

Clark & Associates Land Brokers, LLC

Specializing in Farm, Ranch, Recreational & Auction Properties

Proudly Presents

THE SHEAMAN RANCH

Larimer County, Colorado



Looking west off the shoreline.

LOCATION

The Sheaman Ranch is located only two miles from historic Fort Collins, Colorado. Sixty two (62) private acres just outside the city limits of Fort Collins, accessed via 400 East Douglas Road, (CR54), west of I-25 and north of State Highway 14.

Fort Collins, Colorado was founded in 1868 and is rich in history. In the 1830's it was the hub of a huge fur trading operation along the South Platte River. Discovery of gold in 1858 near Denver drew in settlers to what was once Camp Collins – at that time, little more than a fort, but in 1868 it became the Larimer County Seat. In 1870, the city became the home of a new agricultural college (presently Colorado State University) and the town established its western roots. Today, Fort Collins, the “City of Choice,” rich in the traditions of the old west continues to expand, yet maintain its authentic western hospitality and warmth. A rare opportunity to own a part of history is being offered in this scenic 62 deeded acre private ranch. The Sheaman Ranch, dating back to 1882, is also a part of this historical heritage, with exalting panoramas of the Colorado Front Range and the Rocky Mountains. Accessible by a private lane off a blacktop county road, this property incorporates all the beauty of a natural 12-acre spring-fed lake surrounded by mature stands of deciduous and coniferous trees and nestled near by is a small distinctive sandstone outcropping.



Sandstone outcropping just northeast of the main residence.

The location of this property provides close proximity to many towns and cities.

Fort Collins, CO	2 miles South	Denver, CO	64 miles South
Cheyenne, WY	30 miles North	Colorado Springs, CO	131 miles South

Denver International Airport offers commercial national and international flights, while both Fort Collins and Cheyenne also provide airline service.



One of the many lush irrigated fields on the Sheaman Ranch.



SIZE & DESCRIPTION OF THE PROPERTY

This 62± deeded acre ranch can be used as an exclusive private country estate, a first-class equestrian or livestock facility, an elite sportsman retreat, or for its planned-unit development potential. The twelve-acre spring-fed lake (approximately 156 acre feet) is 12-14 feet deep in the center with no inlet or outlets to the lake. The lake is stocked with large-mouth bass and tiger muskies. This is one of the few natural lakes in Larimer County.

Two ditches enter and provide water to the property. The property is allocated one half share out of the Jackson Ditch, which is approximately 100 acre feet of water per season. This ditch has the third oldest water right of the Poudre River.

Several different species of trees inhabit the property including but not limited to Russian olive, spruce, willow, ash, and cottonwood. The magnitude of beauty and privacy offered by these natural barriers is second to none. The owners represent that the property is home to the second largest cottonwood tree in Colorado.

The present owners flood irrigated the lush meadows to provide grazing for approximately twenty-five head of cow/calf pairs that they keep on the property year-round. There are several interior fences along with an exterior fence around the entire sixty-two acres.



WILDLIFE / BIRDS / WATER FOWL

The abundant wildlife includes ducks, geese, herons, songbirds, deer and fox.

IMPROVEMENTS

The current owners reside in a comfortable, modern 2,393 sq. ft. ranch style home, with magnificent views of the lake. There is a detached, oversized garage/shop, which was built in 1998. In addition to the main residence there are a total of four rental income properties located east of the main home (three houses and one duplex):

- 1,680 sq. ft. three bedroom, two bath modular that was built in 1969 and remodeled in 1993.
- One-story, ranch-style home built in 1959 that consists of 754 sq. ft. with one large bedroom and one bath.
- The duplex was built in 1965 with each unit consisting of approximately 702 sq. ft. Each unit has two bedrooms and one bath.

Rental income is approximately \$2,400 per month.

Other improvements consist of a loafing sheds, a barn with eight stalls, 156' x 300' pipe arena, working pens, corrals, etc. (loading chute excluded) for cattle/sheep. There are several other ranch-style outbuildings. Water for watering the lawns is pumped from the lake.



Pipe corrals and open end shed.

WATER INFORMATION

- Jackson – 1/2 share
- Highland Lateral Ditch Right – 6 shares
- 12 Acre Spring-fed Lake – (approximately 156 acre feet) which is 12-14 deep in the center with no inlet or outlet to the lake.

