

MOUNTAIN FRONT RANCH

FREMONT COUNTY ,COLORADO

8,481 SURFACE ACRES M.O.L.

12,220 MINERAL ACRES M.O.L.

HISTORIC WATER RIGHTS

LARGE COAL RESERVE

MASSIVE HOG BACK MOUNTAINS

LARGE BOULDERS TO SMALL GRAVEL

PLATTED SUBDIVISION WITH

WATER AND POWER

NOTE: PLEASE BE ADVISED THIS PROPERTY IS UNDER CONTINUAL CHANGES, DUE TO THE SELLER SELLING SOME PARCELS AND ADDING PARCELS. OIL FIELD IS NOT DEVELOPED. SELLER IS WORKING WITH A COMPANY TO GET PERMITS

Offered By

THE LAND COMPANY

**Cheryl Zortman
Real Estate Broker**

620-338-6063

DISCLAIMER; The information for “ Mountain Front Ranch” Fremont County Colorado has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantees, warranties or representations about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not, represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful and independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. This property is constantly changing from selling parcels to adding parcels; acreages may change. Without notice. Broker: *Cheryl Zortman* Seller: *Gus Slanovich*

SLANOVICH STORY

Matt Slanovich Sr was born in Yugoslavia in 1887 his parents decided to send their boys to the United States for a better life. Matt was not quite 18 when he came to the United States in 1905 through Ellis Island. He along with 3 other brothers all settled in Fremont and Las Animas Counties Colorado.

Matt soon began working in coal mines in Fremont County. In 1913 Matt was able to buy his first land purchase which was the original 320 acres in Sections 28 and 33 Township 19 South and 20 West. Matt immediately got fascinated with the local oil field that was booming in Fremont County. By the time Matt was in his 20's he was already selling stock in his own oil company.

Matt and Emma's 2 youngest sons Dan and Gus both attended college in Colorado.

Dan graduated as an electrical engineer and Gus as a Petroleum engineer; they both went their separate ways for a 10-12 years. In 1971 they purchased an old food processing plant, then built it into a successful company. In 1975 they were able to purchase their first piece of land. Dan and Gus soon began to add many parcels of land and minerals to their original 320 acres.

In 1985 the Slanovich brothers were able to purchase CF& I land which was their largest purchase adding over 3,000 acres to their holdings. Continuing buying other parcels they were able to connect this land with their original purchase. To this day Gus still has new land purchases in his vision. Which are all "HIS BEST PIECE OF LAND".



Home Place



MATT'S

FIRST WELL



MINERALS AND WATER

OIL AND GAS RESERVES: Approximately 10,000 of the 12,220.58 Mineral acres of oil and gas have been under lease until the current pandemic. Some mineral rights have been severed from the land and put into another name, however all of the mineral rights are on stand alone deed or with surface. Title have been verified by attorney. Most of the land is situated over oil ,gas and coal fields.

CALL ABOUT LEASING FOR A LONG TERM LEASE WITH SOLAR OR WIND FARMS.

COAL: An intense coal study was done in 2007, on Sections 13-14 -23and 24, with a finding of \$400-500 Million worth of coal. All permits were in place in 2008 to begin mining. This coal reserve is still there waiting to be mined. Plus another 960 acres of unmined coal included.

WATER: Water in Colorado is a valuable asset. This ranch has several historic ponds and springs that run most of the year. The main ranch sits on a large pool of non-tributary water. One artesian well has water running year-round keeping a pond full continually. Ranch is allowed to use 300 + Acre Feet of this non tributary water per year. There are several other adjudicated wells and springs included.

CONSERVATION EASEMENTS: Approximately 1600 acres through the main ranch area have been placed in Conservation Easements. This land sits over the large non tributary water basin.



