



**CLARK & ASSOCIATES
LAND BROKERS, LLC**

Specializing in Farm, Ranch, Recreational & Auction Properties

Proudly Presents



OASIS BOARDING FACILITY
Fort Collins, Larimer County, Colorado

The Oasis Boarding is a premier boarding facility located in the heart of Fort Collins, Colorado on 9.52± deeded acres.

LOCATION & ACCESS

The Oasis Boarding Facility is located in north Fort Collins, Colorado. There is year-round access from North Whitcomb Road leading to the private driveway. To access the facility from south Fort Collins, travel north on I-25; take exit 269B, take ramp right for CO-14 West toward Ft Collins for 3.5 miles, keep right to stay on CO-14 / Riverside Ave for 0.9 miles; turn right onto US-287 N / CO-14 / N College Ave for 1.4 miles; turn left onto W Willox Ln for 0.5 miles; turn right onto N Whitcomb St for 0.4 miles to the destination.

Several towns and cities in proximity to the property include:

- | | |
|---|---------------------|
| • Fort Collins, Colorado (population 167,830) | outside city limits |
| • Wellington, Colorado (population 9,994) | 10 miles northeast |
| • Loveland, Colorado (population 77,446) | 17 miles south |
| • Greeley, Colorado (population 107,348) | 33 miles southeast |
| • Cheyenne, Wyoming (population 63,957) | 44 miles northeast |
| • Laramie, Wyoming (population 33,295) | 64 miles northwest |
| • Denver, Colorado (population 701,621) | 66 miles south |



SIZE & DESCRIPTION

9.52± deeded acres

Oasis Boarding Facility is a mid-size boarding facility on 9.52± deeded acres in Northern Colorado near the foothills of Fort Collins. The boarding facility has every convenience covered with an 80-horse capacity and includes several stall options to include indoor stalls with dirt floor, concrete walkway, stalls with outdoor runs, and paddocks of every size with automatic waterers.

The facility offers a heated, indoor multi-use arena (180'x60') featuring recycled tire footing for dust control, spacious lighted outdoor arena for a variety of disciplines, round pen to assist with training needs, boarders' lounge for socializing, and trailer parking. The main barn also features a central fly/mosquito system for pest control during the warm months to aid in fly control as well as keeping the equine partners more comfortable.

Other improvements include a manager's residence and three well-maintained mobile home residences that offer convenient employee housing. There is also access to the Poudre River Trail System that offers many miles of trails for horseback riding. It is all here, nestled in a beautiful community of Fort Collins with spectacular mountain views.

The Oasis Boarding Facility has been community focused and has hosted clinics by Daniel Sturwart and Jessica Dabkowski as well as jousting clinics, annual Halloween horse shows, bi-annual CSU vaccination clinics with educational lectures, CSU Drill Team practices/performances and much more.



LEASE INFORMATION

Oasis Boarding Facility currently offers full-service boarding with the rates below:

Type	Monthly Rate	Location
10x10 Stall with Run	\$450	Small Barn
20x10 Stall with Run	\$550	Small Barn/ North Aisle
14x11 Stall with Run	\$450	Main Barn/North Aisle
10x11 Stall with Long Run	\$475	Main Barn/South Aisle
Warmblood Stall with Long Run	\$550	Main Barn/South Aisle
Small Shared Paddock 80x43	\$350	Small Paddock
Large Shared Paddock 175x43	\$350	Large Paddock
Private Paddock 28x60	\$425	Private Paddock

The facility also offers three rental units for employee housing and a manager's house.

TYPE	MONTHLY RATE
Mobile 1 2002 MEA	\$850
Mobile 2 1975 OLM	\$1250
Mobile 3 1994 NAS	\$1100
Manager's House	\$1500

WATER RESOURCES

The following information on the wells are courtesy of the Seller: There is one unadjudicated well and an agreement for water use with Greeley Water Tap.

REAL ESTATE TAXES

According to the Larimer County Assessor's records, the real estate taxes for the Oasis Boarding Facility are approximately \$8,618 annually.

