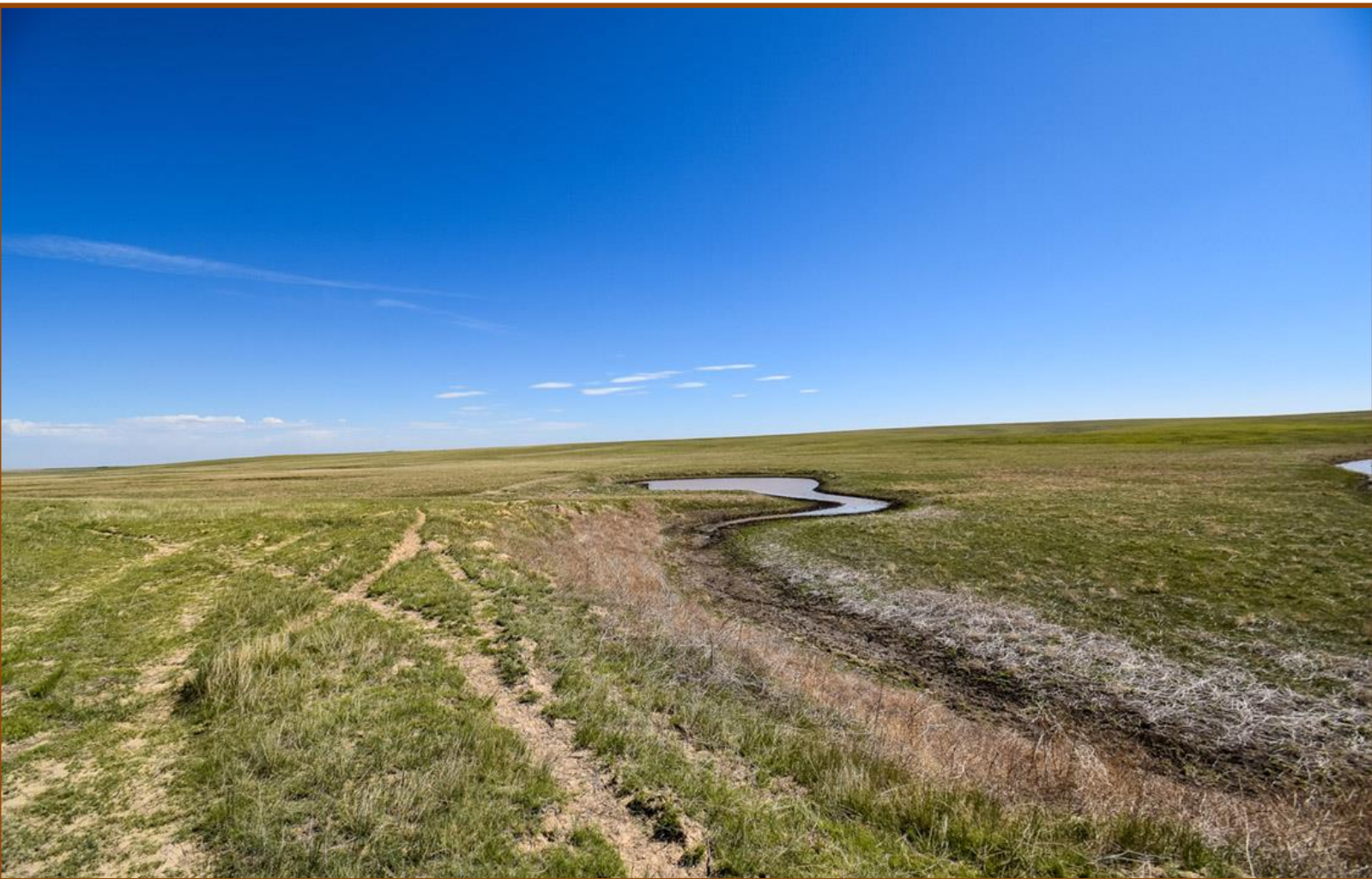




**CLARK & ASSOCIATES
LAND BROKERS, LLC**

Specializing in Farm, Ranch, Recreational & Auction Properties

Proudly Presents



DRY GULCH RANCH
Woodrow, Washington County, Colorado

*Dry Gulch Ranch comprising of 2,219.69+/- deeded acres of pasture and dry farm ground with a 640±
acre State lease.*

LOCATION & ACCESS

Dry Gulch Ranch has county maintained dirt road access off of County Road M to the main corrals and steel shop. Starting from Woodrow Colorado travel South on Highway 71 for 10 miles and turn left (East) towards County Road 19. Take County Road 19 for 4 miles and turn left onto County Road L, continue 2 miles on County Road L and take a right on County Road 21. Next Road is County Road M approximately 1 mile and turn Right, travel a little over a mile South and you will see the barns and steel building on your left hand side.

