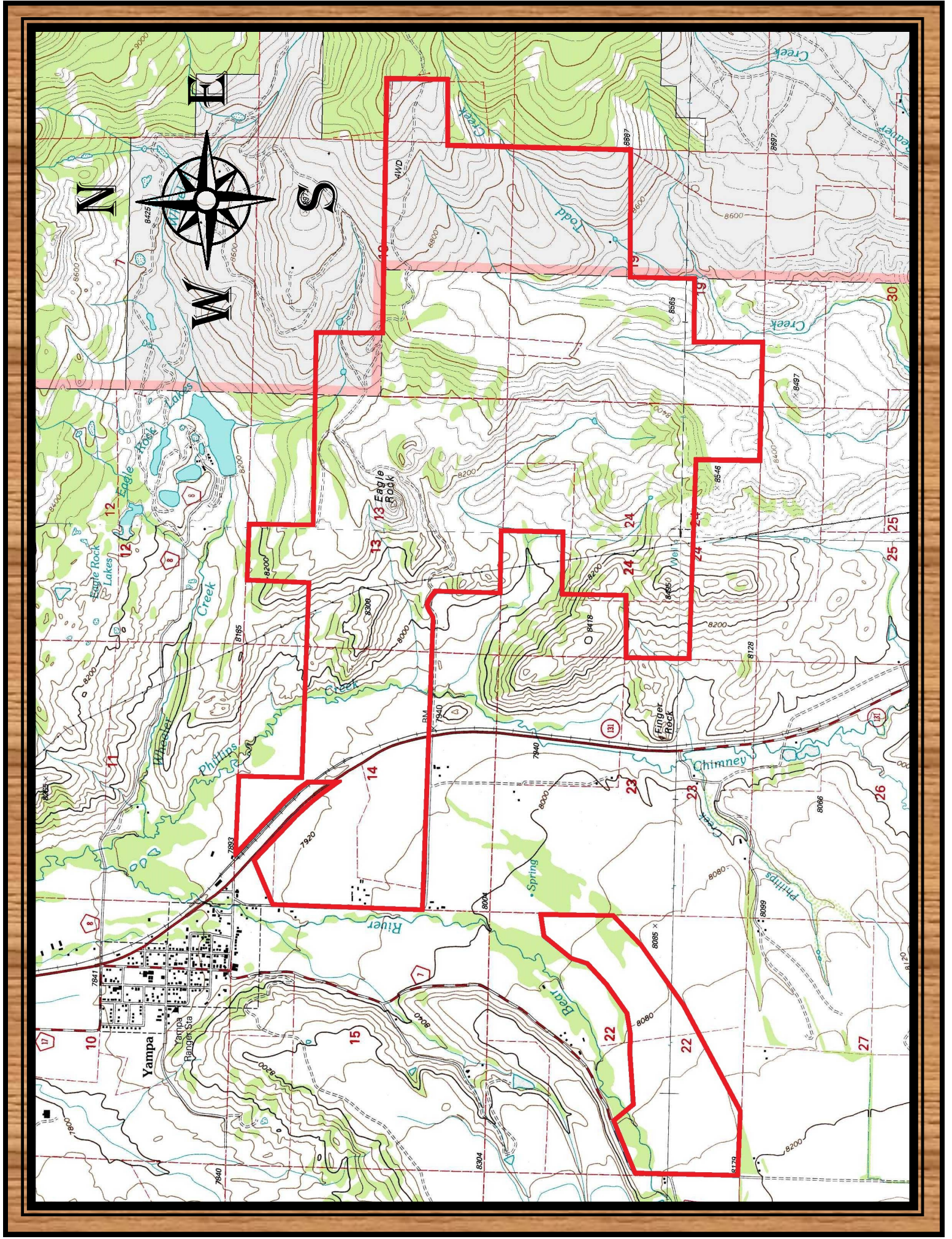
G-Five Ranch Yampa, Colorado



Note: The Seller is making known to all potential purchasers that there may be variations between the deeded property lines and the location of the existing fence boundary lines on the subject property. Seller makes no warranties with regard to location of fence lines in relationship to the deeded property lines, nor does the seller make any warranties or representations with regard to specific acreage within the fenced property lines. Seller is selling the property in an “as is” condition which includes the location of the fences as they exist.

Boundaries shown on accompanying maps are approximate based on the legal description and may not indicate a survey. Maps are not to scale and are visual aids only. Their accuracy is not guaranteed.

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Note: This Information and any other information presented by James Land Company has been obtained from sources deemed to be reliable, but is not guaranteed to be warranted by the sellers or by James Land Company. Prospective buyers are responsible for conducting their own investigation of the property and James Land Company recommends that every item of interest to the purchaser (i.e. water laws, mineral laws, zoning, land use regulations, state, federal and private permits) be independently verified by the purchaser and their attorney.

