

# American Safari Ranch Summary

- SIZE:** 404+/- deeded acres, 640 acre State Lease for grazing and recreation, 640 in Sec 24 and portions of Sections 13 and 23 BLM acres leased for horseback riding .
- LOCATION:** 1484 CR 7, Fairplay, CO in beautiful central Colorado! Just an hour from Denver.
- LEGAL:** Lengthy, call Listing Office.
- HISTORY:** Originally this was an old homestead which was a large cattle ranching operation. But before that, this was the legendary hunting grounds of the Ute Indians.
- ACTIVITIES:** This beautiful and scenic ranch has been owned and operated since 1987 by the owners and has been used/could be used for a variety of activities such as:

Horseback riding, Hiking,  
Hay rides with chuck wagon meals,  
Overnight pack trips,  
Church retreats,  
Cattle drives and other cow activities like branding and vetting,  
Uses such as a health spa, holistic retreat, recovery center, etc.,  
Family camping,  
Relaxing in your own RV or one of the historic cabins,  
Events such as corporate parties and weddings,  
Cross country skiing,  
Playing in the creek,  
Carriage rides, sleigh rides, and ATV rides,  
Corporate and team building activities,  
A base camp for hunting trips,  
Equestrian camping for folks who want to bring their own horse,  
Horse camps with lessons, and  
a home site like no other...

And nearby you can cast your line for Gold Medal Trout, go whitewater rafting, take in a show at a theatre or attend a concert, check out the South Park Museum, sample the culinary fare at area restaurants, enjoy the local fairs and festivals, go shopping, take your maps and 4-wheel drive vehicles and see how many of the local ghost towns you can find, and enjoy the fabulous history of Front Street in Fairplay.

- IMPROVEMENTS:** This ranch is lucky enough to still have some of the original turn-of-the-century log structures, some of which have been lovingly refurbished. The rest of the buildings are newer with varying ages.

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**ORIGINAL HOMESTEAD HOUSE:** The charming old log home is about 100 years old and has been fixed up and is currently used for wrangler housing.

**LODGE:** This two story building measures 120' by 60'. On the main level are 12 rooms (one of which is handicap accessible) with baths, a full bar with liquor license, dining facilities (with restaurant license) that can seat up to 200-300 people (both downstairs and upstairs), licensed commercial kitchen with grills, pizza ovens, walk-in cooler, and 2 huge outdoor cookers and grill. Upstairs (besides extra dining space) is an apartment for families or larger groups with 3 bedrooms, and a game room.

**THE "LONG BARN":** This building measures about 20' by 200' and seats another 100-200 or so people for dinner and has a dance floor and area for a band. Outside this building is an outdoor cooker that can roast whole animals, a meat smoker, and a place to process game for hunters.

**6 CABINS** that sleep 4 each; some have kitchenettes. One is the "honeymoon suite"! Plans have been approved for 6 more cabins.

**OFFICE/STAFF HOUSE:** This building was built in 1988 and is about 30' by 70'. There are 3 bedrooms, the office area where guests check in, and an office area just for employees.

**OWNER'S HOME:** 1999 3-bedroom, 2-bath measuring about 30' by 64' with a deck, fireplace, and a fully finished walkout basement. Off the back of the house is one of the outdoor concert staging areas.

**CAMPING/RV PARKING:** There is a place for RV's (must be self contained--no hookups) and a corral if guests bring their own horses.

**ORIGINAL LOG BARN:** This building is about 40' by 30' and is used for ranch critters, and maybe a varmint or two. It, too, is about 100 years old.