If Traveling from Highway 36 turn North on County Road P and travel for approximately 9 miles until you come to County Road 21. Turn left on County Road 21 and travel for 2 miles until you come to County Road M and turn left (South) for a little over a mile and you will see the lean-to barns and steel building on your left hand side.

Several towns and cities in proximity to the property include:

- | | |
|---|---------------------|
| • Woodrow, Colorado (population N/A) | 8 miles Northwest |
| • Brush, Colorado (population 5,339) | 27 miles Northwest |
| • Akron, Colorado (population 1,675) | 25 miles Northeast |
| • Fort Morgan, Colorado (population 11,597) | 31 miles Northwest |
| • Sterling, Colorado (population 13,735) | 54 Miles Northeast |
| • Cheyenne, Wyoming (population 65,132) | 111 Miles Northwest |
| • Denver, Colorado (population 715,522) | 80 Miles West |



SIZE & DESCRIPTION

2,219.69± deeded acres
640± CO State Land Board Lease Acres
2,859.69± Total Acres

Dry Gulch Ranch comprises of approximately 2,079.69± deeded pasture acres and 640± acre Colorado State Land Board lease, making a total of 2,219.69± pasture grazing acres. To compliment the pasture ground are 140± deeded dry land farm ground acres to grow feed, small grains and with water sources attached the opportunity to graze crop stubble. Majority of the dry land farm ground soils are Norka-Colby Loams and Weld Silt Loam. The Dry Gulch Ranch is a contiguous parcel creating an opportunity located under one fence with a total of 2,859.69± acres. Located on the West end of the property two lean-to buildings and 480± feet of concrete bunk line allows someone to provide adequate shelter for livestock in the winter months or a place to background your own calves in the fall. Continuous fence corrals and a 2,400 square foot steel shop are located near County Road M for easy access. Investment in cross fencing, water pipelines and water tanks throughout the pasture create seven separate paddocks for rotational grazing. Dry Gulch starts at the Southeast end of the property and runs North, collecting rainfall into numerous ponds. As the ponds and rainwater collect it eventually runs into Vega Creek located in the Northwest area of the Ranch. Short grass prairies dominate much of the landscape with rolling hills into valleys with the majority of the farm ground sitting atop mostly flat to slightly sloping ground on the East and West side.



WATER RESOURCES

- Numerous wells are on the property and piped together to provide ample water for watering livestock.
- Several seasonal ponds are throughout the property along Dry Gulch and Vega Creek
- Any and all water rights currently owned by seller shall transfer to buyer if any are available.



SOILS

Farm Ground Soils

- Norka-Colby Loams 62.79%
- Weld Silt Loam 14.67%
- Bridgeport Silt Loam 9.53%
- Colby Loam 7.3%
- Nunn Clay Loam 2.76%

REAL ESTATE TAXES

According to the Washington County Assessor's records, the real estate taxes for the Dry Gulch Ranch are approximately \$2,667.04 annually.

