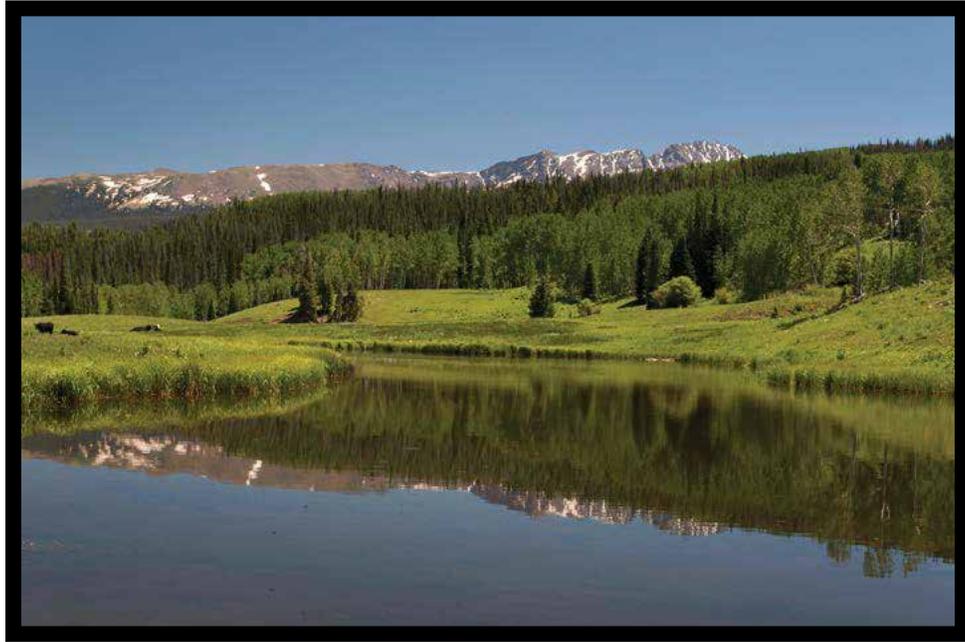


SHADOW CREEK RANCH
SILVERTHORNE, CO



MISSION

Shadow Creek Ranch offers all the joys of ranch living without the burdens of day-to-day maintenance. Ownership at Shadow Creek Ranch will allow you to step inside a worry free world of ranch ownership.

SHADOW CREEK RANCH

SILVERTHORNE, CO

5,860 Acres

22 Homesites

Shadow Creek Ranch is a shared amenity ranch offering exclusive homesites located on breathtaking Colorado landscape. Imagine your custom built home along pristine meadows, ridges, canyons, amongst the aspens or overlooking the Blue River. As an owner, you and your guests have access to outstanding fly-fishing on 22 lakes and ponds and on the Gold Medal Waters of the Blue River, guided and unguided horseback riding, excellent hunting, cattle drives with the cowboys, over 15 miles of groomed trails for snowmobiles and cross country skiing, over 22 miles of atv trails, endless miles of hiking and mountain biking trails, first-class service and luxury accommodations in the main lodge or guest house.

First Class Concierge Service

Shuttle Service

Private Chef

Professional Recreational Guides

Equestrian Facilities, Boarding & Training





ACCOMMODATIONS

The 6,000 square foot main lodge and 4,000 square foot guest house provide first-class accommodations for homeowners and their guests. You and your family and friends may stay in one of eight luxury suites in the lodge or guest house or in one of the five fully furnished out cabins located throughout the property for day or overnight use.

ABOUT

70 to 75 Acre Homesites

Shadow Creek Ranch features 22 homesites among shimmering aspens, alongside high mountain meadows, all with beautiful mountain vistas of the Gore and Williams Fork ranges. Your 70-75 acre home-site offers stunning views of the nearly 6,000-acre property and includes use of the balance of the 6,000 deeded acres. By design, homesites were laid out to ensure that the beauty and harmony of the ranch remains untouched. No two home-sites are the same and great effort was made to ensure a natural feel throughout the community.

