

COPPER SPUR RANCH

M c C O Y , C O



OVERVIEW

Every once in a while, a ranch of this size, with this prime of a location, in the heart of the Rocky Mountains, close to Vail and Steamboat, with the numerous recreational attributes this ranch has to offer, becomes available. This is an extremely rare opportunity to own your own ranch in this area for generations to come.

COPPER SPUR RANCH

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560 Acres	\$2,500,000
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The 560-acre Copper Spur Ranch is an exceptional ranch setting only 45 minutes from Vail and one hour from Steamboat Springs, Colorado. The ranch has year round water in Yarmony Creek, two fishing ponds, water rights, 150+/- acres of irrigated hay meadow, is adjacent to BLM land, and is within a 15 minute ATV ride to the Colorado River. The ranch includes several outbuildings such as a small modest home, barns, shop, green house, chicken coop, and a bunkhouse.

The setting and location of the Copper Spur Ranch allows you an array of recreational activities from hunting and fishing to horseback riding and atving on the ranch and adjacent BLM and National Forest. Fishing is also available on the Colorado River a short 15 minute ATV ride from the ranch. The property is all within an hour's drive from Vail and Steamboat, two of Colorado's most sought after resort communities





ACREAGE & DESCRIPTION

The Copper Spur Ranch consists of 560 acres, of which 150+/- acres are irrigated meadows and pastures and 20+/- acres are mountain stream habitat along both sides of Yarmony Creek. Yarmony Creek meanders through the property for over 1.5 miles. The remaining acreage is a mixture of cedar, piñon pine, cottonwood trees & dryland pasture.

ABOUT

Improvements

The Copper Spur Ranch setting is truly a quintessential Colorado working ranch setting. There are several buildings on the ranch's headquarters originating back to the 1930's. While the original home on the property burned down several years ago, the remaining ranch house is a very usable 1,184 square foot home that could be used as a future guesthouse. There is also a bunkhouse that was remodeled in 2013 that could be used for overflow during the busy days at the ranch, or a place for the kids.

The ranch also has a horse barn, equipment barn, cattle barn, a shop, chicken coop and a green house. Although the exterior of the buildings have just the right amount of patina to let people know they have been around for a few years, the interior of the building and the structural foundations of each are in very good condition and most of the buildings are currently being used today.



OPERATIONS & RECREATION

Low Property Taxes

The ranch is currently leased out to a local ranching family and they are responsible for irrigating the property and harvesting the hay crop as well as utilizing the ranches pastures for their own livestock. Maintaining an income from agricultural operations will help maintain agricultural status with Routt County keeping the property taxes low.

Fishing

Hunting

The Copper Spur Ranch along with the adjacent BLM and Routt National Forest lands provide excellent habitat and hunting opportunities for many of Colorado's big game animals such as elk, mule deer, bear, mountain lion and an occasional moose. The two ponds on the ranch contain brook trout and rainbow trout while Yarmony Creek contains mostly small brook trout. Excellent fishing in the Colorado River is a short 15 minute drive away via ATV.





CATTLE & HORSE SUPPORT

Depending on the new owner's interest, the ranch could support its own small herd of cattle and horses or you could continue with the current lease program already in place. There is also a ranch caretaker living on site that would be available for future owners.



CONSERVATION

Copies of the original easement and subsequent amendment are available for review upon request.

Conservation & Resources

Conservation

In 1988 the United States Department of Agriculture Farmers Home Administration granted a Conservation Easement on the property to protect it from future development and to ensure the property would be protected because of its significant ecological, wildlife habitat, open space, aesthetic, scenic, visual and agricultural values. The current owner was able to get a very substantial amendment to the original conservation easement in 1999. Although the easement restricts the ability to subdivide the property, it does allow the next owner to build up to a 10,000 square foot primary residence anywhere on the 35 acre "Farmstead Compound" and maintain the current and historical operation of the ranch.

Water Rights & Resources

The Copper Spur has the following water rights and resources:

The East Yarmany Ditch, and 1.5 cubic feet per second of time allowed to flow therein under Priority No. 206a under date of May 1, 1888.

The West Yarmany Ditch, and 1.5 cubic feet per second of time allowed to flow therein under Priority No. 206 under date of May 18, 1888.

The Yarmany Park Ditch and the 4.8 cubic feet per second of time allowed to flow therein under priority No. 83 dated November 20, 1890

The McCoy Reservoir, reservoir number 373, for the storage of 24.34 acre feet of water, priority No. 462.