OLDEST OIL FIELD IN THE WEST

IN FLORENCE AND SURROUNDING AREA WAS DEVELOPED THE FIRST RECOGNIZED OIL FIELD WEST OF THE MISSISSIPPI RIVER, AS A RESULT OF THE DISCOVERY OF OIL BY A.M. CASSIDY IN FREMONT COUNTY IN 1862 MORE THAN 1,300 WELLS, AVERGING 2,300 BARRELS PER ACRE, HAVE BEEN DRILLED IN THIS 14-SQ MILE AREA, INCLUDING MANY WITHIN THE CITY LIMITS. ONE MILE NORTH IS WELL NO 42, DRILLED IN 1889, THE OLDEST CONTINUOUS COMMERCIAL PRODUCING OIL WELL IN THE WORLD. IT HAS PRODUCED MORE THAN 1,000,000 BARRELS. *State Historical Society of Colorado 1962*



HISTORICAL RAILROAD GRADE

The Historical Grade is surrounded by 1700+ acres and 1635.85 Mineral Acres.

The views are out of this world with large mountains big blue sky, wide open large canyon views, beautiful rock formations and a lot of wild life. The road was once used for the railroad for a coal company and company town that started in 1903 the town was called Radiant. The town and all the structures have all been removed and the coal mines have been reclaimed. The Slanovich's bought the RR grade which is a usable road. The road is a private road, not maintained or used by anyone other than the owner and is leased to one of the oil companies for access.

Includes (5) 35 acres tracts left , on the ridge of the canyon. These lots in Newlin Ridge were selling for \$110,000 a lot.

There is an additional 329 acres in the middle of this property that was purchased by an individual to set up a tactical training stage. This property would sell if a Buyer was interested in it.



**HISTORIC POND
RECONSTRUCTED IN
2008,
POND STAYS FULL
YEAR ROUND
FROM ARTESIAN
WELL**



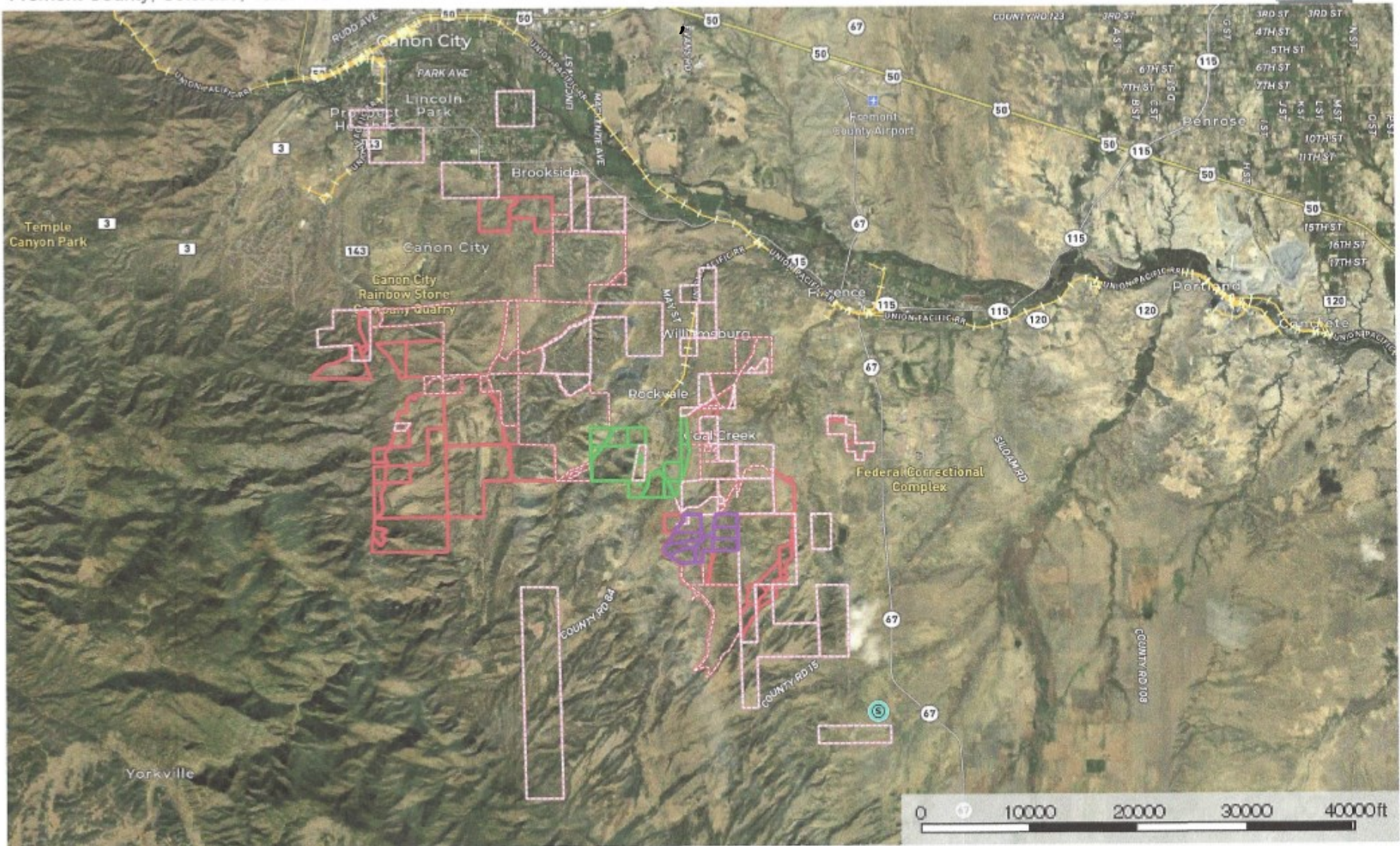
**WATER IS APPROVED FOR IRRIGATION ON
18 ACRE FIELD TO THE EAST OF THIS AREA.
3000 FEET OF UNDER GROUND WATER
LINES AND 10 RISERS ARE INSTALLED
HAS GROWN FEED PLOTS FOR CATTLE,
LARGE HERDS OF ELK AS MANY AS 99 HAVE
BEEN COUNTED, AS WELL AS TURKEY, ANTE-
LOPE, DEER, BEAR, MOUNTAIN LIONS.
LAND IS CURRENTLY LEASED TO GUIDE
OUTFITTER**