UTILITIES

Electricity – Poudre Valley REA, averages \$270/month with range from \$160-\$425

Gas – Xcel energy, averages \$115/month

Communications – Cell Coverage

Water – Private well and City of Greeley for potable water, averages \$175-\$200/month

Sewer – Septic

Garbage Service- \$75/month

Television – Satellite TV

IMPROVEMENTS

Improvements on the Oasis Boarding Facility include the following:

- 1,040 sq. ft. 1 story, three bedroom, one bath ranch house built in 1962
 - Manager's House
- 1,056 sq. ft. mobile home with three bedrooms and two baths
- 896 sq. ft. mobile home with 2 bedrooms and one bath
- 784 sq. ft. mobile home with 2 bedrooms and one bath



- Main Barn
 - 29 stalls with runs
 - 4 additional box stalls including 1 double box stall without run, currently used only for short term or rehab purposes



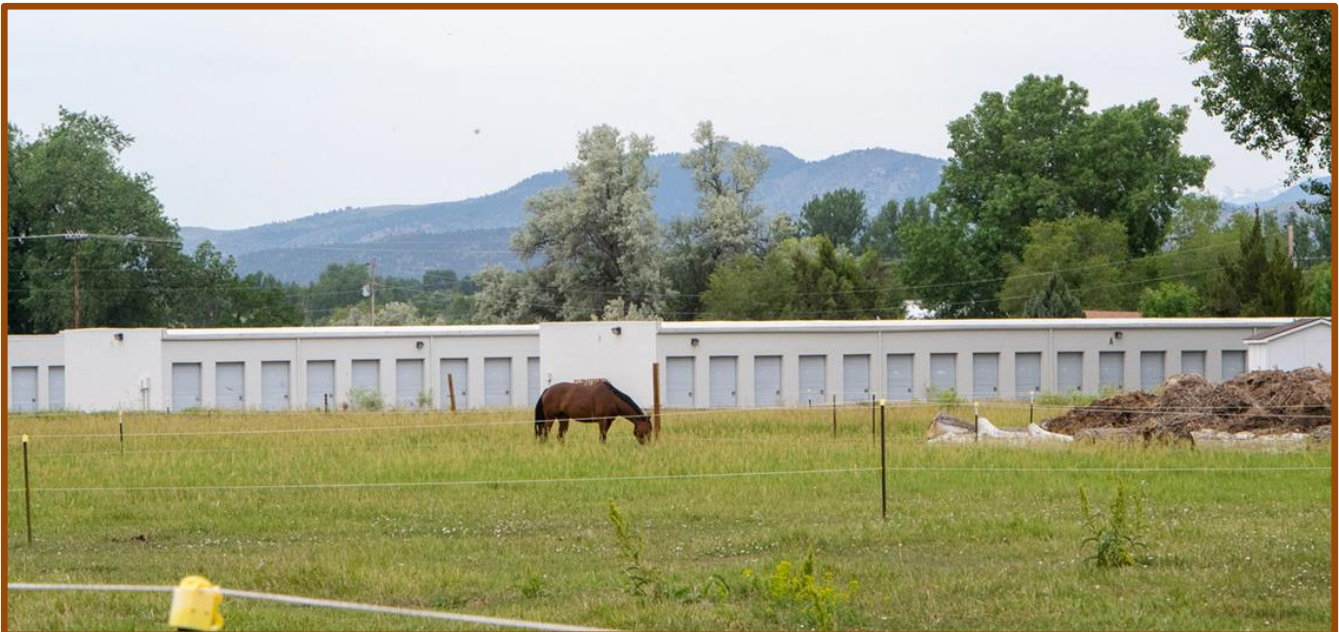
- Small Barn
 - 6 stalls
- Spacious runs
 - (18) 10x45
 - (10) 14x20
- Heated and lit indoor Dressage / multi-use arena (180' x 60')
 - recycled tire footing and dust control to have a comfortable ride



- “NOsquito” Central fly/mosquito system protecting the entire main barn
- 22 private lockers that rent for \$25/month
- Large outdoor multi-use arena with stadium lights



- Several turn-out paddocks
 - (4) 50x170 paddocks
 - (1) 150x165 paddock
 - (7) 60x30 paddocks
- Round pen
- Heated boarders lounge with restroom, microwave, refrigerator, couches, tables and more
- Trailer parking





COMMUNITY AMENITIES

Fort Collins, Colorado is one of America's most vibrant and livable communities. Home of Colorado State University, the nation's second-ranked research university among those without a medical school, the community is innovative, entrepreneurial, active and smart. Set against the foothills of the Rocky Mountains 65 miles north of Denver and 45 miles south of Cheyenne, Wyoming, Fort Collins is a vibrant and active community. As a regional center for employment, shopping, and healthcare, Fort Collins offers the convenience of a small town with virtually all the amenities of a larger city. At 5,003 ft. above sea level and an average of 300 sun-filled days per year, low humidity, and moderate winters, Fort Collins enjoys a mild climate year-round.

