



KING CREEK RANCH

6500 LONG RIDGE COURT

—TPG—
RANCH PROPERTIES



5,000+ acres of Exclusive,
Endless Ranch Adventure
with Impeccable Quality
and Service.

King Creek Ranch is a private recreational and agricultural property in the heart of Colorado's Rocky Mountains. Located at the edge of the Flat Tops Wilderness Area above the Colorado River and within easy reach of Vail and Steamboat Springs, this unique ranch offers ecologically diverse terrain and abundant water. The exclusive ownership experience is defined by first-rate service and the highest standard for quality.

KING CREEK RANCH FACILITIES



BISON HALL: This fully staffed lodge features a western bar, wine room, large rock fireplace, and guest rooms. Bison Hall is ready for dining, relaxing, visiting, and socializing.



WASHBURN CABIN: This historic cabin on the east side of King Creek Ranch creates a central point for many activities and social functions.



CHESTER CAMP: This one-of-a-kind luxury camping experience comes with a full bathhouse, covered outdoor eating facility, cozy cabins, and fully furnished tents.



HORSE BARN: This central feature of the ranch includes a custom owner's tack room, a bar area for socializing, and corrals for organized riding activities.



KING CREEK RANCH ACTIVITIES



HORSE PROGRAM: King Creek Ranch provides a full staff for riding lessons, basic training, and complete horse care. Saddle up your own horse or ride one of the many ranch horses. Ride the miles of maintained trails, explore the endless open space, or utilize the custom arena.



FISHING: Catch large brown and rainbow trout year-round with fishing in three large fishing ponds, more than three miles of Egeria Creek, and a private reservoir. Rafts are always ready for fishing or float trips on the nearby Colorado River.



SHOOTING SPORTS: King Creek Ranch has a regulation skeet range, custom 5-stand range, long-range rifle shooting range, pistol range, and 3-D archery range for honing and learning new skills.



HUNTING AND WILDLIFE WATCHING: World class big game hunting for trophy elk and mule deer is a ranch highlight. This land is also home to coyotes, black bear, mountain lion, red tail hawks, bald and golden eagles, ermine, pine marten, and a variety of other birds and mammals.



SNOW SPORTS: A full fleet of Arctic Cat powder sleds and a snowcat for backcountry access offers options for high-octane winter adventure. Groomed cross country and skate ski tracks plus snow shoeing trails provide miles of peaceful or rigorous physical excursion into the outdoors.



GOLF DRIVING RANGE: The ranch features a custom designed driving range to seamlessly take you from practice to the course.



HOME FEATURES

- Privately held 35-acre parcel with exceptional views in the heart of King Creek Ranch tucked in the aspen trees overlooking Egeria Canyon
- 11,039 square foot custom log home completely remodeled in 2002 including a master suite, 5 more guest bedrooms each with its own bathroom, and ample living and entertaining space
- Oversized 3-car garage, 4 fire places, upper and lower laundry rooms, billiard room, gun safe/storage room, library/office, outdoor firepit, hot tub, large upper and lower deck space
- Sellers have \$10,000,000 into home with additions, improvements, remodel, roof structural engineering, and safety features.
 - Water system including U.V., R.O., and softener
 - Kohler 50RZGB backup generator (runs off of propane)
 - Custom fire suppression system with ~100,000 gallons of water storage and diesel engine/pump system for foaming
 - Crestron home technology system
 - Home security system
 - Efficient home heating system that includes geothermal, radiant floor, and some forced air with humidification

6 bedrooms
6 full bathrooms
2 half bathrooms
3 car garage
11,039 square feet
#8227010
\$7,700,000



