



CAMEL POINT RANCH

MESA COUNTY, COLORADO

1,480± ACRES | \$5,750,000

Camel Point Ranch lies just southwest of Glade Park on the southwest rim of Pinon Mesa. Pinon Mesa is a large uplift that runs north of State Highway 141 just east of the Utah state line. The deep canyon of the North Fork of West Creek runs lengthwise through the property from the northeast corner to the south side. The ranch has a wide variety of terrain, where roughly half of the property is forested with aspen, fir, spruce and some pine while the rest is mixed sage, oak brush and scattered open meadows. BLM land borders the property to the south and most of the east boundary. Improvements on the property consist of three cabins and two sheds. Running the entire length of the ranch is North Fork West Creek which provides a great source of water for the abundant wildlife on the property. Along with the world-class, trophy elk hunting of CO GMU 40, the ranch also has excellent Mule Deer, bear and mountain lion hunting.

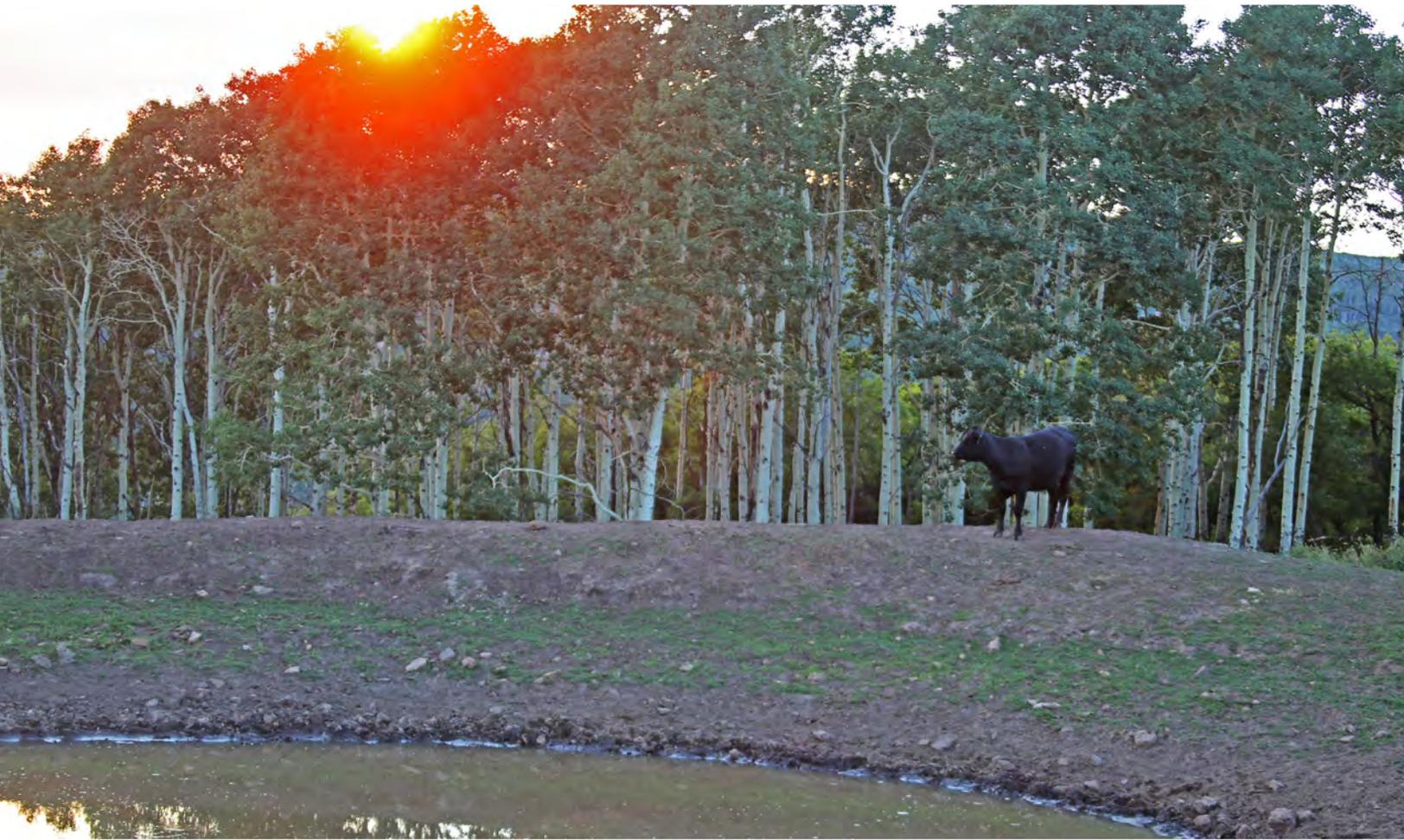
**LONE EAGLE**
LAND BROKERAGE, INC.