Colorado has earned a worldwide reputation as an area that offers an unparalleled lifestyle, and Fort Collins represents the very best of Colorado. Exciting recreation and sports activities, festivals, cultural activities, high-quality healthcare and great senior accommodations make Fort Collins a choice place to live.

From activities for the extreme athlete to the leisurely weekend enthusiast, Fort Collins has it all. In town, residents take advantage of 820 acres of developed park land, including 6 community parks and 44 neighborhood/pocket parks, golf, swimming and ice-skating facilities, as well as 29 miles of trails offering scenic views of the Poudre River and the beautiful Rocky Mountains.

With more restaurants per capita than most cities in the nation, Fort Collins offers a great selection of places to satisfy your appetite. From spicy Mexican to delicious Italian and exotic Vietnamese, you can try a different cuisine every day.

If you want to escape the city limits, your favorite ski resorts and cross-country trails are in your backyard and summertime offers opportunities for hiking, rock climbing, mountain biking, camping and more. Trout fishing and whitewater rafting are popular activities on the nearby Cache la Poudre River. For More Information visit <https://fortcollinschamber.com/community/resources/fort-collins-information/>.



AIRPORT INFORMATION

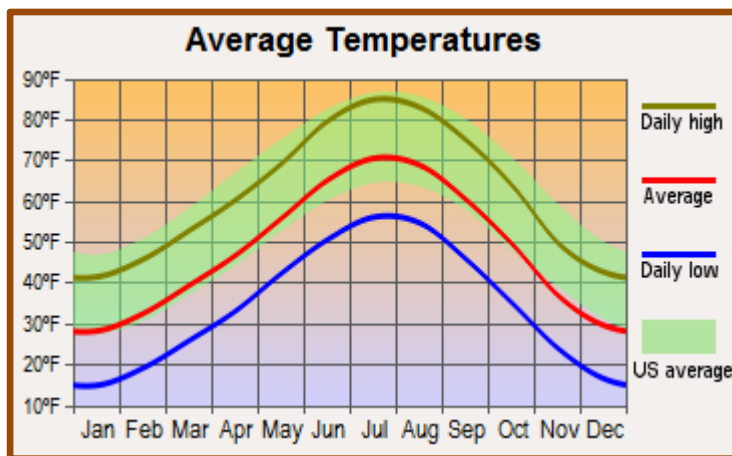
Ft. Collins, Colorado; Cheyenne, Wyoming; and Denver, Colorado have airports which make air travel in the area very convenient. The following is information on each of these airports:

- **Ft. Collins, Colorado:** The Fort Collins-Loveland Municipal Airport is a commercial and general aviation facility with an 8,500-foot-long runway, parallel taxiway, instrument landing system, commercial air service and a host of aviation businesses providing services to the aviation traveler and aircraft owner. Allegiant Air provides commercial airline service to Las Vegas. For more information, please visit www.fortloveair.com.
- **Cheyenne, Wyoming:** Great Lakes Airlines operates flights daily from Cheyenne to Denver International Airport. The airline currently has code share agreements with United and Frontier Airlines to connect you with flights around the world. Cheyenne aeronautical information can be found at <http://www.cheyenneairport.com/>.
- **Denver, Colorado:** Denver International Airport is open 24-hours-a-day, seven days a week and is served by most major airlines and select charters, providing nonstop daily service to more than 130 national and international destinations. For more information, visit the official website for Denver International Airport at www.flydenver.com.