Established Conservation Easement

| | | |
|-------------|--------------|----------------|
| 5,860 Acres | 22 Homesites | Lasting Beauty |
|-------------|--------------|----------------|

Few have experienced a place like Shadow Creek Ranch. Our goal is to preserve the untouched mountain character. To achieve this, Shadow Creek Ranch established a conservation easement with Summit County in December of 2000. This prevents future changes or development to the land outside current plans and will guarantee its conservation for generations to come. Shadow Creek Ranch has carefully orchestrated development to optimize the ranch's natural landscapes. We believe that proper integration of home-sites will create a place of lasting beauty.

Natural & Untouched Character



AMENITIES & SERVICES

A Step Beyond Extraordinary

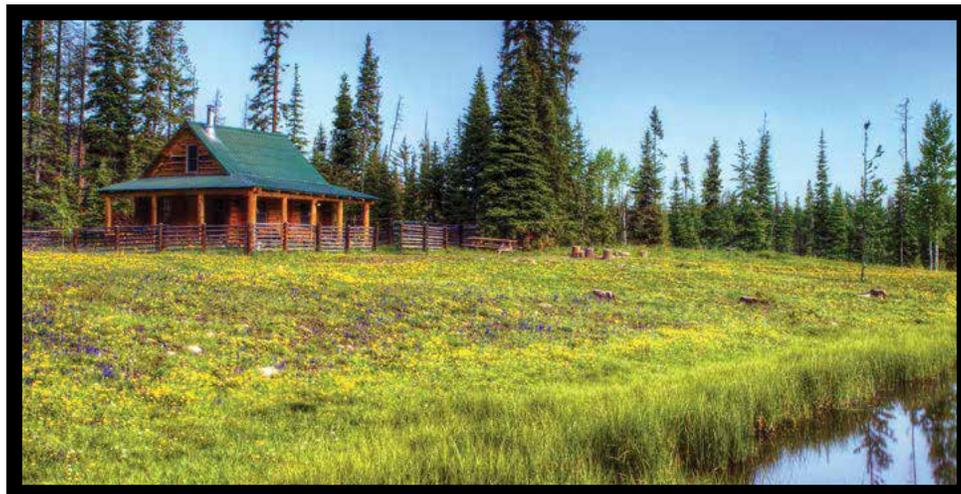
First-class service and amenities make each moment at the ranch special. As an owner, you will receive yearly access to 40 hours of private recreational guides, 55 suite nights in the lodge or guest house and 45 cabin nights. Property owners also have the added benefit of horse, snowmobile and all-terrain vehicles use. First class concierge service makes travel simple with shuttle service to and from area airports. Luxury services include firewood delivery, transportation services and grocery delivery through the Shadow Creek Ranch concierge. Shadow Creek Ranch is less than ten miles south of the private, jet accessible airport in Kremmling, Colorado and less than 2 hours from Denver International Airport. After a long day exploring the ranch, you will enjoy our full-time private chef and our cocktail hour and event get-togethers. The staff is here to accommodate your needs and ensure that your ranch property is a step beyond extraordinary.

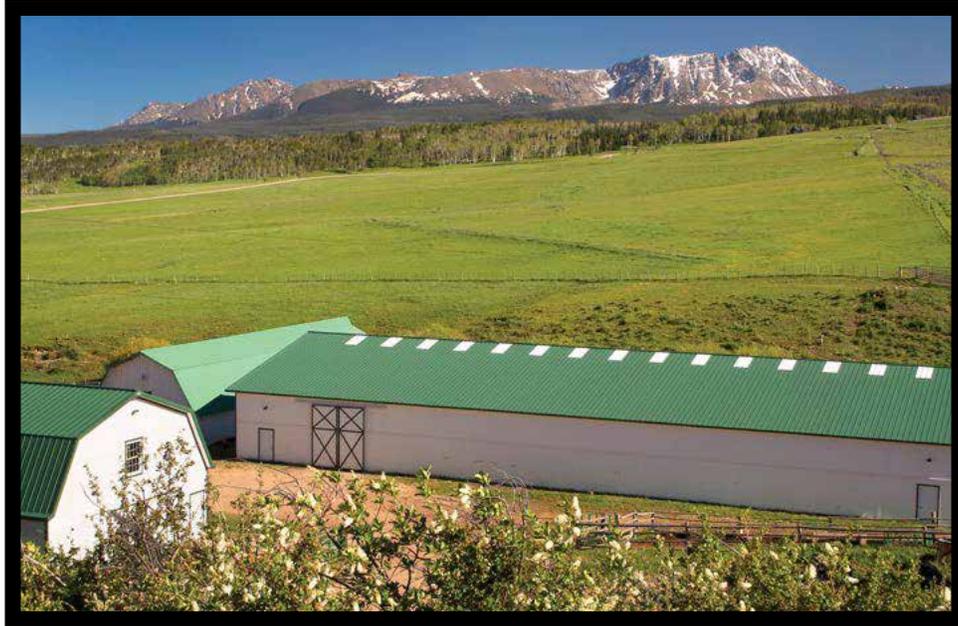
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|-------------------------|---------------------------|
| Catering & Private Chef | Horseback Riding Lessons |
| Recreational Guides | Horse Boarding & Training |