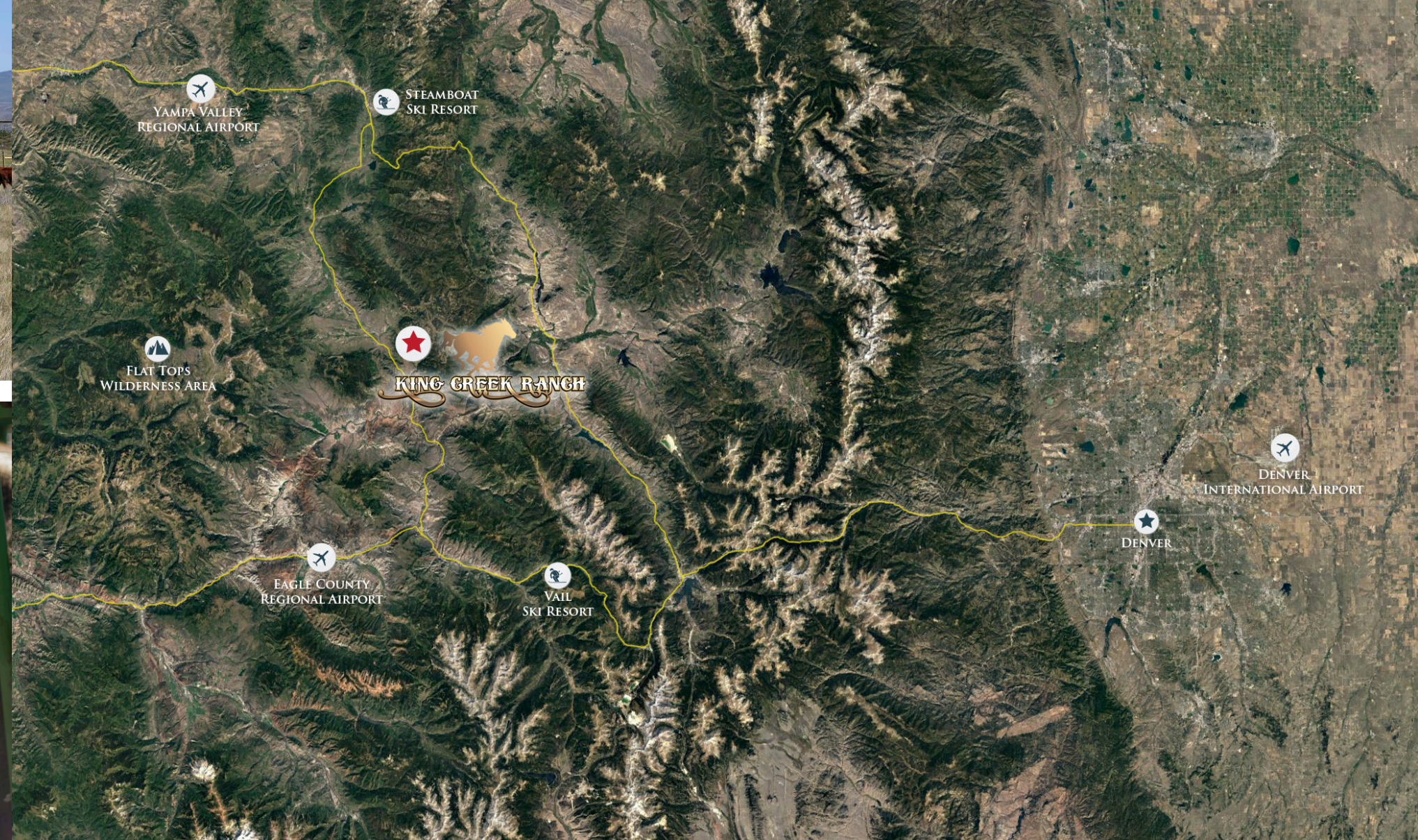




KING CREEK RANCH FEATURES

- Located off I-70 halfway between Vail and Steamboat Springs with easy access to multiple airports, ski areas, and the Flat Tops Wilderness Area
- Over 5,000 deeded contiguous acres bordering public land managed by the U.S. Forest Service and Bureau of Land Management
- Diverse ecosystem and topography rising up from sage covered range through irrigated meadows to aspen and conifer forests
- Egeria Creek, Hadley Reservoir, Grimes Brooks Reservoir, and numerous springs and ponds provide extensive water rights and assorted recreational opportunities
- Colorado Open Lands stewards the conservation easement on the majority of the ranch preserving the land's natural and agricultural features
- A full professional staff allows for easy indulgence and freedom
- Limitless potential for recreational adventures and agricultural endeavors





RANCH OPERATIONS

King Creek Ranch has a long history of substantial agricultural production. In the mid-1900s, farmed produce was loaded directly onto local rail cars. In more recent years, the ranch has conducted grazing operations and hay production. The area's climate and soil make for perfect summer grazing and the water rights allow for ample irrigation, prolific hay production, and sufficient stock water. In years past, hundreds of yearlings were grazed each summer. Current grazing practices, however, have been scaled back for resource protection and the management of recreation and wildlife.

KING CREEK RANCH LOCATION

Located at the edge of the Flat Tops Wilderness Area above the Colorado River and within easy reach of Vail and Steamboat Springs. The Steamboat Ski Area, Vail Mountain and Beaver Creek Ski Area are a drive away. Air access is through Eagle, Hayden or Denver.



TPG | RANCH DIVISION | Brian Ripley

970.688.1464 | brian@mybrokers.com | www.ThePaoliGroup.com



Brian Ripley

Broker Colorado Group Realty
brian@mybrokers.com
970.688.1464



Chris Paoli

Owner Colorado Group Realty
chris@mybrokers.com
970.819.1432