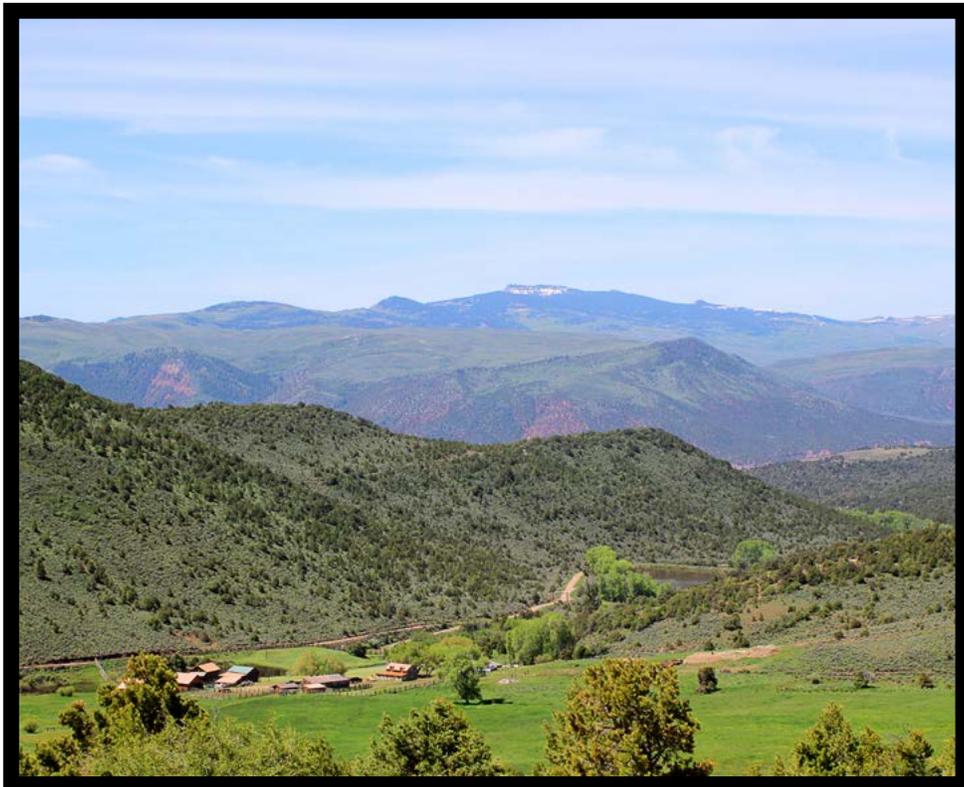


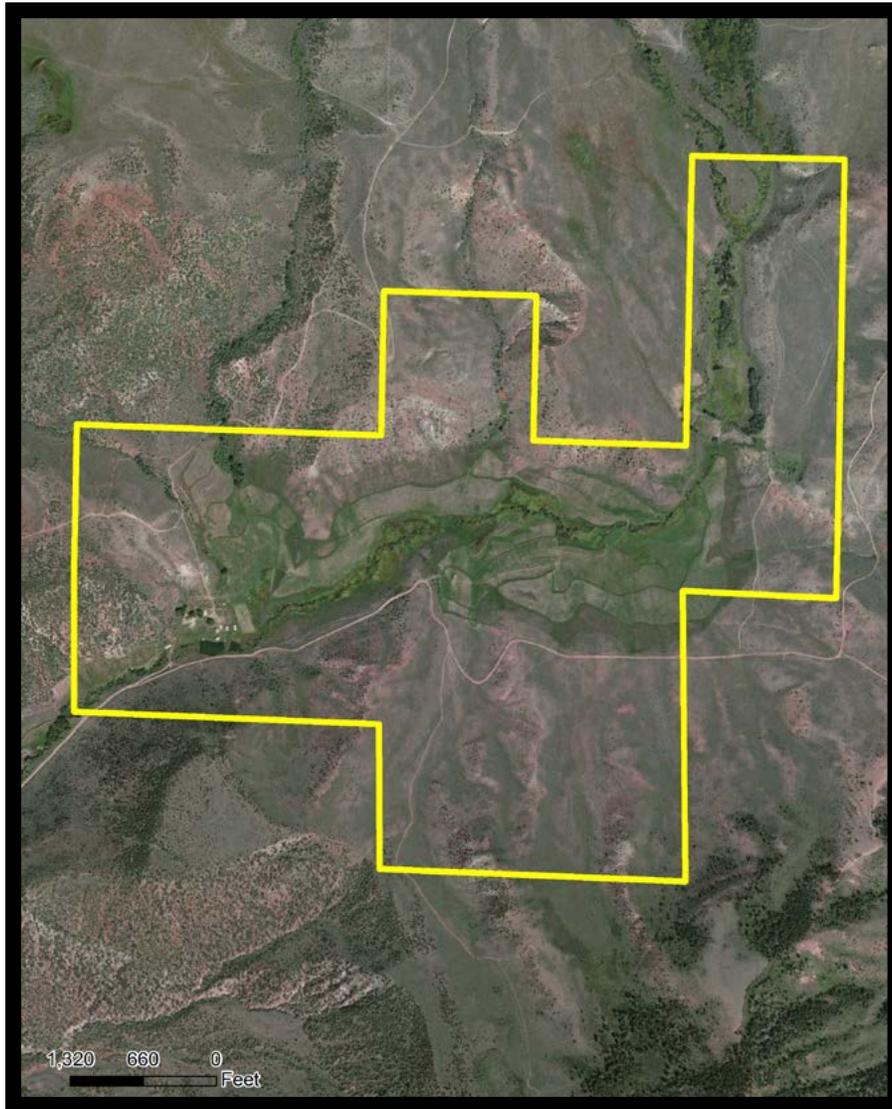
LOCATION

136 Miles from Denver

The Copper Spur Ranch is located outside the small mountain town of McCoy, Colorado. McCoy, Colorado is a short 20-mile drive from the I-70 corridor and only 41 miles from Vail, Colorado and the world class Vail Resorts. The internationally known winter ski resort destination of Steamboat Springs is also just 52 miles from McCoy, Colorado. Both Vail and Steamboat Springs are also well known for their plethora of summertime activities and exceptional weather during the summer months. Many people who have become locals in these small mountain towns originally came for the winter activities, and became residents because the summer months are so pleasant. There is commercial and private air services located at the Eagle Regional Airport located just 35 miles from the ranch.