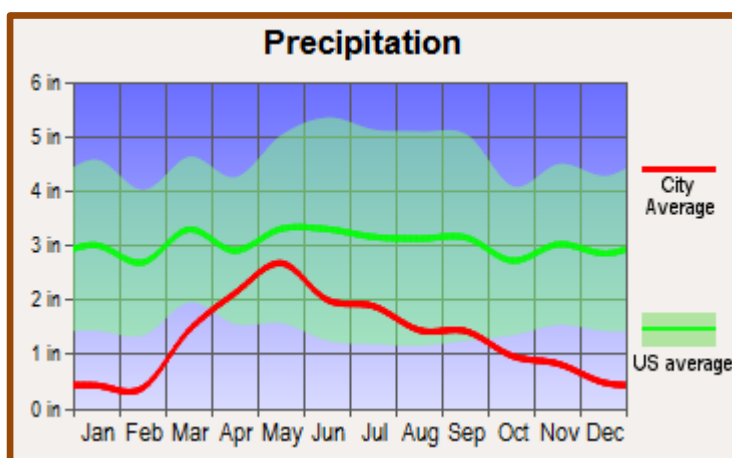
CLIMATE

According to the High Plains Regional Climate Center at the University of Nebraska, the average annual precipitation for the Fort Collins, Colorado area is approximately 16.07 inches including 55.3 inches of snowfall. The average high temperature in January is 44 degrees, while the low is 18 degrees. The average high temperature in July is 87 degrees, while the low is 59 degrees. The charts to the right are courtesy of www.city-data.com.



STATE OF COLORADO

Colorado, which joined the union as the 38th state in 1876 is America's eighth largest state in terms of land mass. The state's population, as of the last census, is 5,842,000. Located in the Rocky Mountain region of the western United States, the state's abundant and varied natural resources attracted the ancient Pueblo peoples and, later, the Plains Indians. First explored by Europeans in the late 1500s (the Spanish referred to



the region as "Colorado" for its red-colored earth), the area was ceded to the United States in 1848 with the Treaty of Guadalupe Hidalgo that ended the Mexican-American War (1846-48). In 1858, the discovery of gold in Colorado attracted new settlers. During the Plains Indian Wars (1860s-80s), Colorado's wild frontier was the scene of intense fighting between Native Americans and white settlers. In the 21st century, Colorado continues to rely on its natural resources as well as agriculture and tourism to sustain its economy.

Colorado is famous for:

- World-Class Skiing
- Mesa Verde Ancient Cliff Village
- Great Sand Dunes
- Pike's Peak
- Rocky Mountain National Forest
- World's Highest Highway

OFFERING PRICE

\$1,600,000

Acceptable terms for purchasing this property include, but are not limited to cash at closing, new loan, or 1031 tax exchange. No portion of the purchase transaction will be financed by the seller. The Seller reserves the right to effectuate a tax-deferred real estate exchange for all or part of the sales price, pursuant to Section 1031 of the Internal Revenue Code and the Treasury Regulations promulgated there under with no liability or expense to be incurred by the Buyer (in connection with the Seller's tax-deferred exchange).



CONDITIONS OF SALE

- I. All offers shall be:
 - A. in writing;
 - B. accompanied by an earnest money deposit check in the minimum amount of \$48,000 (Forty-Eight Thousand Dollars); and
 - C. be accompanied with the name, telephone number, and address of the Buyer's personal banker in order to determine financial capability to consummate a purchase.
- II. All earnest money deposits will be deposited in the title company/closing agent's trust account.
- III. The Seller shall provide and pay for an owner's title insurance policy in full satisfaction of the negotiated purchase price.
- IV. Both Buyer and Seller shall be responsible for their own attorney fees.

FENCES AND BOUNDARY LINES

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 the 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 for visual aid only. Their accuracy is not guaranteed.



Clark & Associates Land Brokers, LLC is pleased to have been selected as the Exclusive Agent for the Seller of this outstanding offering. All information has been obtained from sources deemed reliable by Clark & Associates Land Brokers, LLC; however, the accuracy of this information is not guaranteed or warranted by either Clark & Associates Land Brokers, LLC, or the Sellers, and prospective buyers are charged with making and are expected to conduct their own independent investigation of the information contained herein. This offering is subject to prior sale, price change, correction or withdrawal without notice.

