

HISTORIC LINKE CATTLE RANCH

Granby, Colorado





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HISTORIC LINKE CATTLE RANCH

Granby, Colorado

1,588+ Acres

\$14,499,000

The Historic Linke Cattle Ranch offers an exceptional opportunity to own a 1,588+ acre ranch, seeped in genuine Western history.

The expansive parcel provides nearly 1,600 acres of open meadows and gently rolling hills. It includes five reservoirs, two homes, three large garages/shops, a chicken coop, and a historical barn.

Owned and operated as a cattle ranch by the Linke family for over 100 years, the ranch currently supports 175 head year-round, and is capable of supporting 200 head, with additional summer grazing leases on the adjacent BLM and private lands.

The Historic Linke Cattle Ranch is versatile land. Multiple homes and large outbuildings, in addition to extensive historical water rights in several ditches and reservoirs, make it ready to support livestock. The fact that the ranch is unencumbered by conservation easements makes it one of the premier development opportunities in the state. Multiple entries grant direct access from both sides of U.S. Highway 40, Cottonwood Pass (County Road 306), and Thompson Road.

The ranch borders BLM land, Colorado State Land, and the golf course community of Grand Elk. The Ski Area at Granby Ranch and the Granby Ranch 18-hole golf course is only 5 minutes from the Linke ranch, while City Market sits less than a mile from the ranch. National forest access is less than 5 miles from the ranch, on Cottonwood Pass (County Road 306).

The ranch is adjacent to the town of Granby's shopping, dining, and outdoor recreation. Winter Park's resort activities, including its world-class mountain biking and ski area, are a 15- to 20-minute drive, while Denver is just over 85 miles from the ranch.



RANCH HISTORY

Seeped in Genuine Western History

Through droughts, wildfires, two world wars, The Great Depression, and countless personal struggles, the Linke family has successfully thrived as one of the last ranching pioneers in Grand County.

Emil Linke immigrated to New York City in 1866 from Germany as an ambitious carpenter. In 1878, Leadville's gold and silver rush drew him to the mountains of Colorado. One winter, as he skied between Leadville and Silverton to prospect, he came close to freezing to death. Awhile afterward, he and his friend discovered two productive mines. However, they didn't have enough money to develop the mines, so Emil sold his share of the mining claim for \$3,000.



In 1883, he and his wife, Sophie, began homesteading the Linke Ranch on Cottonwood Pass' road, 8 miles east of Hot Sulphur Springs. After building their cabin, they discovered that the "swampland" was undesirable, so they relocated to higher ground, to the current Historic Linke Ranch. Here, they began all over, cutting logs to build another cabin, barn, corrals, and fences; clearing sagebrush; trenching ditches; and producing hay crops to feed cows and horses. Their neighbors predicted the newcomers would freeze, starve or perish in a drought, but the Linke's persisted and, ironically, ended up selling their hay to those neighbors.

In the summertime, Emil regularly traveled a wagon road over Berthoud Pass to obtain necessary supplies from Denver. By midmorning, he would reach the top of the pass, and after a half-day on horseback from Empire City, he'd often rest at Bill Cozen's stage stop, which is now a Grand County Historical Association site, just off Highway 40, between Winter Park and Fraser. In wintertime, there was no way out of the county, other than skiing over Berthoud Pass.



Emil and Sophie had 10 children. The nearest school, in Hot Sulphur Springs, was much too far, so Emil built another log cabin with handcrafted desks, hired a teacher from Denver, and called it the schoolhouse, which served students until the county opened a new public school in 1918. Today, the Grand County Museum displays the globe that sat on the original teacher's desk.

When workers built the railroad through Middle Park, the Linke Ranch provided meat and butter to the crews. The Linke's drove cattle through Granby before it was a town, and they were instrumental in establishing Granby. Throughout the decades, and to this day, members of the Linke family have served politically as county commissioners and held state and federal positions.

Over the years, Emil purchased more and more acreage, including neighboring homesteads and ranches, but in 1922, the financial burdens required they sign a 20-year mortgage. Meanwhile, Emil's health began to decline. But the family was determined to save the ranch from foreclosure. Once again, the family ultimately succeeded.