Close to Vail & Steamboat Ski Resorts



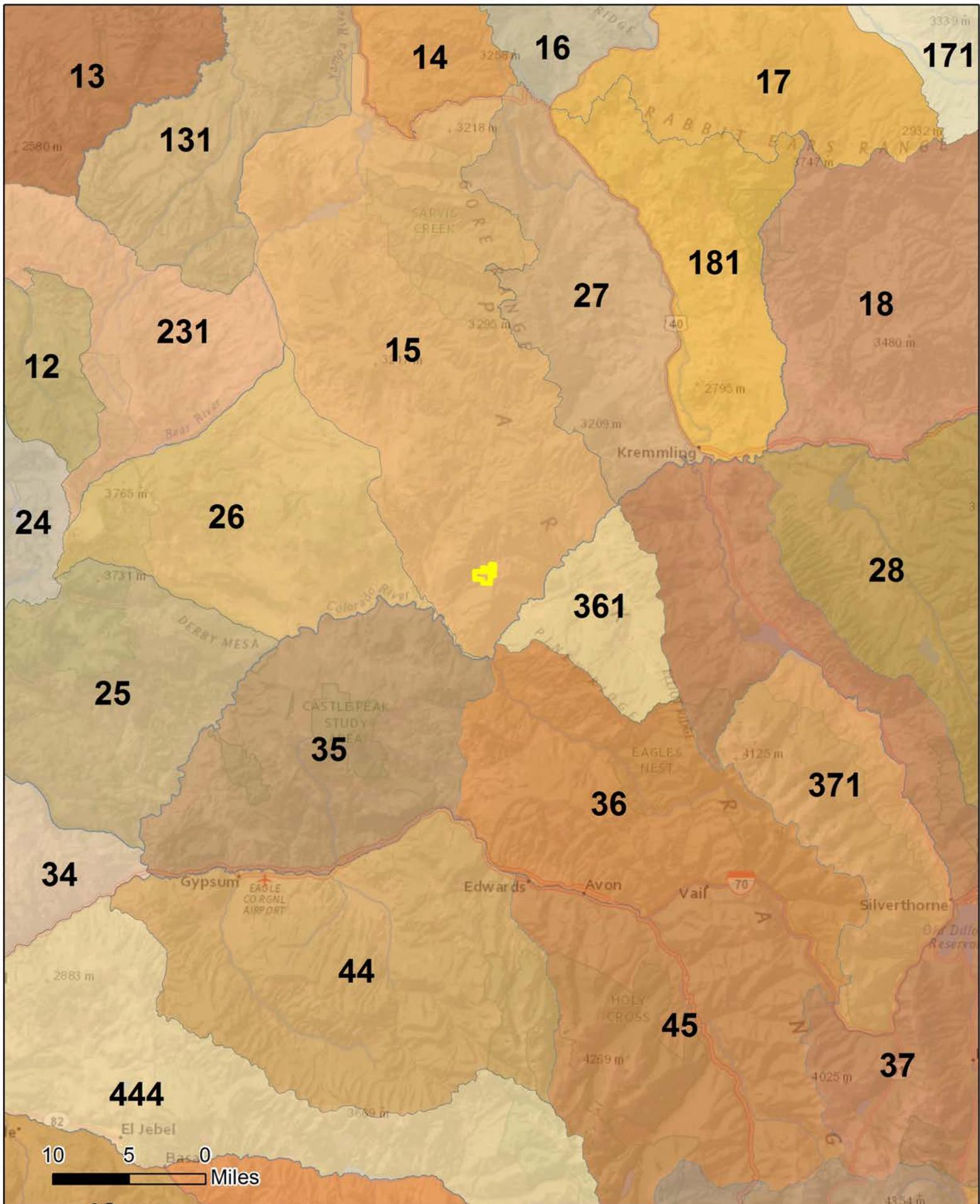




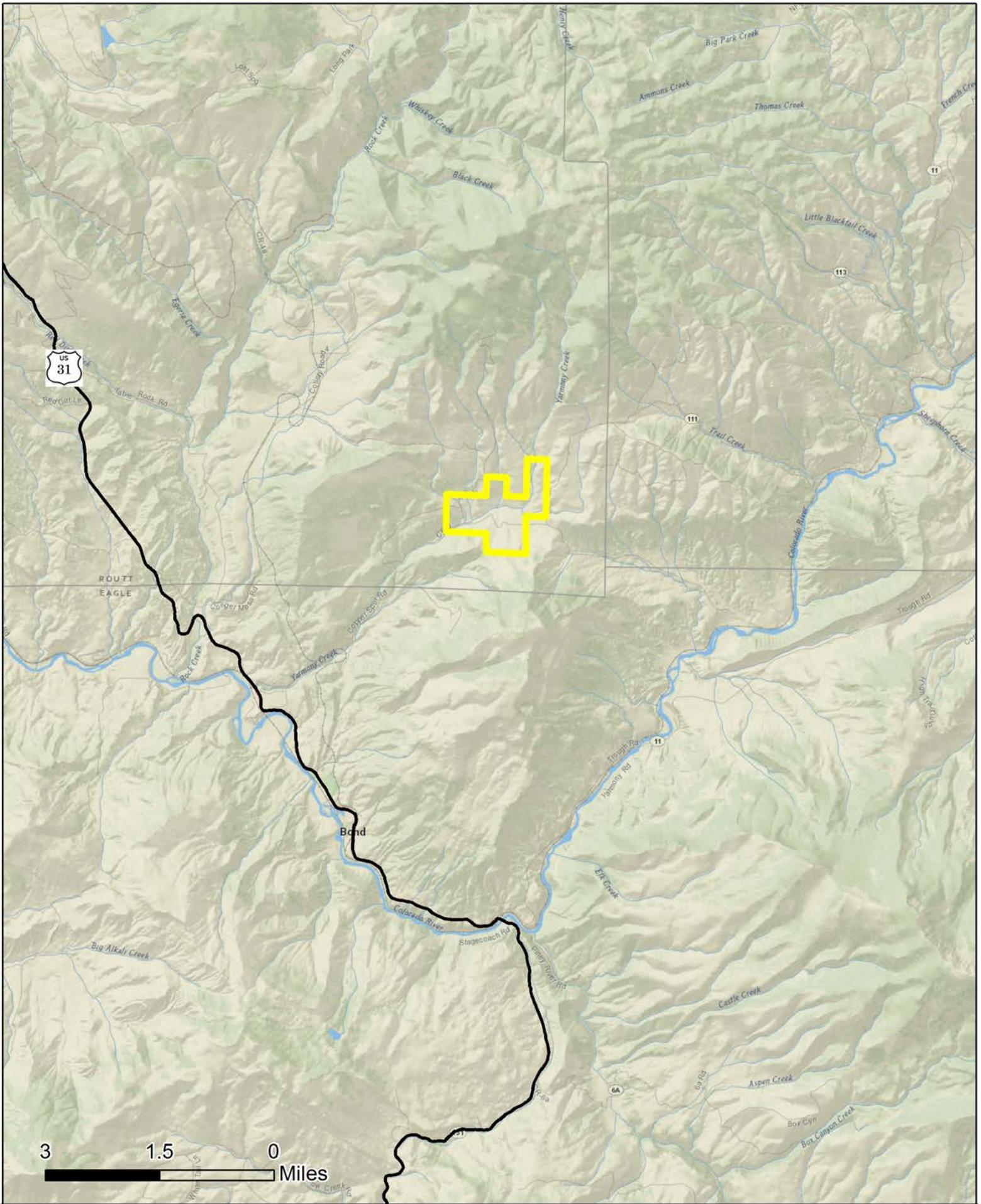