Sit back and relax while our caretakers handle that “not so fun stuff.” You can expect year round road maintenance, snow removal from private walks and driveways, firewood cut and stacked at your homesite and advanced shopping for groceries.

Ranch Roads & Equipment Maintenance

| | |
|--------------|----------|
| Snow Removal | Firewood |
|--------------|----------|





EQUESTRIAN CENTER

Enjoy full use of the indoor and outdoor riding arenas and equestrian center for riding, boarding, training & lessons.



RANCHING

Ranching operations provide owners the opportunity to learn and participate in cattle roundups and horse riding activities. Property owners have the added benefit of horse, snowmobile and all-terrain vehicles use.

ACTIVITIES

First Class Adventure

Shadow Creek Ranch offers recreation for every interest and season. As an owner, you have unlimited access to first-class activities and adventure including ranching, outdoor activities and full use of the indoor and outdoor riding arenas and equestrian center. There is something for everyone with world class fly fishing on the Gold Medal Waters of the Blue River and in 22 lakes and ponds, 7 golf courses and 7 downhill ski resorts (Breckenridge, Keystone, Copper Mountain, Arapaho Basin, Vail, Steamboat, Winter Park) within a one hour drive, endless trails for hiking and biking, 15 miles of groomed trails for cross country skiing & snowmobiling, horseback riding, hunting for trophy elk and mule deer and use of snowmobiles, all-terrain vehicles and horses. The staff is here to accommodate your needs and guide your adventures to maximize your ranch experience.

Gold Medal Water Fishing

| | | |
|--------------|--------|------|
| Snowmobiling | Skiing | ATVS |
|--------------|--------|------|

Trophy Elk & Mule Deer Hunting

| | | |
|--------|-----------------|------------------|
| Hiking | Mountain Biking | Horseback Riding |
|--------|-----------------|------------------|

Private Professional Guides



LOCATION

98 Miles from Denver

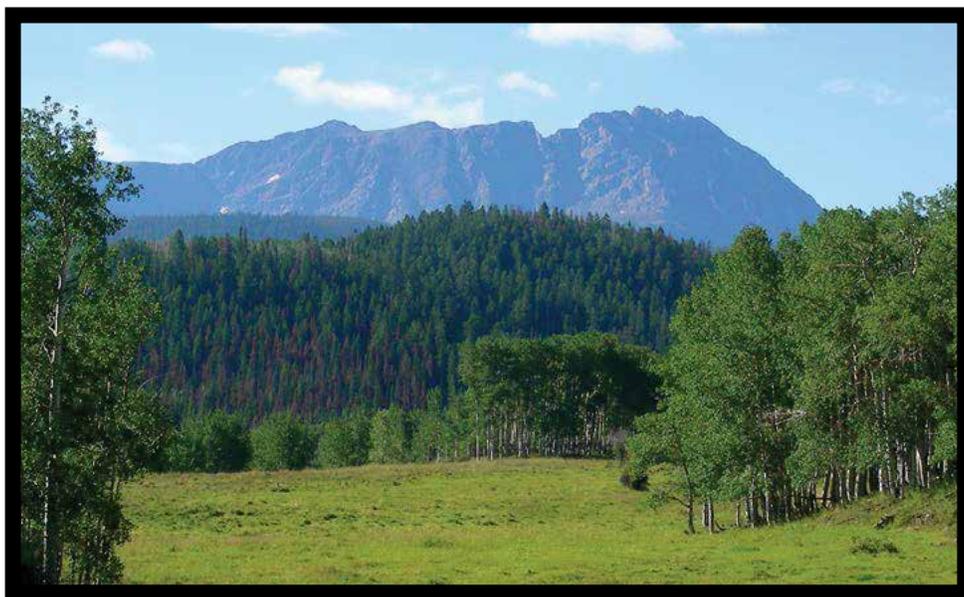
Located off Highway 9 in Summit County Colorado, Shadow Creek Ranch offers nearly 6,000 acres of private refuge adjacent to the Arapaho National Forest. The property lies just north of Eagles Nest Mountain, which affords owners breathtaking backdrop of canyons, meadows, high alpine forests and the Gore and Williams Fork mountain ranges. Less than two hours west of Denver and within one hour of seven major ski resorts, owners enjoy the privacy and activities of the ranch with easy access to fine dining, shopping, and the excitement of first class golf and skiing at many local towns and resorts.