The current ranch's owners (fourth generation) descended from Emil and Sophie's fourth son, Fritz Linke, who avoided a deadly fate when one of his neighbors, Mrs. Tovey, shot Fritz while he was out mending fences. Fritz was primarily a shepherd. Shepherders and cattle ranchers have traditionally clashed, and Mrs. Tovey, a cattle rancher, apparently wanted to prove her point. The bullet hit Fritz in the back, just above his heart. He survived, while an all-cattlemen jury ruled Mrs. Tovey not guilty. Eventually, Fritz and his wife Alice began raising cattle. The Linke's secured their stock brand in 1920, which the family has been using ever since on the Historic Linke Cattle Ranch.

Both Fritz and Alice, like their parents, played instrumental roles in the county's developing society. Fritz was a member of the Colorado Cattlemen Association and the Grand County Pioneer Society, while Alice taught school in Granby, was Secretary of the Schoolboard for 15 years, and was instrumental in founding the local PTA and the Granby Women's Club.

On a blustery, winter day in February 1942, the Linke ranch home caught fire and burned to the ground. Fuel oil tanks magnified the inferno, but the Granby Fire Department saved barns and other ranch buildings. Kind neighbors housed the family for a few days, while the Mason's, American Legion, and church members helped the family rebuild, and carry on.

One of Fritz and Alice's three sons, Bud Linke, is the father of the current ranch owners, Sandy and Dick. Bud arm-wrestled his way into serving in World War II as a chief gunner in a B29 bomber. The Army initially denied his enlistment, because he broke his arm in fifth grade, leaving it crooked. But Bud didn't take "no" for an answer. He visited the head Army doc, who asked if he could Indian wrestle. As Bud recalled, the doctor "was an older man with a little weight on him; I was in shape." Bud's "bad" arm beat the doc's healthy arm, and he was enlisted.

One night at 2 a.m., after a 12+ hour mission off the coast of Japan, the enemy shot down Bud's plane. The 10-man crew bailed into the rough, pitch-black sea and waited 9 hours for a U.S. submarine rescue. Half of the men died, but true to the Linke family good fortune, Bud returned to duty. In 1945, Bud began operating the Historic Linke Cattle Ranch. His children are now one of the few pioneer ranchers left in Grand County.

Bud Linke understood growth. During an interview for *Alpenglow Magazine*, Bud, then 87 years old, said that the trend of developers replacing ranches is "called progress, and it's going to be that way."



AREA WILDLIFE & RECREATION

Enjoy Outdoor Activities Year-Round

Granby combines small-town charm with modern dining, shopping, and outdoor recreation.

Founded in 1905, Granby continues to grow as a popular vacation destination, due to its ideal location and climate. It's about 85 miles from the big-city life of Denver, while the town provides stunning views of the Continental Divide and surrounding mountain peaks. The area teems with wildlife, from moose and elk to a variety of birds and small animal species. Rocky Mountain National Park's 415 square miles feature alpine lakes, alpine tundra, forested valleys, and meadows often filled with large herds of elk.

Granby offers outdoor activities year-round, from world-class golfing, mountain biking, boating, rafting, horseback riding, hunting, and fishing in Gold Metal Waters during the summer to alpine and cross-country skiing, snowmobiling, snowshoeing, and dog sledding in the winter.



Grand County's main attractions — ranging from Winter Park Resort and Rocky Mountain National Park to Grand Lake and Hot Sulphur Springs, are all within a 20-mile radius of Granby, making it the perfect base to explore the best of the Colorado mountain lifestyle.

Winter Park Ski Resort has been named the #1 ski resort in the nation by USA readers for the past two years, as well as Colorado's top adventure town by Elevation Outdoors for two years in a row. The resort provides skiing, hiking, horseback riding, tubing, and rafting. The area is also known as the Mountain Bike Capital USA because of its 600+ miles of trails, ranging from beginner to advance. The town has great restaurants, live entertainment, and festivals during all seasons of the year.