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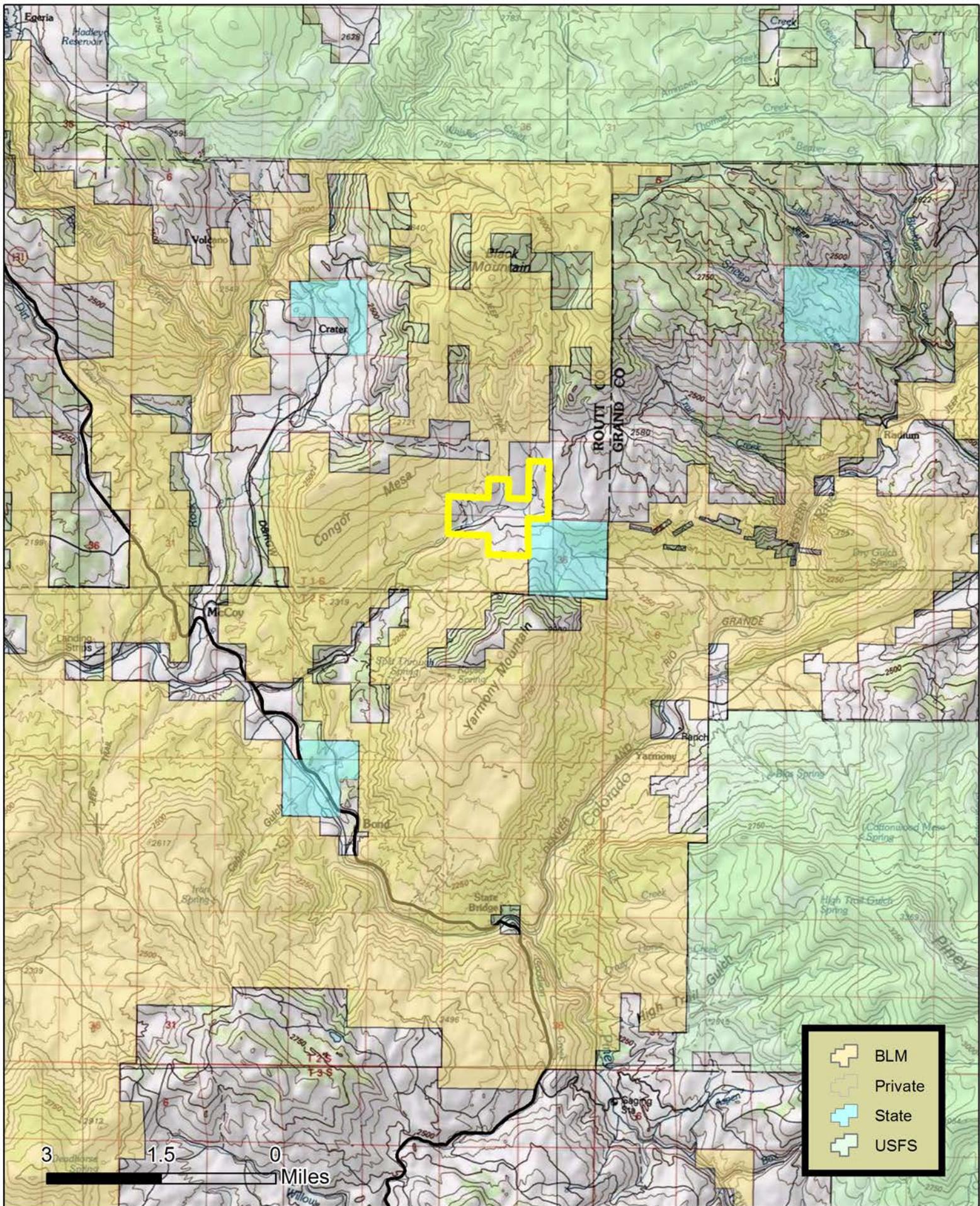