MAPRIGHT LINK

Slanovich

Fremont County, Colorado, 40.57 AC +/-



✈ Plane 🟢 Spring 🟡 Christianson 🟠 Mineral Rights 🟢 Drill Pits 🟢 Boundary 🟠 Boundary 🟠 Boundary

Cheryl Zortman
P: 620-338-6063

WWW.landcompanyonline.com

68 Shiloh Dr



The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

LAND ID. MAP DESCRIPTION AND DISCLOSURES

LINK

<https://id.land/ranching/maps/e2d4c7eca64350e5ae3f138968399c3c/share>

1. SLANOVICH DEEDED _____ **BORDER**
2. CHANDLER CREEK DEEDED - - - - - **BORDER**
3. OUTSKIRTS (EXCEPT SUB –DIVISION) _____ **BORDER** —- 30 ACRE SUBDIVISION IS SOLD OUT
4. MINERAL RIGHTS - - - - - **BORDER**
5. CONSERVATION EASEMENT

SOLID GRAY APPROX 1600 ACRES
6. LAND ON BOTH SIDES OF COUNTY ROAD 77– (NOT IN SUPERFUND SITE), BUT MAYBE SOME POSSIBLE SURFACE CONTAMINATION. SEE EPA MAP. PAGE 10
7. COAL RESERVES ARE IN

UNMINED COAL DEPOSITS
8. S&M MARKING INDICATE SURFACE AND MINERALS
9. GEOLOGY :

Figure 1 US EPA Lincoln Park Area Map



Lincoln Park NPL Site - Fremont County, Colorado



OU Boundary

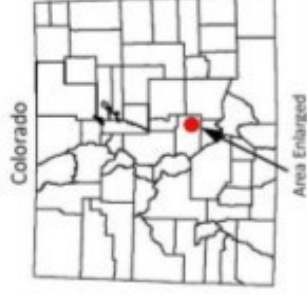
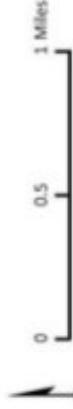