MINERAL RIGHTS

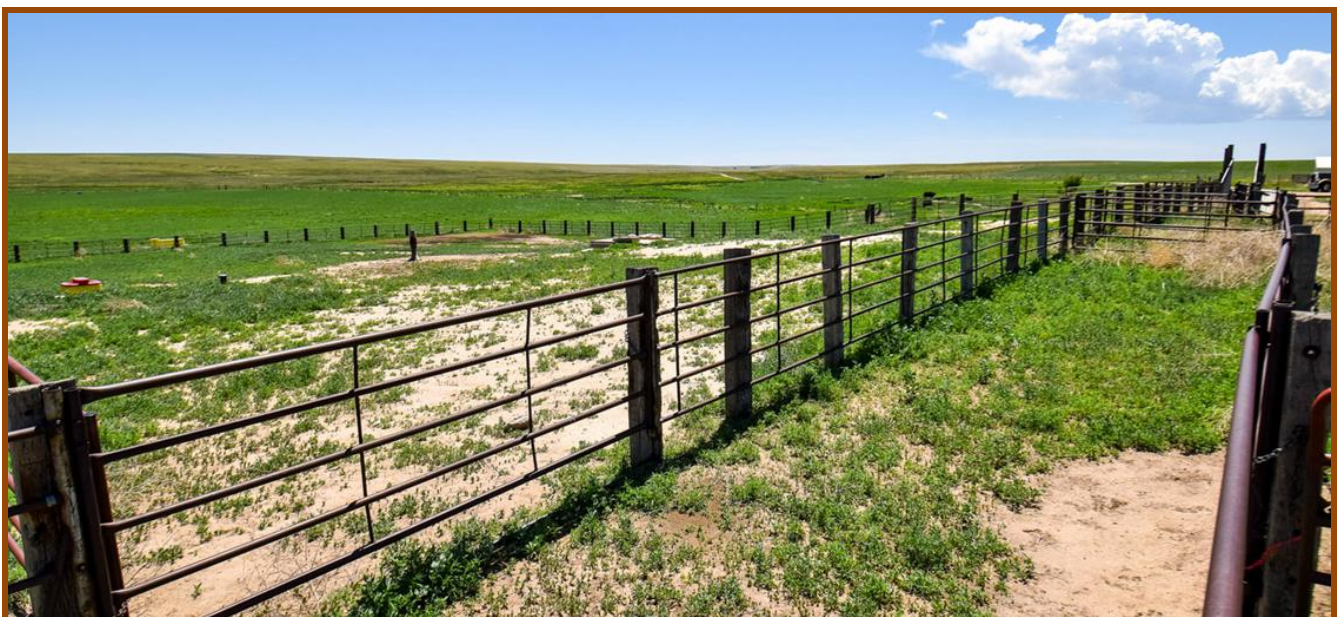
Any and all mineral rights associated with the property will be conveyed to the Buyer, if any are available.

CARRYING CAPACITY / RANCH OPERATIONS

The Dry Gulch Ranch has historically been used as a cow/calf operation for a full year with supplemental feed through the winter months. The pastures are primarily short prairie sod with grasses such as buffalo, blue grama, needle and thread, western and intermediate wheat grass. The grass is high quality with a variety of hard grass species, rich in protein content. It is common for weight gains of 1.8 pounds per day on yearling cattle. The ranch is cross-fenced for flexible management and efficient grazing rotation. Most interior fences are 3 strand barb wire fences with several automatic waters and cement bottomless tanks throughout the property.

88.20 FSA Wheat base acres with a PLC yield of 31 will transfer with the sale of the property.

“Carrying capacity and yields can vary due to weather conditions and management practices. Interested parties should conduct their own analysis.”



COMMUNITY AMENITIES

Dry Gulch Ranch is located in Washington County and is strategically located in the center of Northeastern Colorado. Major highways include: Interstate Highway I- 76, U.S. Highways 34 and 36, State Highways 61, 63 and 71. The County is within 115 miles of Denver and has quick access to U.S. trade routes. Most of the land is dedicated to family farming and ranching.

Population is approximately 4,814. Akron is the County Seat and is also home to the Washington County Museum, Colorado Plains Regional Airport, Washington County Golf Course, Washington County Fairgrounds and Events Center with the first home-owned carnival in Colorado. Akron and the surrounding towns offer quality of life without the hustle and bustle of the city.
<https://washingtoncounty.colorado.gov/historical-information>

Woodrow is located about 8 miles Northwest of the Ranch where the local post office is located. Brush, Colorado is a short drive directly North on Highway 71 where you will find shopping, medical facilities at the East Morgan County Hospital, Eben Ezer Care Center, K-12 school system, banks, restaurants, a nine-hole municipal golf course and Brush Municipal Airport.
<https://www.brushcolo.com/>

Conveniently located in a major feeding area of the United States, multiple large feedlots are within an hour drive from the ranch. Two livestock sale barns are within an hour drive with Livestock Exchange LLC in Brush, Colorado and Sterling Livestock Commission located in Sterling, Colorado.



RECREATION & WILDLIFE

Mule Deer and Antelope can be found on the ranch. Several draws and ponds draw deer and antelope to both ends of the ranch. With farm ground next to the ranch several populations of upland game birds and coyotes can be found roaming about.