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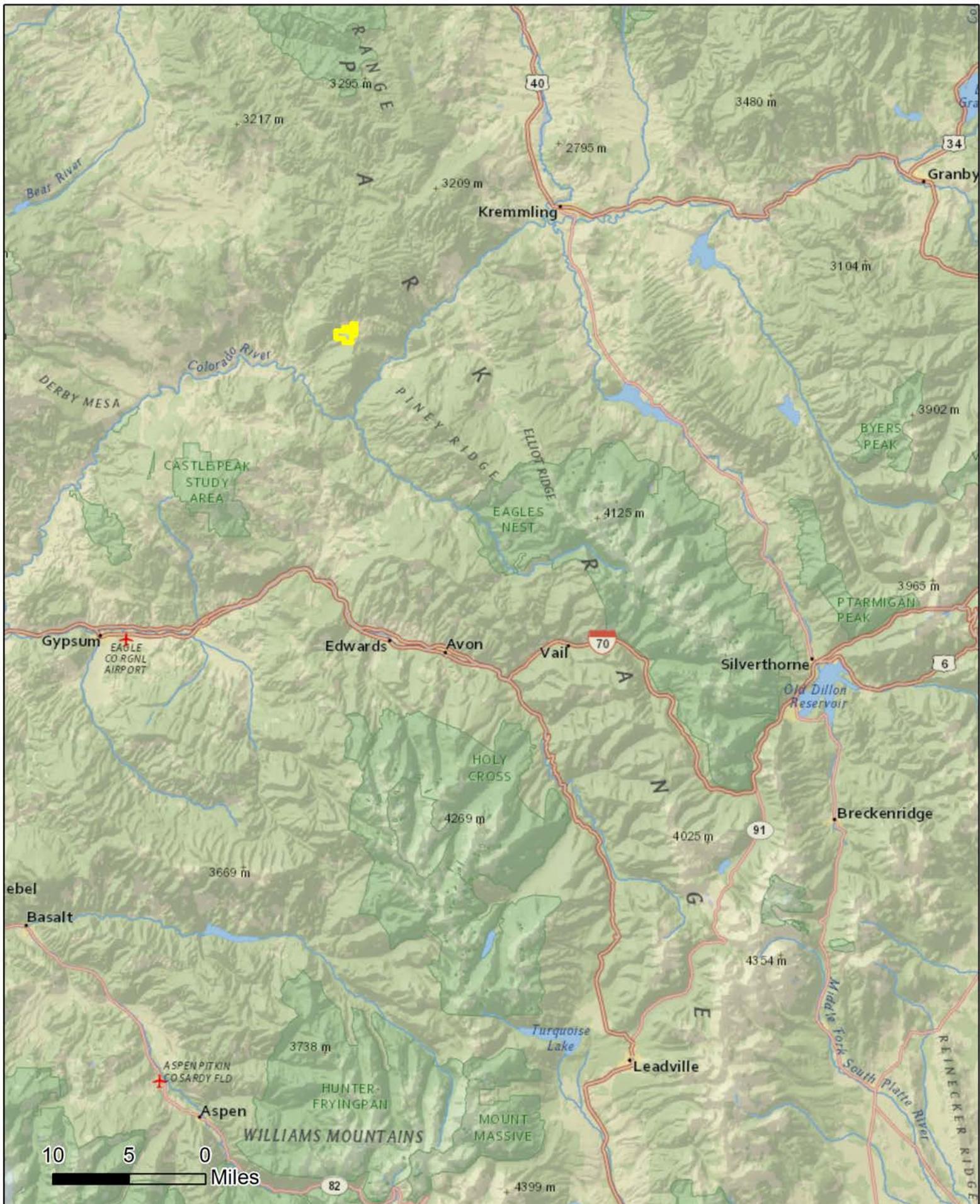
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