Restricted Area

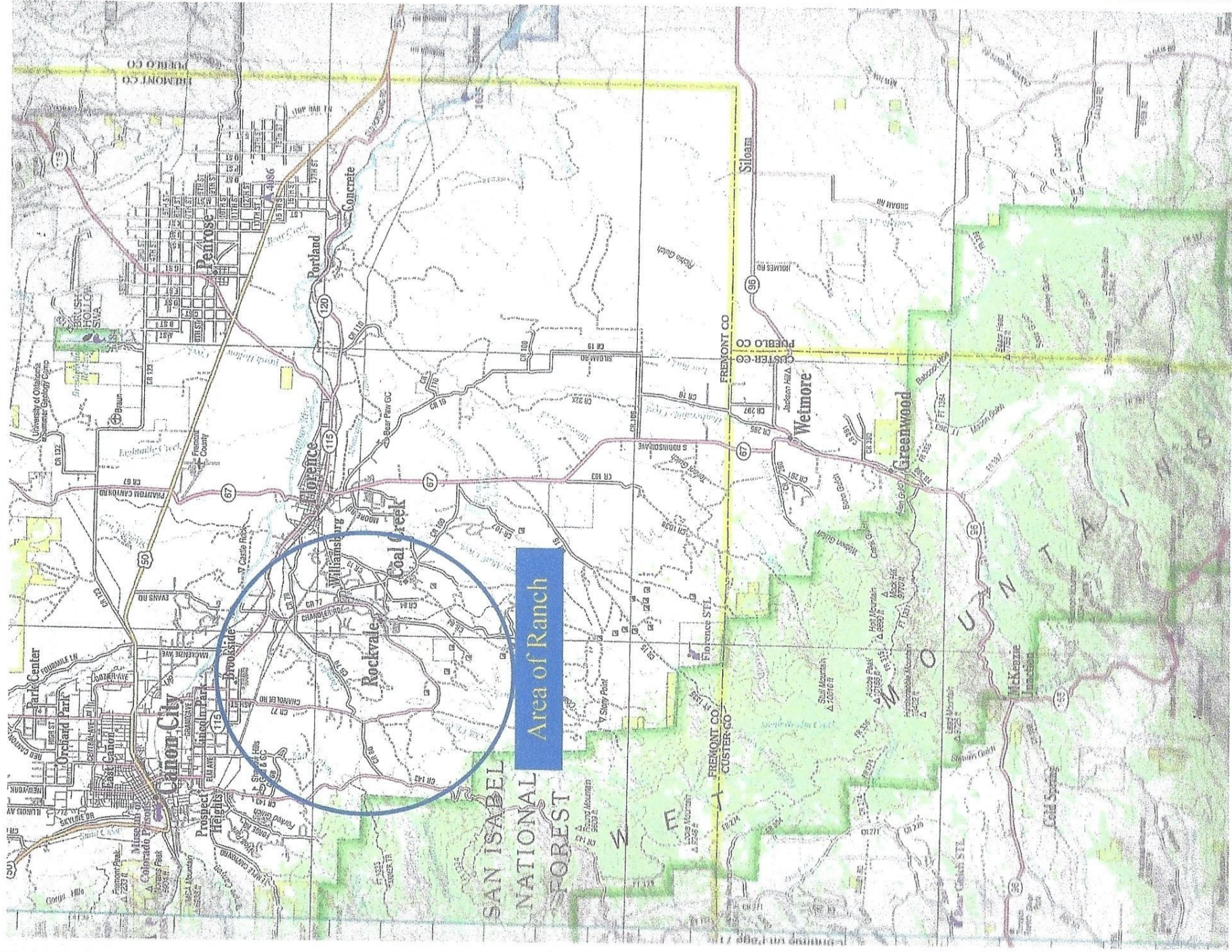
Map Date: July 12, 2012

Map Projection: UTM, Meters, 13 North, NAD83