UTILITES

- *Electricity:* Provider – Valley REA
- *Natural Gas:* Public Service Company
- *Water:* ELCO
- *Sewer:* Septic presently (sewers are a possibility in the near future. The area has been approved for service by Boxelder Sanitation District).

MINERAL RIGHTS

All mineral rights, if any, shall be conveyed to the purchaser at closing.

REAL ESTATE TAXES

The annual real estate taxes are approximately \$4,250.

OFFERERING PRICE

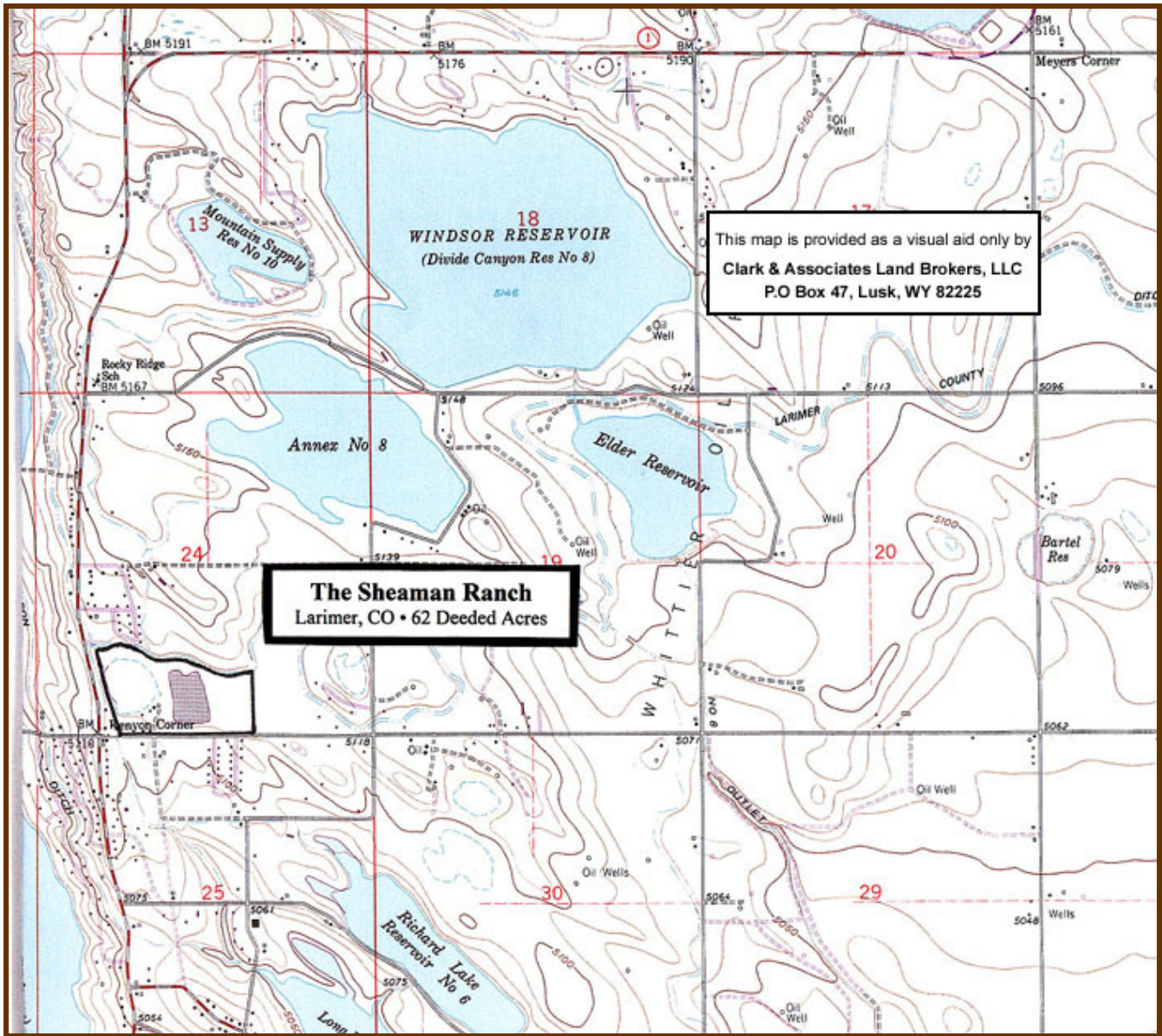
The Sheaman Ranch is being offered for \$2,000,000 (Two Million), all cash at closing.