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AMERICAN
AFR
FARM+RANCH













LOCALE

Mesa County is one of the 64 counties of the U.S. state of Colorado. As of the 2010 census, the population was 146,723. The county seat is Grand Junction which is the most populated city in Western Colorado. According to the U.S. Census Bureau, the county has a total area of 3,341 square miles, which makes it the fourth-largest county by area in Colorado. The county was named for the many large mesas in the area, including the Bookcliffs and the largest flat-topped mountain in the world, the Grand Mesa.

Also located in Mesa County is the Colorado National Monument. The Monument, as locals call it is a National Park Service unit near the city of Grand Junction. Spectacular canyons cut deep into sandstone, and even granite–gneiss–schist, rock formations. This is an area of desert land high on the Colorado Plateau, with pinion and juniper forests and a wide range of wildlife, including red-tailed hawks, golden eagles, ravens, jays, desert bighorn sheep, and coyotes. There are magnificent views from trails and the Rim Rock Drive, which winds along the plateau.

Its feature attraction is Monument Canyon, which runs the width of the park and includes rock formations such as Independence Monument, the Kissing Couple, and Coke Ovens. The monument includes 20,500 acres (32 square miles), much of which has been recommended to Congress for designation as wilderness.

AREA ATTRACTIONS

The City of **Delta**, incorporated in 1882, is the Home Rule Municipality and the county seat of Delta County, Colorado. The population was 8,915 as of the 2010 census. The United States Forest Service headquarters of the Grand Mesa, Gunnison, and Uncompahgre National Forests are located in Delta. Delta was built as a trading post for the Ute people and early settlers and is also the location where Fort Uncompahgre was built in 1828. The town was named because of its location on the delta where the Uncompahgre River flows into the Gunnison River. The town was incorporated in 1882.



ONE OF THE MANY MURALS IN DOWNTOWN DELTA



GRAND JUNCTION, COLORADO



VIEW FROM THE COLORADO NATIONAL MONUMENT ABOVE GRAND JUNCTION, COLORADO

The city of **Grand Junction**, located in Mesa County, is the county seat and the most populous city in all of western Colorado. The population of the city is 58,566. Grand Junction serves as a major commercial and transportation hub within the large area between the Green River and the Continental Divide. The city is located along the Colorado River, at its confluence with the Gunnison River which comes in from the south. Since the late 19th century Grand Junction has been a major fruit-growing region. Since the late 20th century, several wineries have been established in the area. The Colorado National Monument, a unique series of canyons and mesas, overlooks the city on the west. The Book Cliffs are a prominent series of cliffs that define the northern side of the Grand Valley. Interstate 70 connects the city eastward to Glenwood Springs and Denver and westward to Salt Lake City, Utah. The Grand Junction area has developed as a major mountain biking destination, with many bikers coming from the Front Range of Colorado, the Salt Lake City area, and as far away as California to enjoy the area's abundant single-track trails.

The San Juans



Glade Park is located 16 miles west of Grand Junction, Colorado. To access Glade Park, one must either drive up Little Park Road, or drive up the Rim Rock Drive in Colorado National Monument, gaining approximately 2,500 feet in elevation over 4 miles. The views on the drive are spectacular, encompassing red sandstone canyons and sheer rock faces. The elevation of Glade Park is approximately 7,000 feet. Due to the elevation, the temperature in Glade Park is typically 10 °F cooler than in Grand Junction, though in winter temperatures can be significantly warmer than in Grand Junction if an inversion layer is present in the Grand Valley below.

MOAB, UTAH

Home to two of the America's most famous national parks, Moab is less than three hours west through the Paradox Valley and over the La Sal mountains.

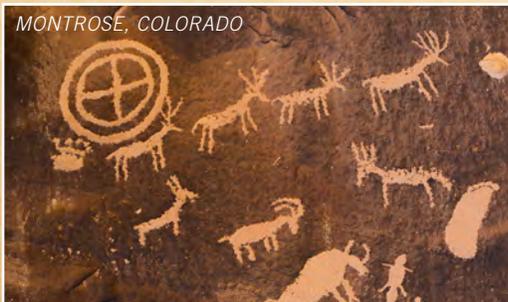
Arches National Park, located just five miles north of Moab, boasts the world's largest concentration of natural sandstone arches—more than 2,000 in all—along with an awe-inspiring variety of natural geological formations.