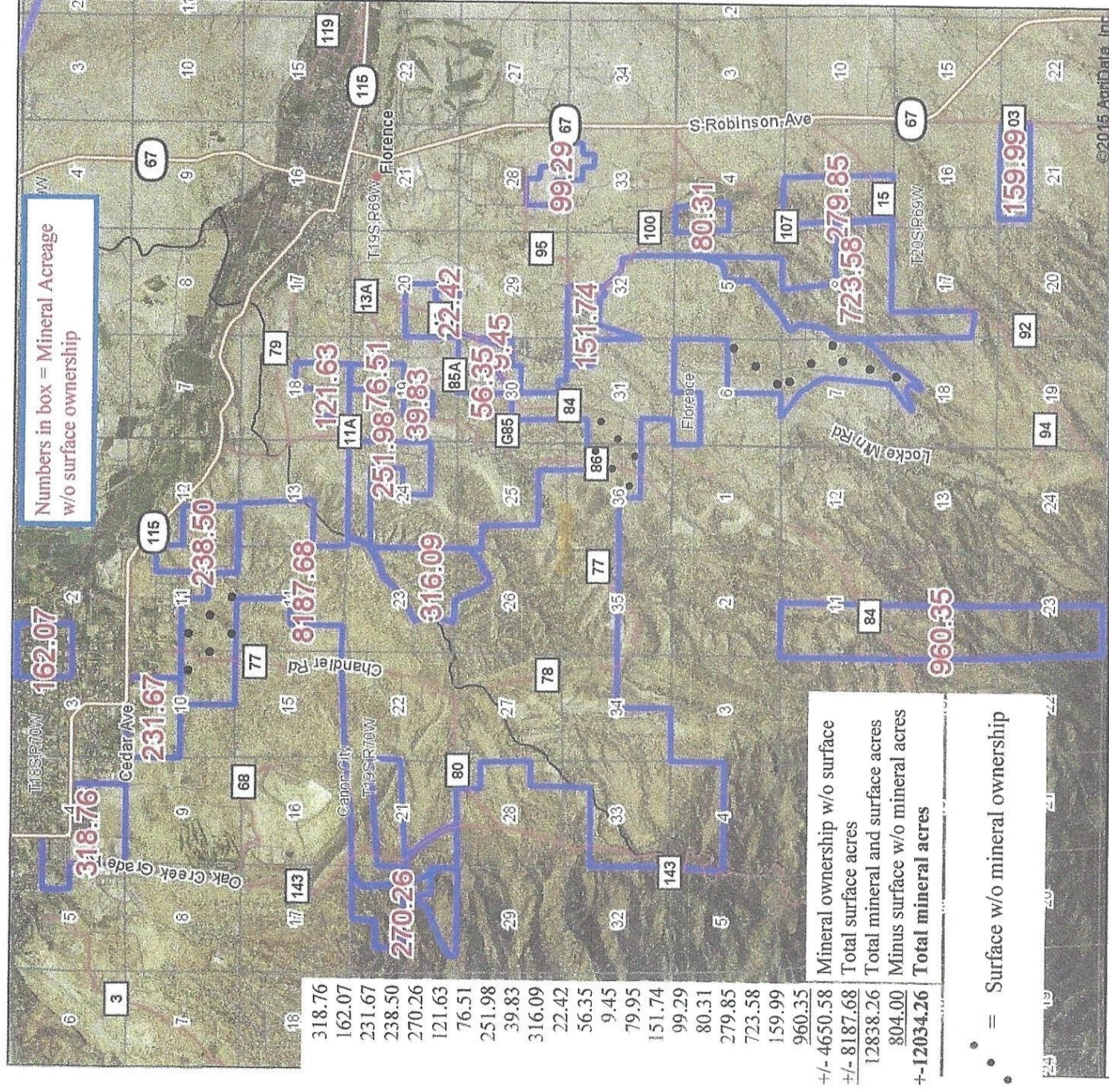
Data Sources: Boundaries - U.S. EPA Region 8 (2012);
Imagery - Microsoft Bing web service (2012).