Jackson Lake State Park and Prewitt Reservoir State Wildlife Area are both about an hour driving distance from the Ranch. Please see the Colorado Parks and Wildlife web-site at <https://cpw.state.co.us/> for specific dates and hunting regulations.

AIRPORT INFORMATION

Brush Municipal Airport is located 2 miles East of Brush, Colorado and has an asphalt runway which measures 4,300' x 60'. Additional information is available at <https://www.brushcolo.com/residents/airport.php> Several other municipal airports are in the area at Fort Morgan, Colorado and Akron, Colorado.

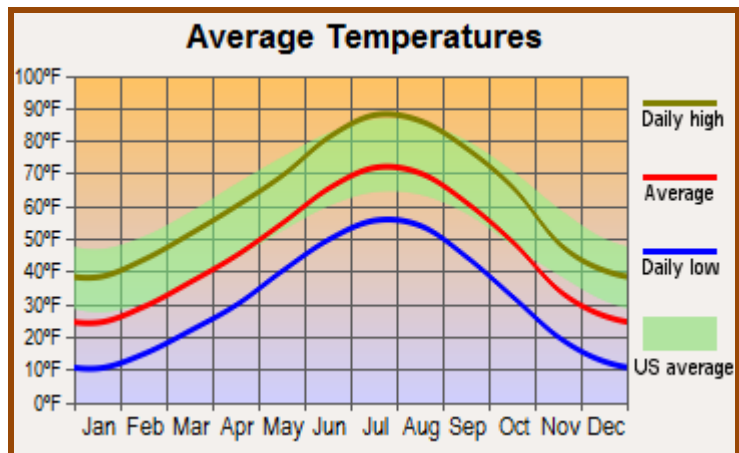
Commercial airline service is available at Denver, Colorado.

- **Denver, Colorado:** Denver International Airport is open 24-hours-a-day, seven days a week and is served by most major airlines and select charters, providing nonstop daily service to more than 130 national and international destinations. For more information, visit the official website for Denver International Airport at www.flydenver.com.



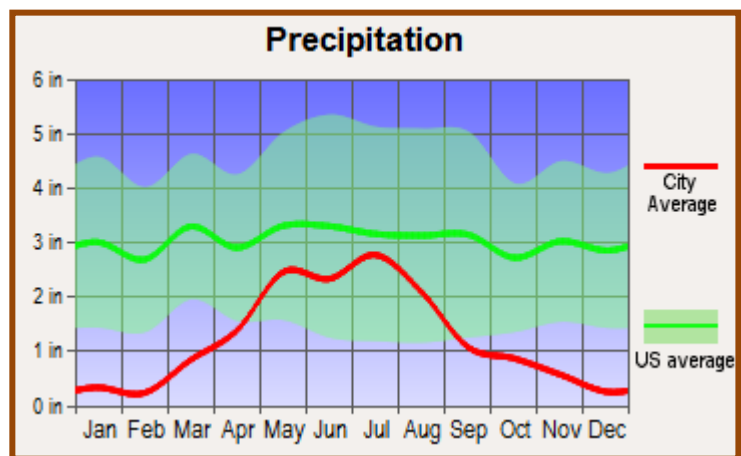
CLIMATE

According to the High Plains Regional Climate Center at the University of Nebraska, the average annual precipitation for the Woodrow, Colorado area is approximately 15.9 inches including 32.2 inches of snowfall. The average high temperature in January is 42 degrees, while the low is 9 degrees. The average high temperature in July is 92 degrees, while the low is 58 degrees. The charts to the right are courtesy of www.city-data.com.



STATE OF COLORADO

Colorado, which joined the union as the 38th state in 1876 is America's eighth largest state in terms of land mass. The state's population, as of the last census, is 5,842,000. Located in the Rocky Mountain region of the western United States, the state's abundant and varied natural resources attracted the ancient Pueblo peoples and, later, the Plains Indians. First explored by Europeans in the late 1500s (the Spanish referred to



the region as "Colorado" for its red-colored earth), the area was ceded to the United States in 1848 with the Treaty of Guadalupe Hidalgo that ended the Mexican-American War (1846-48). In 1858, the discovery of gold in Colorado attracted new settlers. During the Plains Indian Wars (1860s-80s), Colorado's wild frontier was the scene of intense fighting between Native Americans and white settlers. In the 21st century, Colorado continues to rely on its natural resources as well as agriculture and tourism to sustain its economy.

