

5430 Murr Rd

General Property:

- The boarding operation has been in effect on and off since 2004 in Colorado, at this location. Prior to that, there was a Fresian breeding operation there. In the 70's and 80's, this was Larry Mahan's ranch.
- 80 acres with additional acreage adjacent for sale, totalling 240 acres
- Well - A new water pump was installed on 12/30/23
- Newer electrical lines were installed that go to the main stables and shop. There are 3 – 200 amp services on the property
- 22kw Solar System installed in late 2019 - Powers goat barn, stud barn and main home
- Intermittent pond in rear acreage
- Firesafe measures have been taken on the property
- Starlink internet in the home and barn
- Property is zoned A-35. Allowable uses per the county can be found here - https://library.municode.com/co/el_paso_county/codes/land_development_code?nodeId=CH3GEZODI

Main Home:

- 4 bed(+1 non-conforming)/3 bath
- 3826 sq ft.
- 2 Car Garage
- 3 Living Areas (fireplace in one, library wall in another)
- Updated kitchen with built in teppanyaki grill
- Kitchen and living area open to the yard which is fully fenced for dogs
- Formal Dining room
- The primary bedroom and library both open to the deck with backyard access
- Basement non-conforming rooms could be used as additional living quarters
- Hot Tub on deck
- Walk-out basement
- Kitchenette in basement
- Two workout areas include equipment and weights. They will be putting together a list of the workout equipment that will be included in the sale.
- Energy efficient hot water heater and solar array - substantial energy savings
- Hot water tank is 20+ years
- Furnace is approx. 6 years old

MFC Home:

- Samsung Appliances
- Tile and wood floors
- 3 bed/2 bath
- Separate Utilities

- Handyman and his wife live here. They have an agricultural worker's lease that terminates with employment (so month to month leasing)

Garage Workshop:

- Heated shop
- Heated restroom
- Fixed compressed air system
- Hay storage

Greenhouse:

- Fully equipped
- 80k BTU Propane heat

Horse Boarding Operation:

- The horses are charged between \$475 and \$525, depending on the stall and the presence of either a multi-horse or military 10% discount
- It currently operates at a loss due to the incorporation of considerable expenses for the goats and the owners 12 horses etc. Owners stated about \$175 in hay and feed, \$50 in bedding, \$125 in labor and \$50 in utilities. They say about 20% is net.
- They charge \$50 mo for blanketing
- Only one boarder is behind on payments. Her husband passed last year so she is catching up. She is currently 2 months behind
- 18 horse are currently being boarded

Main Stables -

- North Boarding has 33 stalls (most with runs)
- Heated wash stall, tack and feed room
- 250w heaters in horse water troughs for the winter
- Electric Bill for the main barn is approx. \$800 mo in winter

Second Barn -

- 8 Stalls
- Tack/feed room
- 120 x 220 outdoor arena
- 5 acre turn out
- 10 acre turn out
- 30 acre turn out (stub barn side)

Employees:

- Handyman and his wife - He is on a salary of \$3250 a month. The owners pay for the utilities and he and his wife's health insurance. They do not currently pay rent to live in the MFC.

- Full-time barn manager (Currently done by owners)
- 3 part-time ranch hands

Goats:

- 100 goats - "Fireline Goats"
- Fire mitigation business plans - \$250k a year income potential
- Research Concept - "Goats On The Go" - <https://www.goatsonthego.com/>
- Estimated to generate \$1500 an acre
- They currently have two small contracts, 1 acre and 2 acres, each at \$1000 an acre
- 4 Goat Milking Parlor - Goat milk shares
- Goat equipment included in sale - \$5k
- Heated clean room
- The goat barn's loafing shed could be converted into three additional stalls if desired

Chickens:

- 2 Shed coops
- All eggs are sold to a local Pastor who has a food kitchen
- They consider the chickens a hobby as the income basically pays for their feed. They have about 70 hens. Average about 15 to 20 dozen eggs a week @ \$6 a dozen

Equipment to be Included in Sale: (approx value \$150k)

- Dump Truck
- Tractor w/ implements
- Bobcat
- Side by side
- Flatbed
- Trailer
- Forklift
- 2-horse trailer
- Stock trailer
- They will be putting together a specific list of the farm equipment that will be included in the sale.

Other Info:

- They are unable to do an owner carry
- They will be living in town or in Colorado probably for the year or two after the sale while they close up their other business. They said the buyer can make as much use of them as they want. When inevitably a system breaks, they said they are happy to come out and aid in the repairs – though the handyman knows most of it by now