Notice to Buyers: Colorado Real Estate Law requires that the listing Broker and all licensees with the listing Broker make a full disclosure, in all real estate transactions, of whom they are agents and represent in that transaction. All prospective buyers must read, review and sign a Real Estate Brokerage Disclosure form prior to any showings. **Clark & Associates Land Brokers, LLC with its sales staff is an agent of the seller in this listing.**

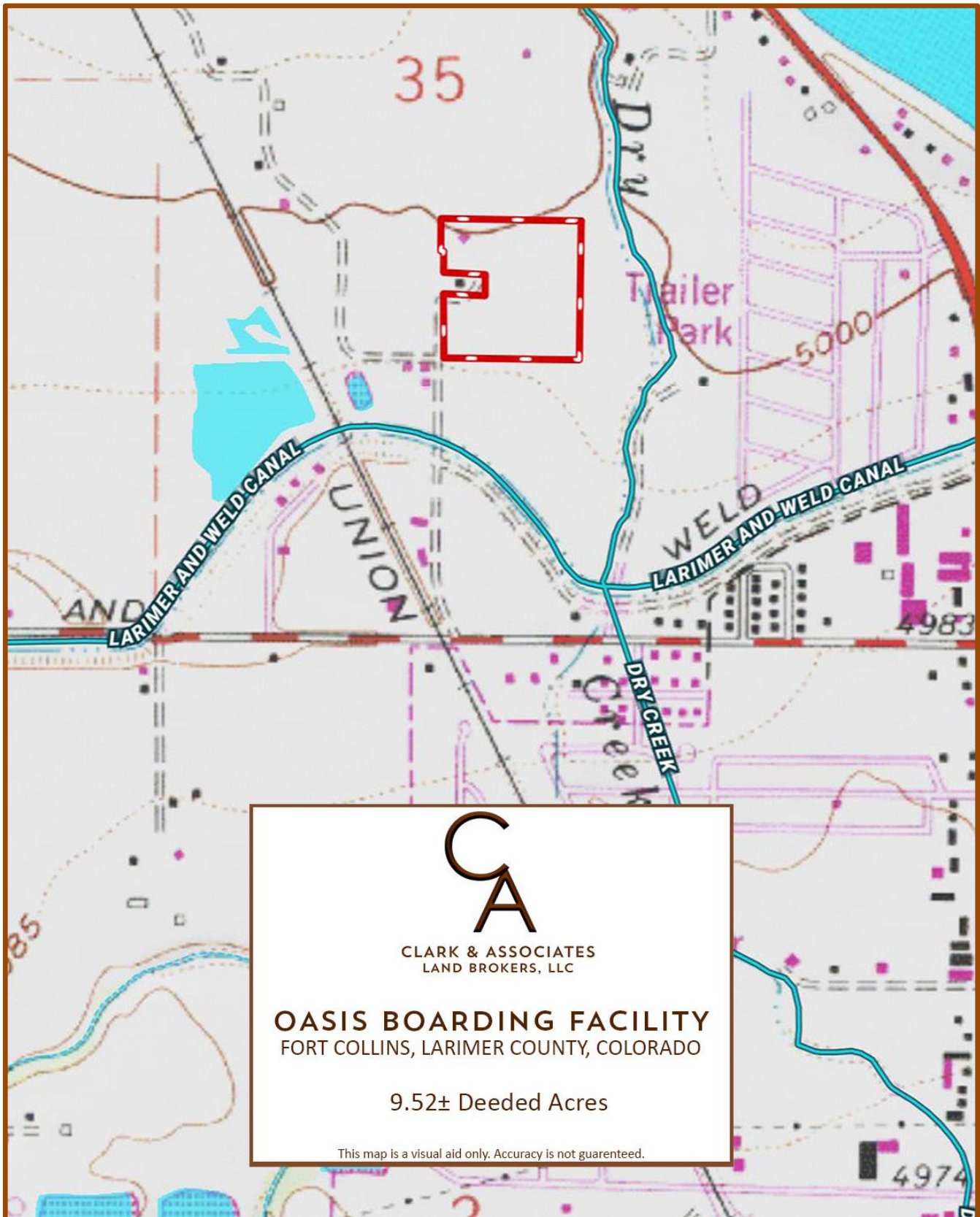
STATE LOCATION MAP



NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

OASIS BOARDING FACILITY TOPO MAP



OASIS BOARDING FACILITY ORTHO MAP



For additional information or to schedule a showing, please contact:



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Licensed in WY



The printed portion of this form, except for differentiated additions, have been approved by the Colorado Real Estate Commission, (DD25-5-09) (Mandatory 7-09)

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

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 (or listing 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.

THIS IS NOT A CONTRACT.

I acknowledge receipt of this document on_____.

BUYER_____ **DATE** _____

On_____, Broker provided _____

with this document via_____and retained a copy for Broker's records.

BY:_____ **DATE** _____