*Boundaries are based on the nature and extent of contamination and are subject to change.



Aerial Map



THE LAND COMPANY
CHERYL ZORTMAN
620-338-6063
11000 ROAD

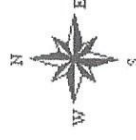
Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING
www.AgrIDataInc.com

© AgrIData, Inc. 2014

25-19S-70W
Fremont County
Colorado

map center: 38° 21' 34.21, 105° 10' 43.29
scale: 87560



5/4/2015



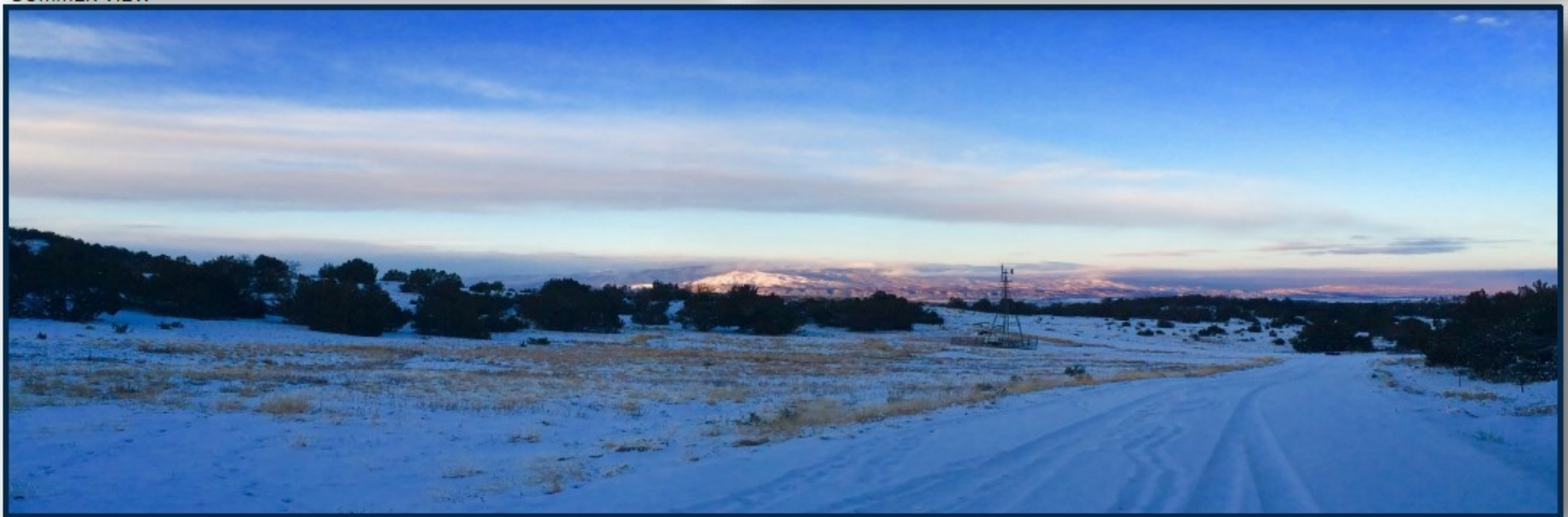
VIEWS FROM OAK CREEK GRADE