Agency Disclosure: James Land Company and its sales staff are agents of the sellers in the sale of this property. It is also James Land Company's policy to have all potential buyers read and understand an Agency Disclosure form before viewing this or any other property.

****Buyer, please read the following form prior to engaging in discussion or written agreement on the enclosed property. Know that James Land Company is an agent for the seller.**

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DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE SELLER AGENCY, BUYER AGENCY OR TRANSACTION-BROKERAGE.

BROKERAGE DISCLOSURE TO

☒ **BUYER** ☐ **TENANT**

DEFINITIONS OF WORKING RELATIONSHIPS

For purposes of this document, seller also means landlord (which includes sublandlord) and buyer also means tenant (which includes subtenant).

Seller's Agent: A seller's agent works solely on behalf of the seller to promote the interests of the seller with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the seller. The seller's agent must disclose to potential buyers all adverse material facts actually known by the seller's agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the seller.

Buyer's Agent: A buyer's agent works solely on behalf of the buyer to promote the interests of the buyer with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the buyer. The buyer's agent must disclose to potential sellers all adverse material facts actually known by the buyer's agent, including the buyer's financial ability to perform the terms of the transaction and, if a residential property, whether the buyer intends to occupy the property. A separate written buyer agency agreement is required which sets forth the duties and obligations of the broker and the buyer.

Transaction-Broker: A transaction-broker assists the buyer or seller or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction, without being an agent or advocate for any of the parties. A transaction-broker must use reasonable skill and care in the performance of any oral or written agreement, and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a buyer's financial ability to perform the terms of a transaction and, if a residential property, whether the buyer intends to occupy the property. No written agreement is required.

Customer: A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party's agent or as the party's transaction-broker.

RELATIONSHIP BETWEEN BROKER AND BUYER

Broker and Buyer referenced below have NOT entered into a buyer agency agreement. The working relationship specified below is for a specific property described as:

G-Five Ranch _____ or real estate which substantially meets the following requirements:

Working Ranch & Recreation Ranch with Live Water, Irrigation and Hunting _____

Buyer understands that Buyer shall not be liable for Broker's acts or omissions that have not been approved, directed, or ratified by Buyer.

CHECK ONE BOX ONLY:

☒ **Multiple-Person Firm.** Broker, referenced below, is designated by Brokerage Firm to serve as Broker. If more than one individual is so designated, then references in this document to Broker shall include all persons so designated, including substitute or additional brokers. The brokerage relationship exists only with Broker and does not extend to the employing broker, Brokerage Firm or to any other brokers employed or engaged by Brokerage Firm who are not so designated.

☐ **One-Person Firm.** If Broker is a real estate brokerage firm with only one licensed natural person, then any references to Broker or Brokerage Firm mean both the licensed natural person and brokerage firm who shall serve as Broker.

CHECK ONE BOX ONLY:

☒ **Customer.** Broker is the seller's agent and Buyer is a customer. Broker, as seller's agent, intends to perform the following list of tasks: ☒ **Show a property** ☒ **Prepare and Convey** written offers, counteroffers and agreements to amend or extend the contract. Broker is not the agent of Buyer.

☐ **Customer for Broker's Listings – Transaction-Brokerage for Other Properties.** When Broker is the seller's agent, Buyer is a customer. When Broker is not the seller's agent, Broker is a transaction-broker assisting in the transaction. Broker is not the agent of Buyer.

☐ **Transaction-Brokerage Only.** Broker is a transaction-broker assisting in the transaction. Broker is not the agent of Buyer.

Buyer consents to Broker's disclosure of Buyer's confidential information to the supervising broker or designee for the purpose of proper supervision, provided such supervising broker or designee shall not further disclose such information without consent of Buyer, or use such information to the detriment of Buyer.

DISCLOSURE OF SETTLEMENT SERVICE COSTS. Buyer acknowledges that costs, quality, and extent of service vary between different settlement service providers (e.g., attorneys, lenders, inspectors and title companies).

THIS IS NOT A CONTRACT.

If this is a residential transaction, the following provision shall apply:

MEGAN'S LAW. If the presence of a registered sex offender is a matter of concern to Buyer, Buyer understands that Buyer must contact local law enforcement officials regarding obtaining such information.

BUYER ACKNOWLEDGMENT:

Buyer acknowledges receipt of this document on _____.

Buyer

Buyer

BROKER ACKNOWLEDGMENT:

On _____, Broker provided _____ (Buyer) with

this document via _____ and retained a copy for Broker's records.

Brokerage Firm's Name: James Land Company

Broker