4 Miles Off Highway 9 in Summit County

On the Blue River

Within 1 Hour of 7 Ski Resorts

Adjacent to Arapaho National Forest

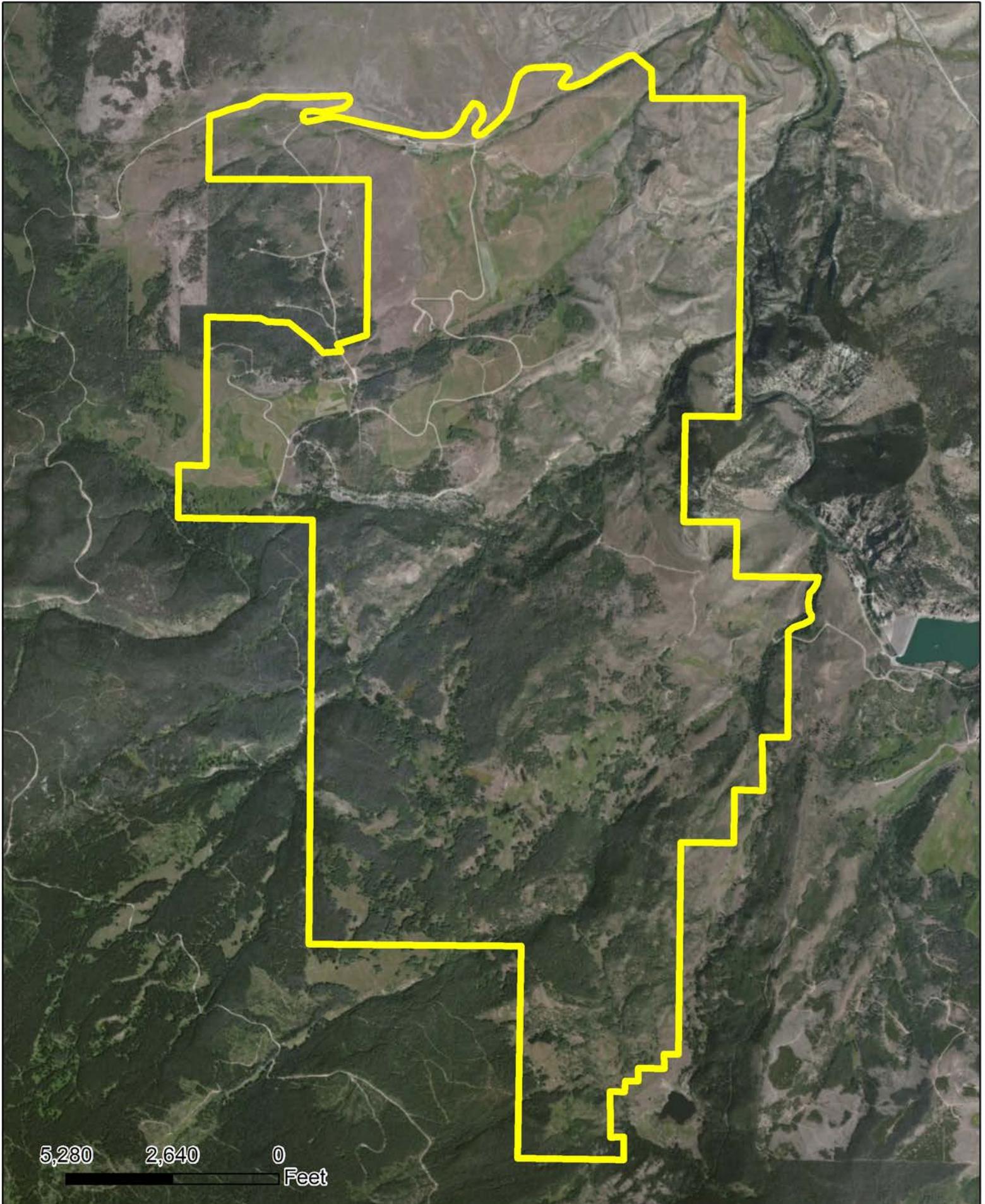




www.ColoradoRanchCompany.com

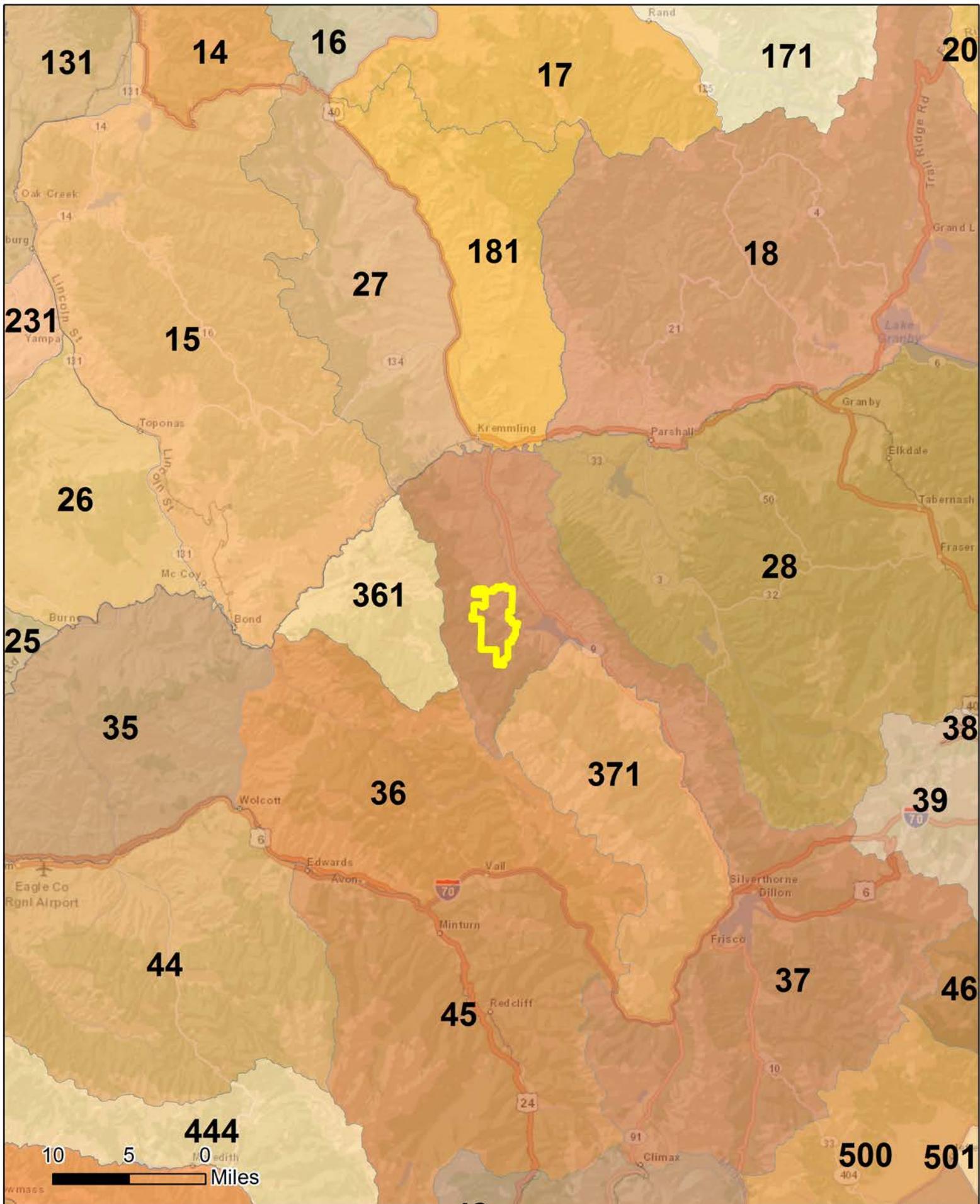