Colorado is famous for:

- World-Class Skiing
- Mesa Verde Ancient Cliff Village
- Great Sand Dunes
- Pike's Peak
- Rocky Mountain National Forest
- World's Highest Highway



OFFERING PRICE

\$2,399,000

Acceptable terms for purchasing this property include, but are not limited to cash at closing, new loan, or 1031 tax exchange. No portion of the purchase transaction will be financed by the seller. The Seller reserves the right to effectuate a tax-deferred real estate exchange for all or part of the sales price, pursuant to Section 1031 of the Internal Revenue Code and the Treasury Regulations promulgated there under with no liability or expense to be incurred by the Buyer (in connection with the 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 \$250,000.00 (two hundred fifty thousand dollars and 00 cents); 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.

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.

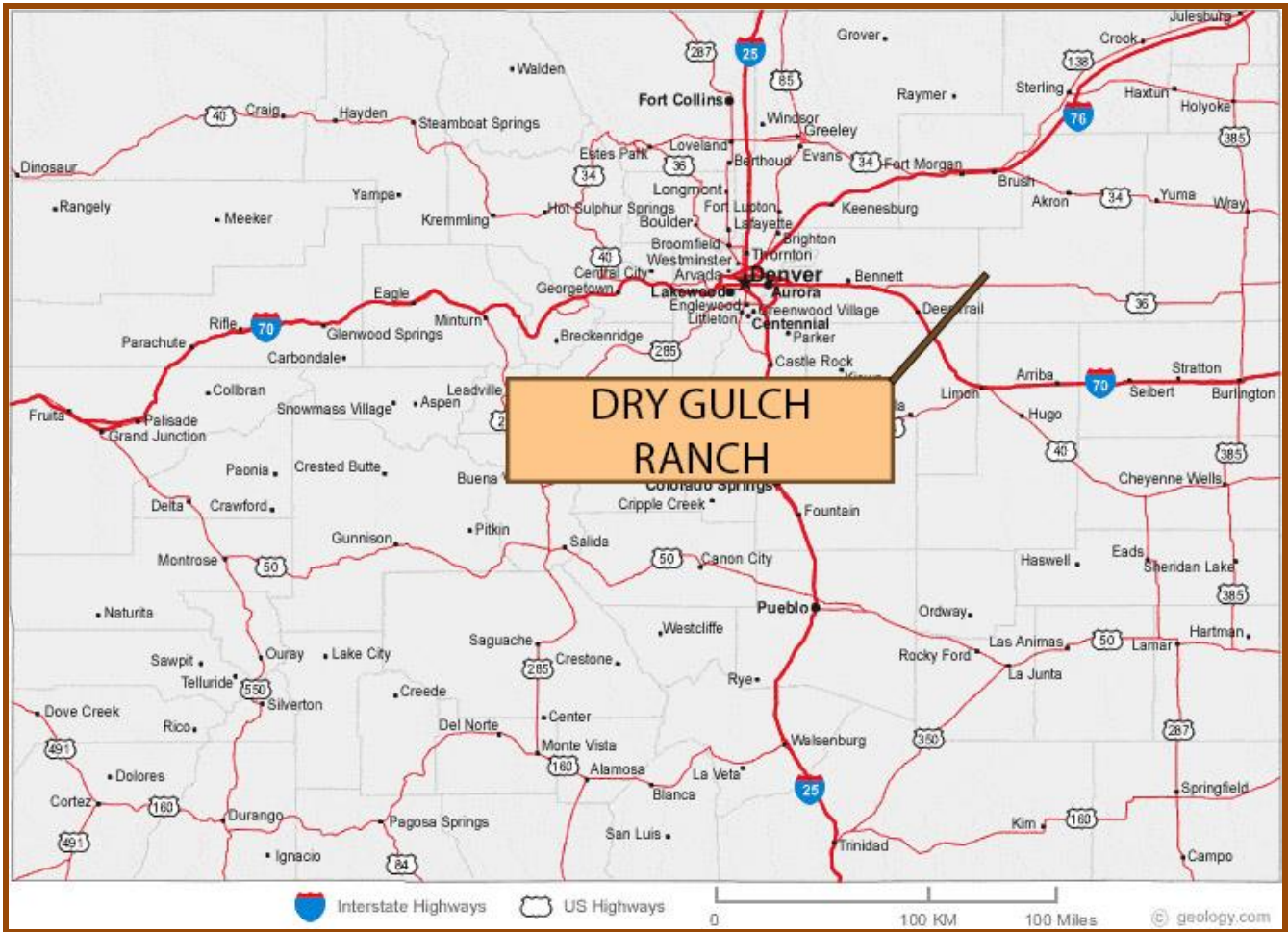
Boundaries shown on accompanying maps are approximate based on the legal description and may not indicate a survey. Maps are not to scale and are for visual aid only. Their accuracy is not guaranteed.