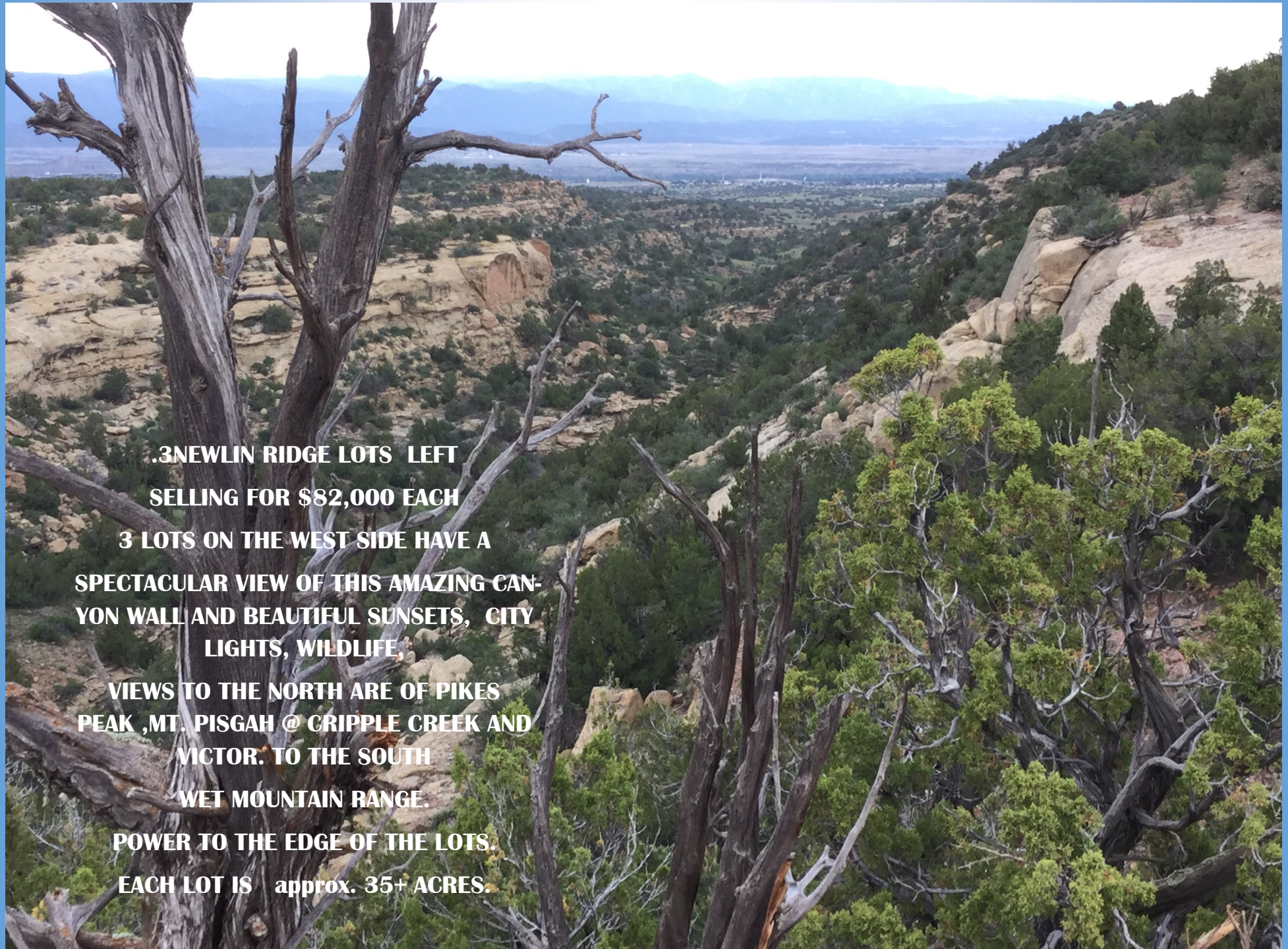
CATTLE WORKING AREA



SUMMER VIEW



WINTER VIEW



**.3NEWLIN RIDGE LOTS LEFT
SELLING FOR \$82,000 EACH
3 LOTS ON THE WEST SIDE HAVE A
SPECTACULAR VIEW OF THIS AMAZING CAN-
YON WALL AND BEAUTIFUL SUNSETS, CITY
LIGHTS, WILDLIFE,
VIEWS TO THE NORTH ARE OF PIKES
PEAK ,MT. PISGAH @ CRIPPLE CREEK AND
VICTOR. TO THE SOUTH
WET MOUNTAIN RANGE.
POWER TO THE EDGE OF THE LOTS.
EACH LOT IS approx. 35+ ACRES.**

NEWLIN RIDGE OVERLOOKING CANYON WALL