970.724.5900

217 Central Ave. | Kremmling, CO 80459

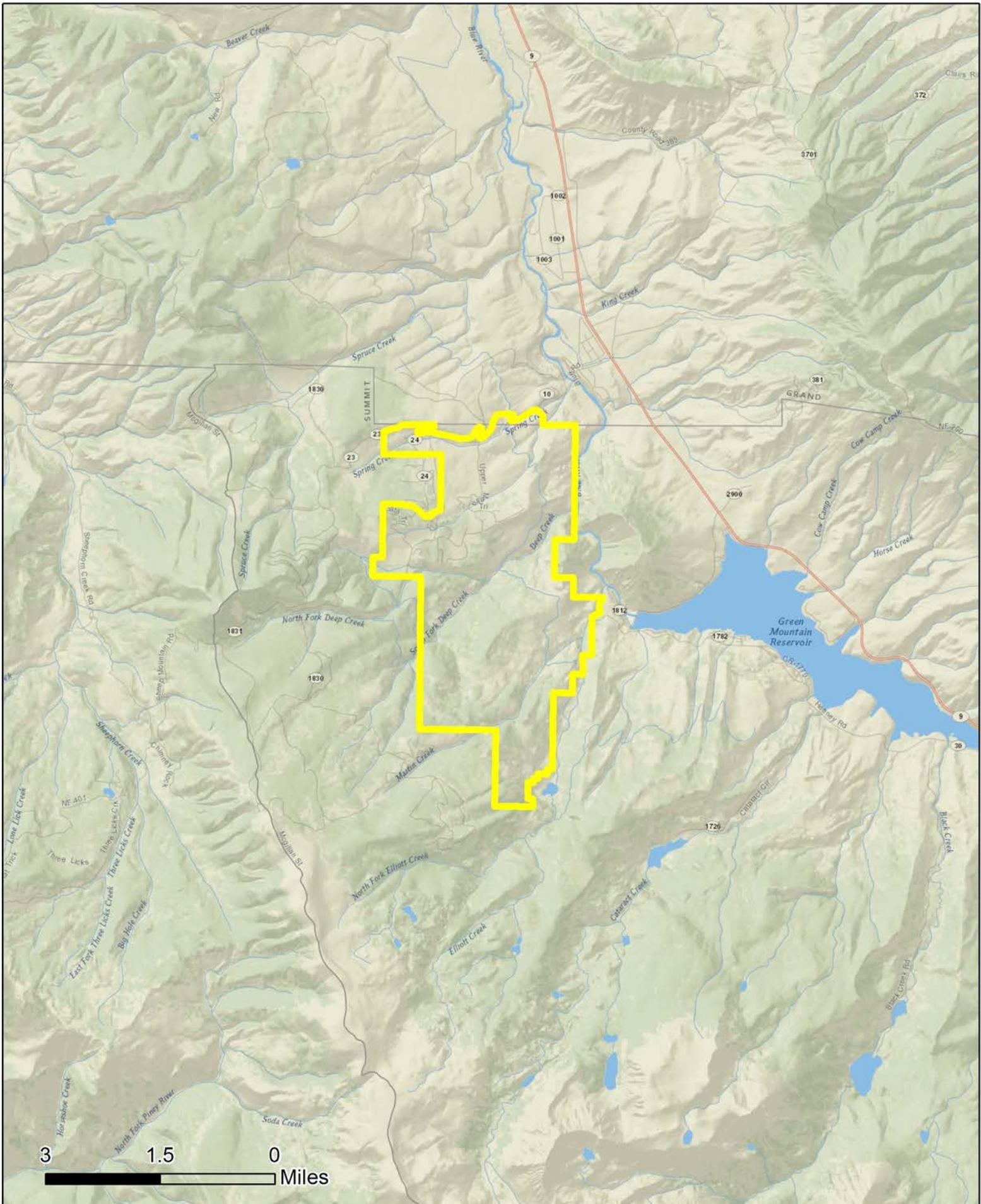


5,280 2,640 0 Feet