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: Colorado 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.**

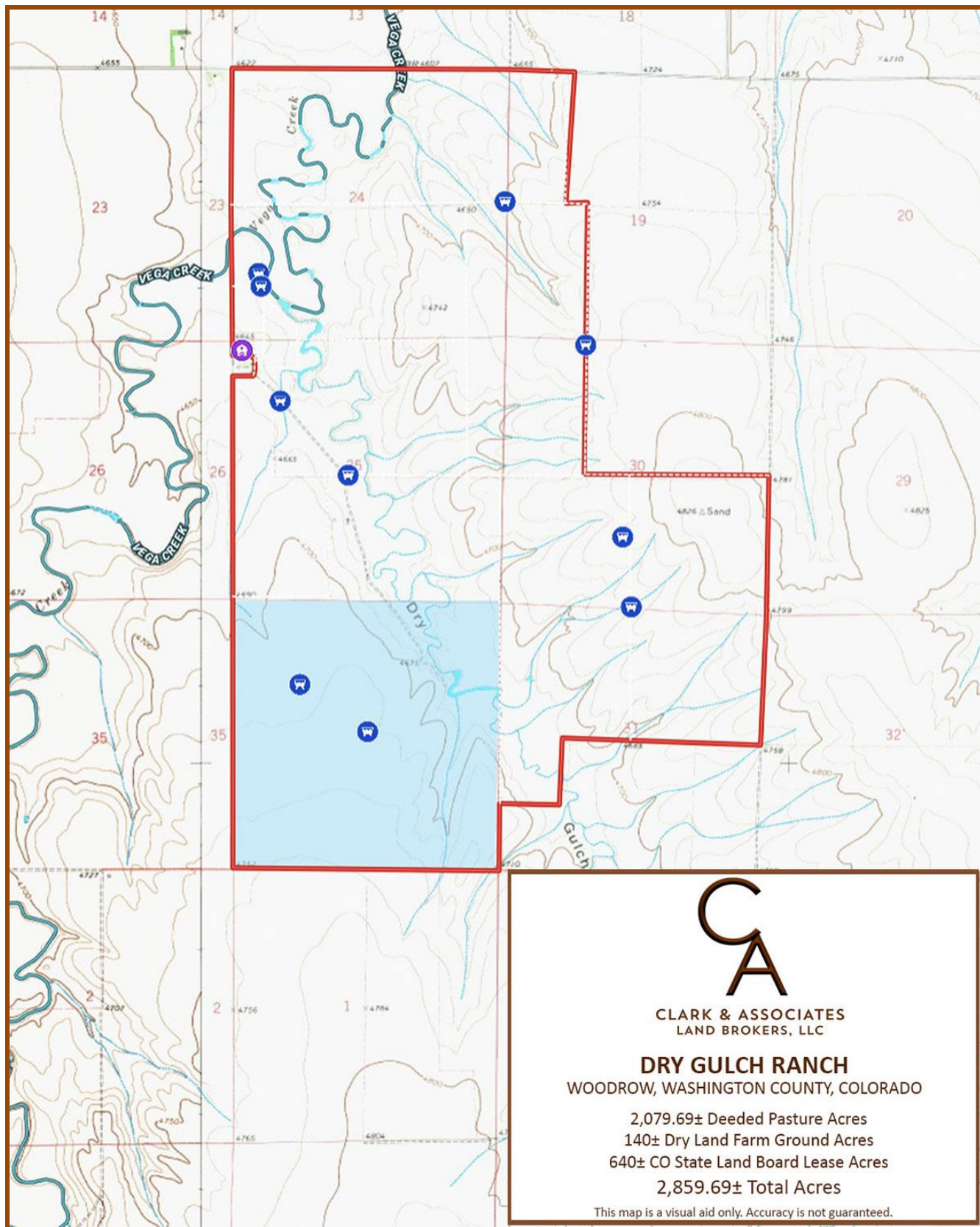
STATE LOCATION MAP



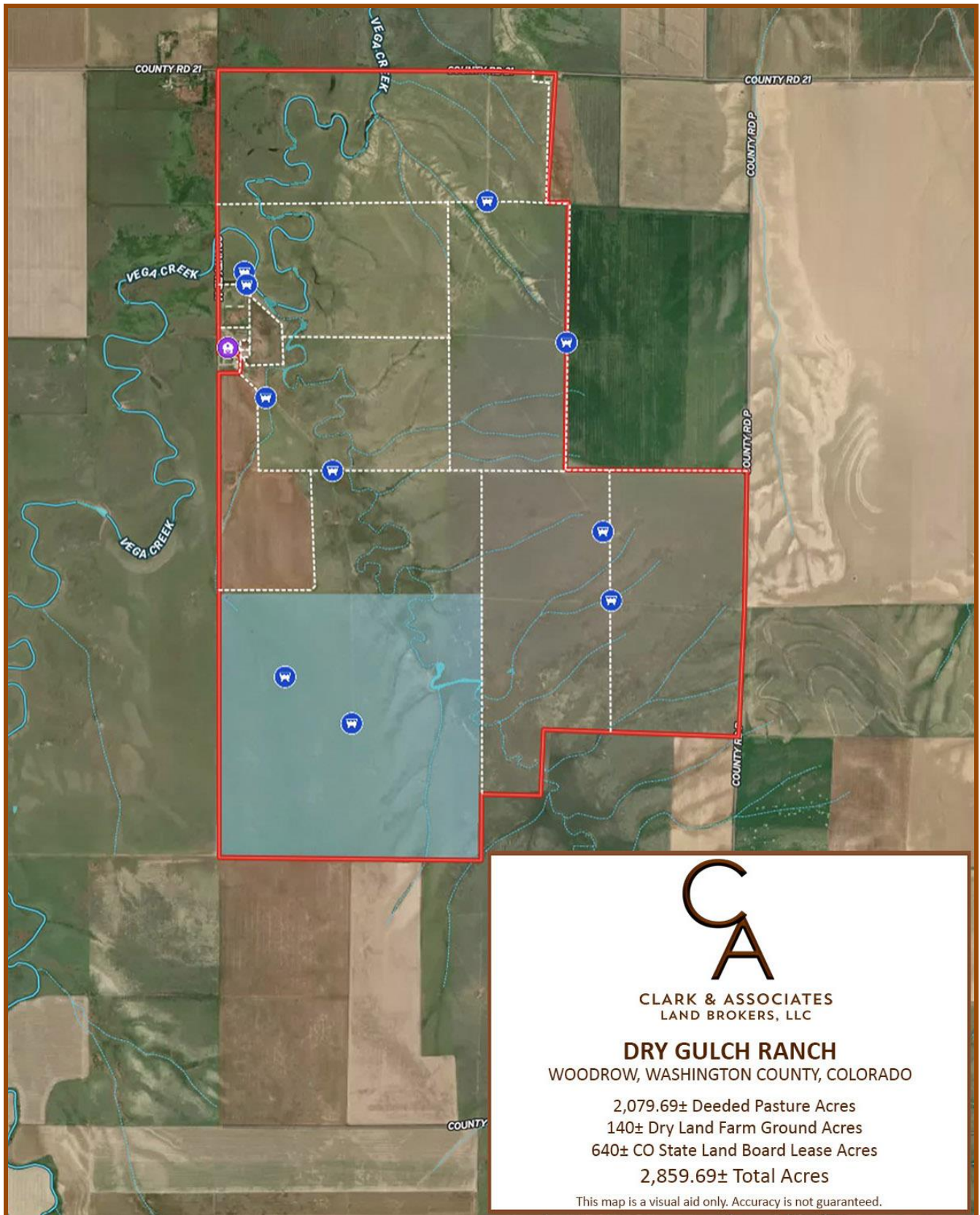
NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

DRY GULCH RANCH TOPO MAP



DRY GULCH RANCH ORTHO MAP



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



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Billings, MT 59105

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Belle Fourche, SD 57717

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Torrington, WY 82240

Wheatland, WY Office

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Wheatland, WY 82201

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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: _____