Seller shall reserve the right to effectuate a tax-deferred real estate exchange pursuant to Section 1031 of the Internal Revenue Code and the Treasury Regulations promulgated there under. A material part of the consideration to Seller is Buyer's promise of cooperation. Buyer shall not be required to incur any additional liability or expense in connection with 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 \$100,000 (One Hundred 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.

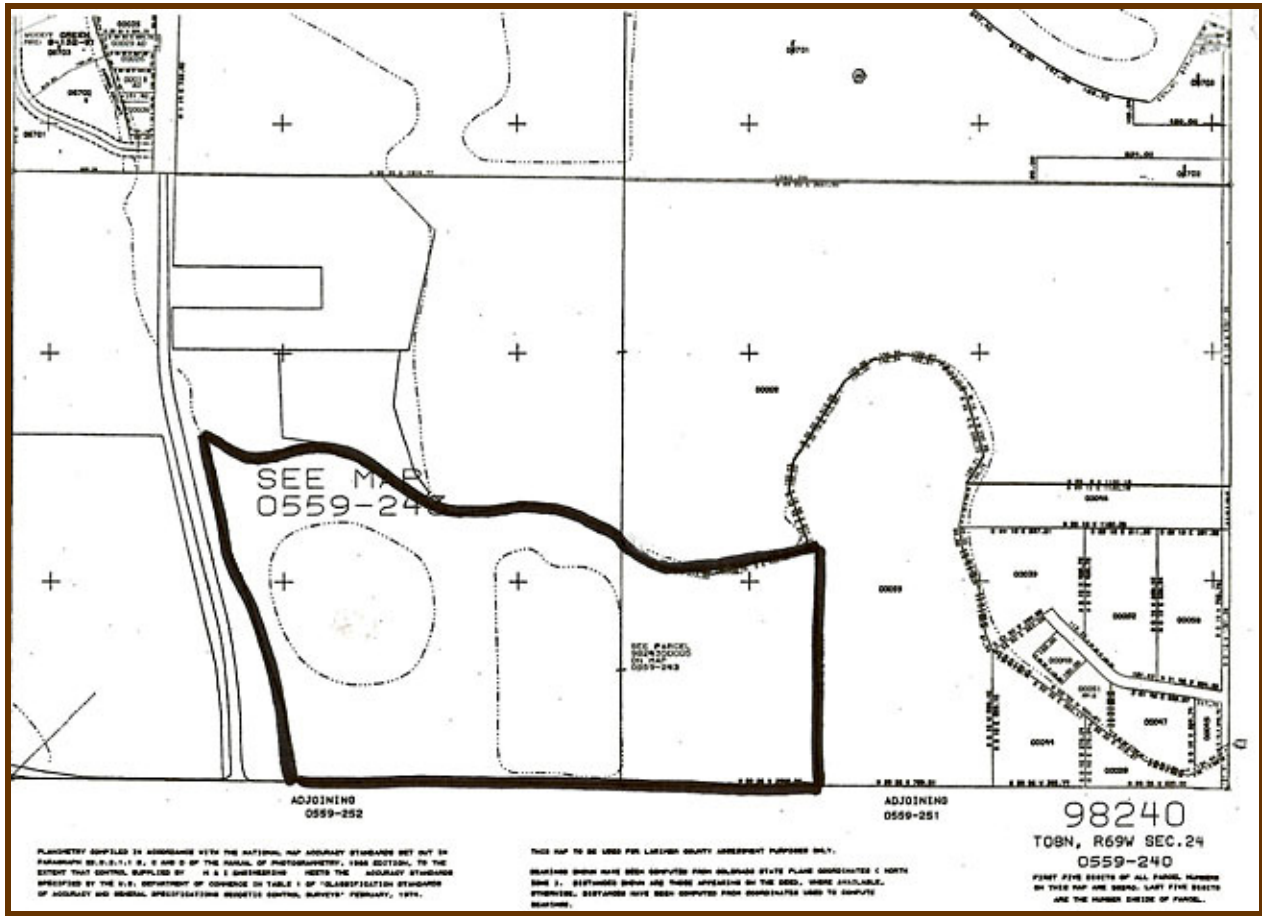
SHEAMAN RANCH LOCATION MAP



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: Wyoming 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.**

SHEAMAN RANCH MAP



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. Maps are not to scale and are for visual aid only. The accuracy of the maps and information is not guaranteed.

NOTES

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



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NOTES



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** _____