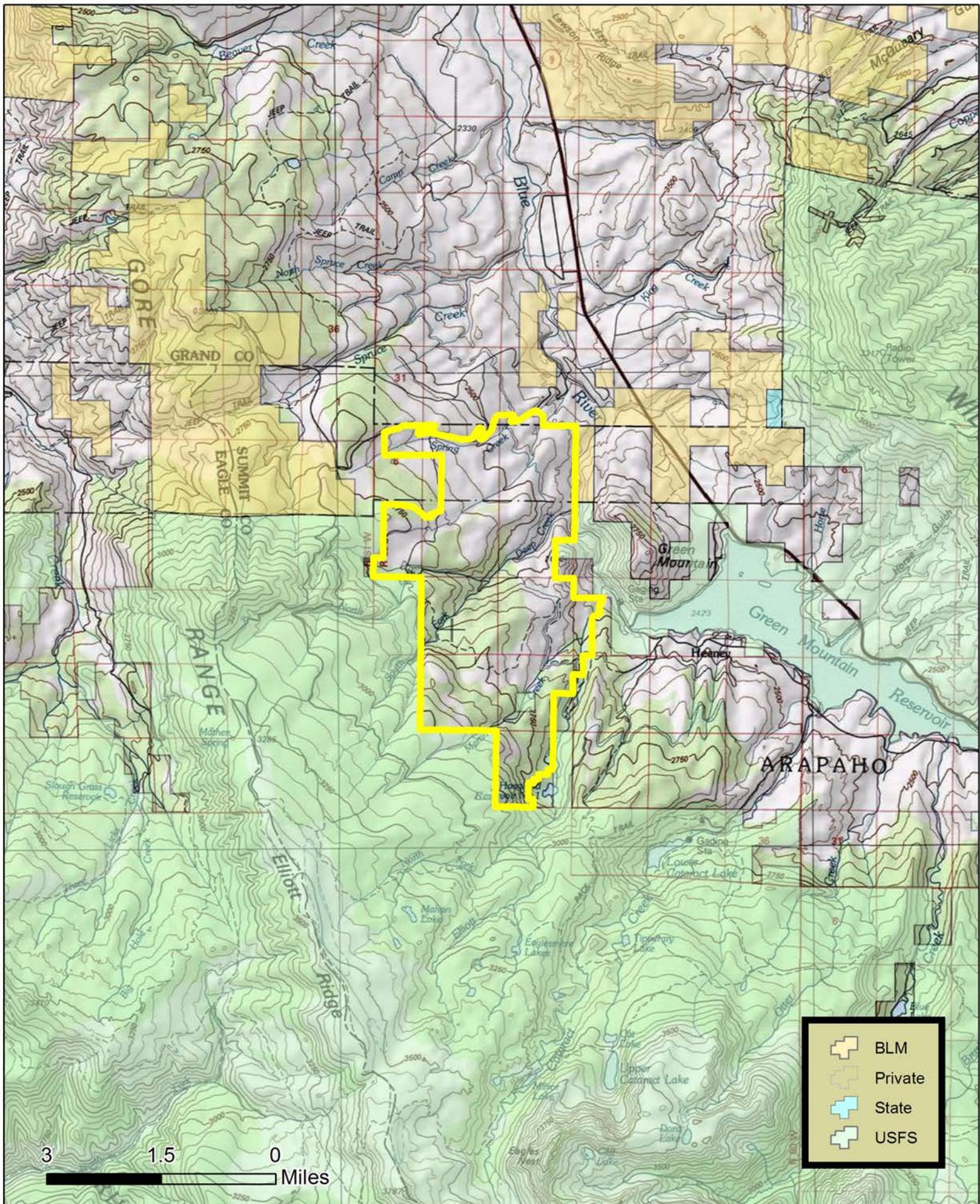
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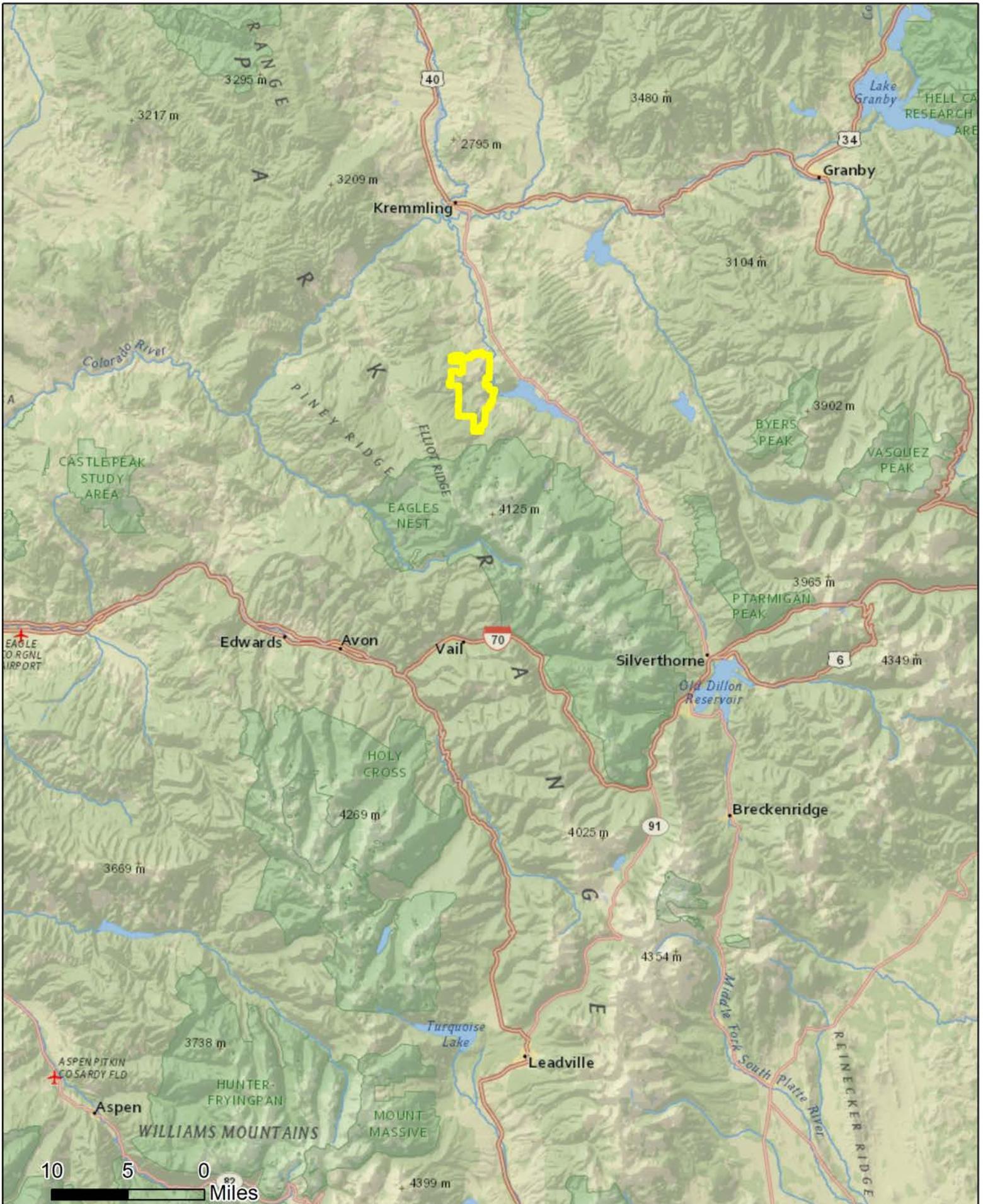
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William George

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