**OLD LOG CABIN:** Measures about 12' by 30' and is used for storage.

**ADDITIONAL BARN, LOAFING SHEDS, AND CORRALS:** For horses and tack.

**2 outdoor arenas** for horseback riding.

**3 stages** for concerts and entertainment.

**Outside fire pit, duck pond, small animal house, horseshoe pit, and other fun places to play!**

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- INCLUSIONS:** It is the intention of the Seller to sell this property and the guest facilities so the new owner can resume the same kinds of activities. Some fixtures and personal property will be included in the purchase price. Please request a current list. The inventory of inclusions may be subject to change, but a complete list will be furnished prior to Closing of the sale of the ranch.
- All mineral rights appurtenant to Property and owned by Seller, if any, are included.
- EXCLUSIONS:** A complete inventory of exclusions will be provided prior to Closing of the sale of the ranch.
- WATER:** 1 year round creek.
- Well permit # 042702-F which allows for “domestic, commercial, stock watering, and fire protection purposes“. Appropriation is for 2 acre-feet per year.
- Well permit #209489 which allows for “drinking and sanitary facilities as described in CRS 37-92-602(1)(c ), for a commercial business“. The commercial wells have 2 cisterns to store water for high usage times; one is about 550 gallons and one is about 1500 gallons.
- Old ranch well for livestock watering.
- 12.7 shares in Mountain Mutual Reservoir Company.
- 3 springs in the BLM.
- OTHER UTILITIES:** 5 septic systems and 3 outhouses.  
Propane that is used for cooking.  
4 phone lines to property.  
Dial-up internet service.  
Satellite service for TV for the lodge.
- TAXES/ZONING:** Zoning is a combination of commercial (a parcel that is 25 acres that is used for the RV/camping/concerts/festivals and a parcel that is 17.5 acres that is used for the guest ranch business for a total of 42.5 commercial acres) and the balance is agricultural.
- Taxes for 2004 paid in 2005 to Park County were a total of \$11,110.18 for both the commercial and agricultural lands.
- DIRECTIONS:** Directions will provided upon setting an appointment for a showing.
- ACCESS:** Access to the ranch is paved U.S. Highway, with the last mile or so being a county maintained gravel road.

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- PRICE/TERMS:** Asking \$3,300,000 for land, improvements and inclusions. For a full price offer the horses, tack, tractors, and equipment will be included. Seller will consider trades for other properties and will consider dividing the property as follows: \$2,500,000 for the acreage, leases, and improvements that make up the guest ranch operation and \$800,000 for the commercial parcel.
- FINANCIALS:** Owner will disclose financials to qualified buyers.
- LEASED LAND:** SEC 36: 640 acres for grazing. Current lease is from 8/10/03 to 8/10/13 for an annual cost of \$665.00 with a carrying capacity of 100 AUMs (Animal Unit Months) and is an EXCLUSIVE lease.
- SEC 36: 640 acres for recreational use. Current lease is from 8/10/03 to 8/10/08 for an annual cost of \$960.00 and is an EXCLUSIVE lease.
- SEC 24 and portions of SEC 13 and 23: Lease is renewed annually and is for horseback riding. Property is leased for 3% of direct revenues and can be used from April to about the end of the year.
- TOPOGRAPHY:** The ranch is a combination of forested areas, rolling hills, and creek area. It is very gently rolling to flat where the buildings are located; there is about a ½ mile of creek meandering through the property. There are stunning mountain views; surrounding this picturesque valley are the majestic Mosquito, Kenosha, and Tarryall mountain ranges and on a clear day you will have a breath taking view of over 50 miles of beautiful, unspoiled Colorado scenery. All of the land is accessible and useable. Layout of the property is basically rectangular.
- COMMENTS:** Rarely do these kinds of properties come on the market. This is a guest ranch and events venue that is all set up and ready to go. It would make a wonderful church camp, a kids camp, or operate it as the owner has in recent years. All kinds of uses can be adapted to this property.
- What is important about this property is the fact that the zoning, licenses, commercial water, etc. is all in place and done properly--all of these things are extremely critical to have in order to operate a guest ranch/event venue. To start these types of facilities from the ground up is becoming more and more of an “expensive nightmare”, terribly time consuming, and is simply not easy to accomplish anymore. This property has it all! AND, it has all the ambiance and beauty to continue to be a great place for fun and accomplish your goals.
- So...why don't you come on down for a visit and see for yourself...and, find out if the horse named “Wild Ride” really is...

# **American Safari Ranch Summary**

**This property will be shown by appointment only.  
24 hours notice is requested. Please call:**

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