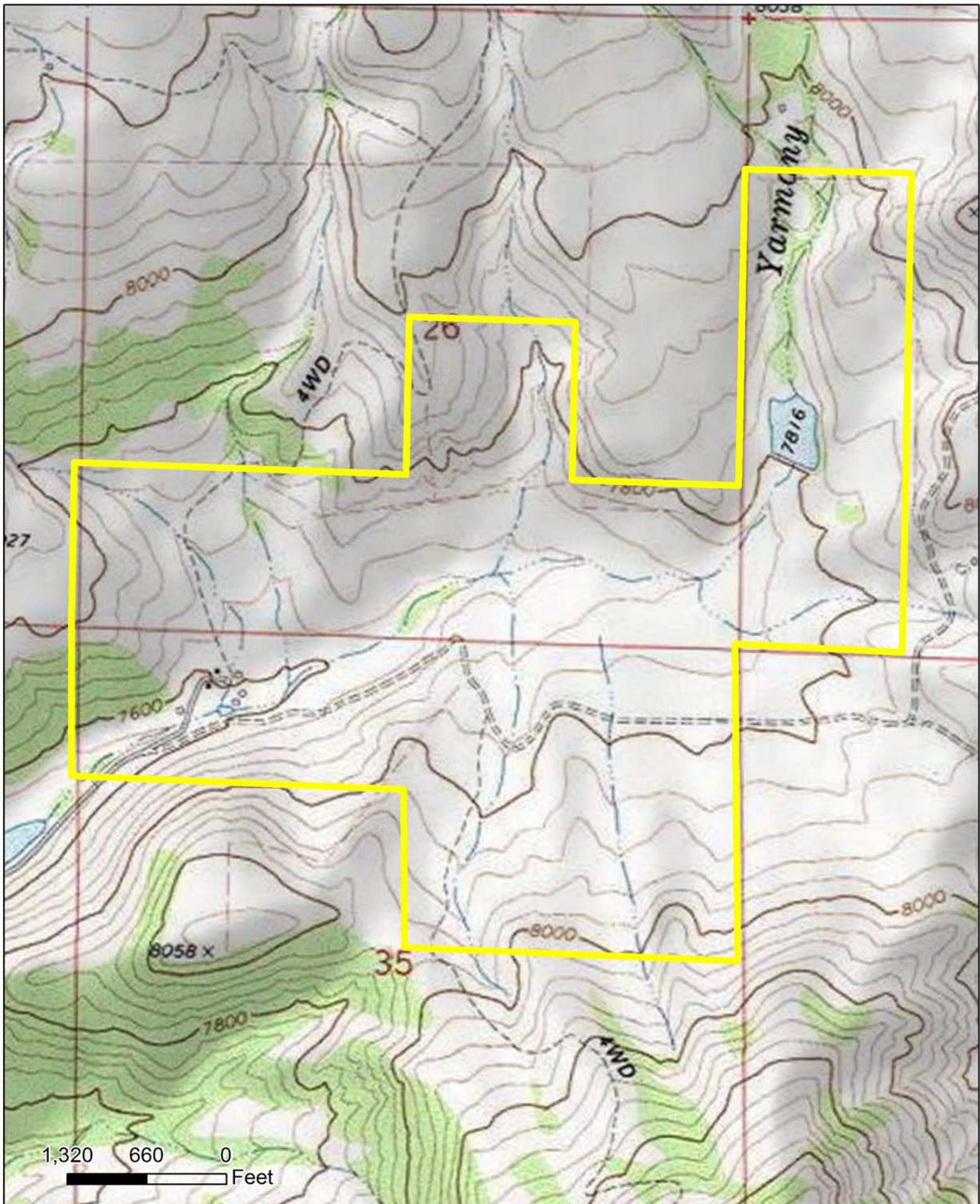
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William George