WATER RIGHTS & RESOURCES

The ranch includes extensive historical water rights in several ditches, reservoirs, and creeks. A complete water analysis is available upon request to qualified buyers.

IMPROVEMENTS

The ranch includes two modest homes. The first home is a 3-bedroom, 1-bath, 1,400-square-foot ranch home constructed in 1936. The second home is a 2-bedroom, 2-bath, 2,400-square-foot home with an attached garage that was built in 1949.

A large, 7,000-square-foot heated and insulated shop and two smaller shops are currently utilized for equipment repair and store multiple vehicles and ranch/construction equipment.

The historical horse and cattle barn is still in use today and would be an ideal location to establish equestrian activities in the ranch's future.





LOCATION

Enjoy Outdoor Activities Year-Round

The Historic Linke Cattle Ranch borders Grand Elk Ranch and is less than a mile from Granby Ranch. Both communities offer a variety of recreation, from Granby Ranch's 18-hole championship golf course and ski resort to the area's vast attractions, which offer everything from ballooning and four-wheeling to ice skating, rock climbing, rafting, and sleigh rides. City Market is located less than a mile from the Historic Linke Cattle Ranch. Highway 40 provides multiple, direct access points to the ranch.

With its 5001- x 75-foot runway, Granby-Grand County Airport offers convenient access to Granby, while Denver International Airport, just over 2 hours from Granby, provides commercial flights into the region.

Granby makes a great basecamp for exploring the various wildlife, outdoor recreation, and vistas of Winter Park Resort, Rocky Mountain National Park, Grand Lake Hot Sulphur Springs, and Kremmling, which are all within a 30 minute or less drive.

Summit County's world-class resorts, which deliver everything from skiing and biking to festivals and concerts, are just 64 miles from Granby. Likewise, hot springs, skiing, biking, boating, and live music in the resort town of Steamboat Springs are an hour and a half away.

Denver is about 85 miles from Granby, making Granby's location the ultimate combination of pristine, friendly mountain living within proximity to all of the art, culture, shopping, and festivities in the big city.

SUMMARY

For the first time in over a century, the Historic Linke Cattle Ranch offers an unencumbered opportunity to own 1,588+ acres directly off Highway 40, in a mountain town that is seeing unprecedented growth. The large parcel features five reservoirs, creeks, extensive water rights, two homes and several outbuildings, including a historical barn and garages/shops that measure up to 7,000 square feet.

The Historic Linke Cattle Ranch has a long, successful history of raising cattle and sheep and has supported up to a 200 head cow calf operation, with additional summer grazing leases on the adjacent BLM and private lands.

The Historic Linke Cattle Ranch is situated in a perfect location, just minutes from City Market, golfing and skiing at neighboring developments. The ranch's meadows, gentle rolling hills, reservoirs and creeks easily lend themselves to beautiful community hiking and biking trails, as well as open space. Bordering BLM and state lands generate further open space, privacy and recreational opportunities that mountain homeowners treasure.

