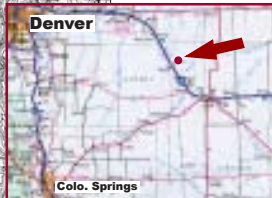
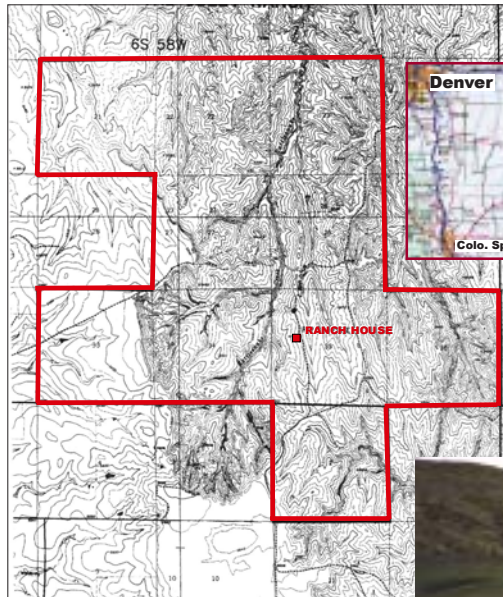


RANCH FOR SALE

6,400 Acre Elbert County, Colo. Ranch Offers Terrific Log Home, Views & More!

Well-fenced, well-watered native pasture make ranch a cattleman's Dream!



You'll be amazed at the beauty and privacy of this scenic cattle ranch, located just an hour from the bustling Colorado front range. As the buyer of this property, you'll own not only a fine cattle ranch with outstanding improvements, but also a piece of the "Old West." The ranch's scenic canyons and bluffs and scattered cedar trees offer great protection for livestock and wildlife—mostly deer and antelope. It's hard to believe that one of the nation's premiere cities and the Rocky Mountains are just a short drive away!

- ◆ 5,760± Deeded Acres
- ◆ 640± State Lease Acres
- ◆ 2 Windmills & 2 Tanks
- ◆ Numerous Springs & Dams
- ◆ Well-designed Corrals
- ◆ 40' x 60' Log-style Barn w/Tack & Storage Rooms
- ◆ Large Roping Arena
- ◆ Pens, Working Alley & Chute
- ◆ 1200 Gallon Fuel Storage
- ◆ Other Useful Outbuildings
- ◆ County-maintained Road
- ◆ Hunting Lease Income
- ◆ Easy Access to I-70
- ◆ Perfect for Family Use or for Personal or Business Retreat
- ◆ 2003 Taxes \$2,424.68
- ◆ Listed Price: \$3,950,000

With numerous springs and dams throughout the property, both livestock and wildlife find plenty of places to water.



Arena, pens and barn are well-maintained. Barn features a plank center floor, 2 stall doors, tack room, and storage/shop area.

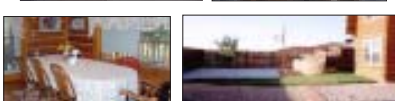


Imagine enjoying gorgeous views from the deck as you sip your morning coffee. Lovely log home would make a great lodge for Dude Ranch or Bed & Breakfast Inn.



Fabulous 3,500 sq. ft. log home could be a perfect full-time home or part-time retreat

- ◆ 4 Bedrooms; 3 Baths
- ◆ Tile, Hardwood & Carpet
- ◆ Log & Drywall Walls
- ◆ Cedar Beams
- ◆ 1,200 sf Wrap-around Porch
- ◆ Great Views in all directions!
- ◆ Wonderful Fenced Backyard
- ◆ Auto Lawn Sprinklers
- ◆ Attach. Oversized Garage
- ◆ Rustic yet Functional!



- Main Level:**
Living Room w/vaulted ceiling
Separate Dining Room
Great Kitchen w/Pantry
Laundry/Mud Room
Bathroom
Bedroom/Office
- 2nd Story:**
Large Master Bedroom w/vaulted ceiling
Master Bathroom
Loft over Dining Area
Great Closet Storage
- Basement Level:**
Recreation Room w/walkout to Patio
2 Bedrooms
Full Bath w/Jacuzzi Tub
Large Closets
- 2-Car Log Garage:**
Large Overhead Door
High Ceiling



SHAY REALTY, INC.

Rodney W. Shay
Broker - Auctioneer - Appraiser
For more info, call 800-476-7185



Reese W. Shay, Broker Assoc.
Ryan W. Shay, Broker Assoc.
Diana Argabright, Branch Broker

P.O. Box 576, St. Francis, KS 67756 785-332-2566 www.shayrealty.com

Viewing the Ranch

Appointments must be made in advance in order to view the property. Please call Shay Realty, Inc. at 800-476-7185 to set a time to tour this unique ranch property.

More Photos available at www.shayrealty.com