Broker/Owner (970) 485-1052
bill@coranch.com

Bill has been working on ranches in Grand and Summit County since 1999 and was the general manager and foreman of the largest working cattle ranch in Summit County, Colorado from 2004 to 2011. During that time period Bill also managed the Home Owners Association that owned the ranch. His intimate knowledge of working ranches as well as home owners associations includes firsthand knowledge of water rights, irrigation, hay production, cattle breeding, herd development, livestock marketing, range management, animal husbandry, horse care, horse training and breeding, wildlife habitat management, ranch budgeting and conservation easements.

Bill is also an accomplished big game hunting guide and is very familiar with the recreational aspect of today's high country ranches. Bill has a strong background in mechanics and all types of construction and haying equipment operation.

Bill is a member of the Middle Park Stock Growers Association, Colorado Cattlemen's Association, Vice President of the Colorado Farm Bureau (Kremmling Chapter), National Cattlemen's Association, American Quarter Horse Association, National Association of Realtors, Colorado Association of Realtors, the Grand County Board of Realtors, and Realtors Land Institute.

Bill's in depth knowledge of working ranches, recreational ranches & shared amenity ranches and each of their associated values would be an asset to anyone interested in buying or selling a mountain ranch in today's market.

Take their word for it.

Bill helped coordinate a very complex transaction. He helped negotiate with many parties involved and provided us with far and beyond the typical services of a real estate broker. We were very pleased with Bill throughout the process and would highly recommend him. Bill is honest, hardworking and has integrity and he will not disappoint. -Smith Family



Take their word for it.

Bill is just the best!! In a 3 year search for a place in the Pagosa Springs area he went above and beyond. He was always willing to travel beyond his territory to show us any property we thought might have possibilities. He always gave us his honest answers when we had questions. His knowledge was impressive and if there was something he wasn't sure about, he would find the answer. When we found our place Bill was always so good to take on responsibilities that were again above and beyond his duties as an agent! His actions were as though he were the purchaser of the property! He made everything so stress free by attending to details that would have meant more travel from Texas for us! I feel so blessed to have had Bill as our real estate agent and now a friend! He truly is the best and a 5 star guy in all areas. - Gail

Bill was a pleasure to work with. He went above and beyond to help us find the perfect mountain home. It was a three year process and he continued to search until he found a place that we were happy with. - Richie

I am in the very early stages of a potential large land / ranch purchase in CO. When you tell most brokers about that, they get very hard to reach when you call or email.

"When I told that to Bill, he sat back and said, "how can I help?" He spent several hours with me on the phone, doing joint internet searches and giving me general information about the CO ranch world. He pointed out situations and things to ponder that I had not even begun to consider.

During our latest work together, Bill spent three very long and action packed days with my entire family driving us to various ranches that we had asked to see. He was a continuous fountain of information and worked extremely hard for us those three days.

I have ZERO doubt that Bill George will be our broker when we purchase our property in the future. I am also very confident that, because of his efforts, we will be positioned to make an excellent decision on exactly what and where to buy.

I highly recommend Bill's services and would be happy to talk to anyone wanting a reference on him. Bill, feel free to give your perspective new clients or anyone considering listing their property with you, my cell number and encourage them to call me.

Bill, thanks for all your efforts and valuable information. We WILL BE IN TOUCH! - Hatrel Family

Knowledge, personality and determination. Bill George is top notch in all three. Bill excels in agriculture, outdoors and marketing. Throughout the whole selling process, Bill was more of a partner than a "selling agent". He kept in great contact and kept up us updated. Given that there were some unique situations with the seller and buyer, Bill found ways that would work for both parties involved. Even after the closing Bill still continues his attention to detail. -Kayser/Meyring Families



Take their word for it.

Bill George helped us to find our ranch in Toponas, Colorado. He went above and beyond to represent us and the sellers. He spent numerous hours on research and totally helped us handle all the legal issues with the water rights, mineral rights, and the history of the ranch and previous owners. Bill is very personal, we have found a new friend and respect him for his truthfulness, he cares about you as a person as well as a client. We would never use any other realtor after working with Bill, he helped us to understand the contracts so well and explained things to us as well as our children beyond his call of duty. Bill made this ranch a possibility for us and made it happen. - Gates Family

Bill helped us purchase our vacation ranch property in Summit County. The process took 6 months and Bill worked diligently to help us decide what was best for our family. He even traveled several hours away to see a property for us that was well out of his territory. A lot goes into purchasing ranch property, particularly for those of us who have limited experience in these transactions. His knowledge of the local area was unmatched. We felt very comfortable using him as our buyers agent even though he was the listing agent on the property. He was able to work both sides of the fence and we truly felt he had our best interest at hand. He is upfront, honest and very knowledgeable in ranch properties. We highly recommend Bill and would use him again in a heartbeat. - Scannura Family

We moved from south FL to Golden, CO mountains. Big move! We could never have done it without Bill George. He is one of the most honest, diligent and well versed men I have ever met. He spent hours, days and weeks with us. If he didn't know the answers, he researched them. He went above and beyond to help us find the right property. He is intelligent and educated in so many areas. I can't even begin to explain. I recommend him to everyone! It doesn't matter what you are looking for. He will put in 100% to help you find and close your deal. HE IS BY FAR THE BEST AGENT EVER! - Cole Family