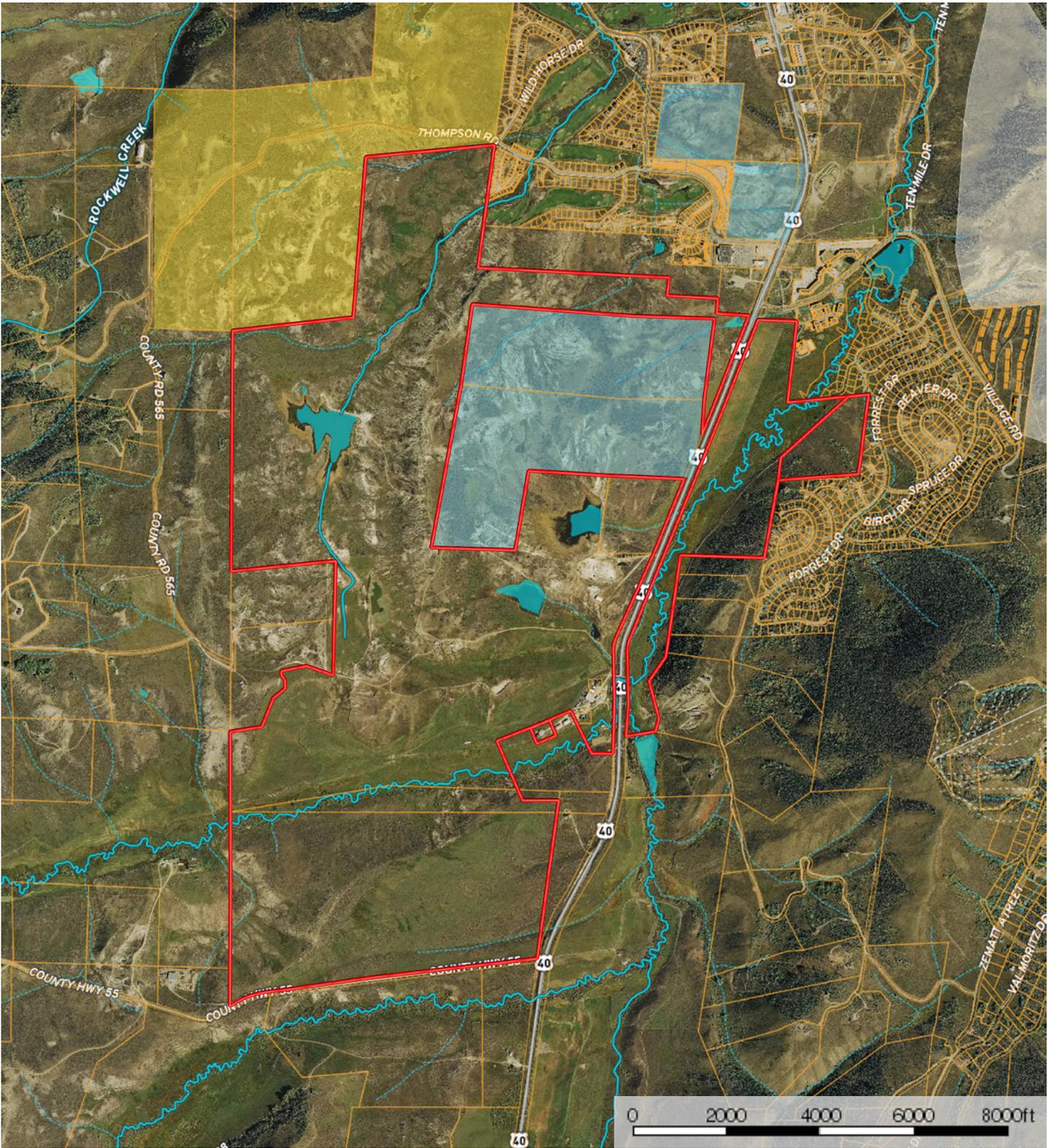
The town of Granby, with its variety of dining, shopping and activities, is located adjacent to the ranch. Granby is an ideal hub for the best of what the Colorado mountains have to offer; within a 20-mile radius of town lies Rocky Mountain National Park, Grand Lake, Hot Sulphur Springs and Winter Park, one of Colorado's most popular and fastest growing resorts.

Denver's international airport is less than 2 hours away; Denver is about 85 miles from Granby, and Granby-Grand County Airport allows convenient, small-craft access to the ranch.

The events of 2020 have added strong momentum to people's already growing desire to live in the serene mountains of Colorado. The Historic Linke Cattle Ranch offers one of the few opportunities to live so close to Granby, while enjoying vast, open ranch land with reservoirs, creeks and incredible mountain views.

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| Taxes for 2020 \$6,126.56 |
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| \$14,499,000 |
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-  Boundary
-  Forest Service
-  State Land
-  Fish and Wildlife
-  National Park
-  Other
-  BLM
-  Local Government
-  Conservation Easements
-  Stream, Intermittent
-  River/Creek
-  Water Body

CRC
COLORADO RANCH

C O M P A N Y

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