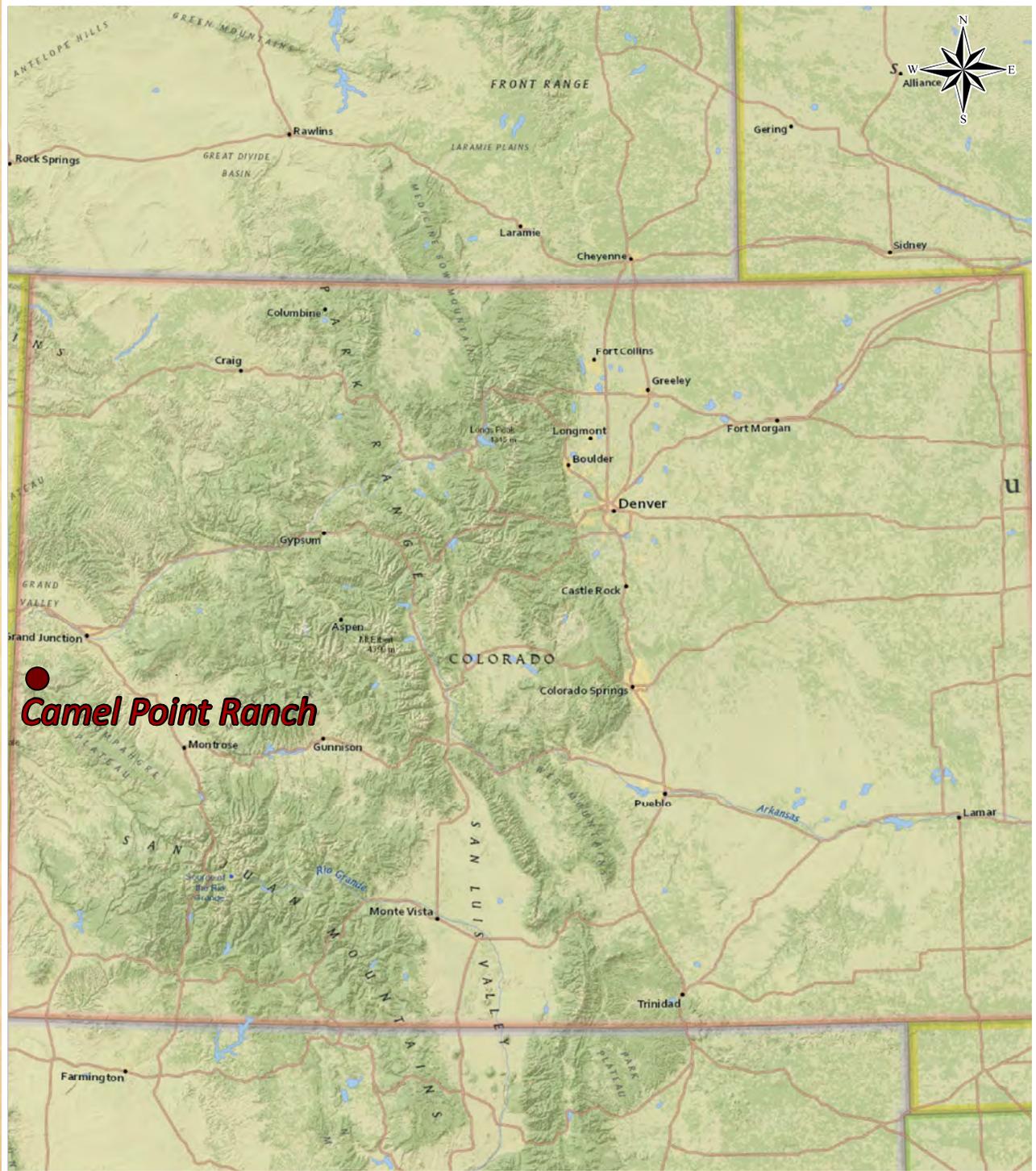
The vastness and amazing diversity of **Canyonlands National Park**, 32 miles from Moab, boggle the mind and offer endless opportunities for hiking, camping, and whitewater rafting through Cataract Canyon.



Montrose, a county seat, has been a hub for agriculture and commerce since the early 20th century and the completion of the Gunnison Tunnel, which brought water for irrigation to the Uncompahgre Valley. Humans have lived here, though, for more than 3,000 years as evidenced by the petroglyphs at the Shavano Valley Rock Art Site. Today, Montrose is a regional center for health care, retail, and entertainment.

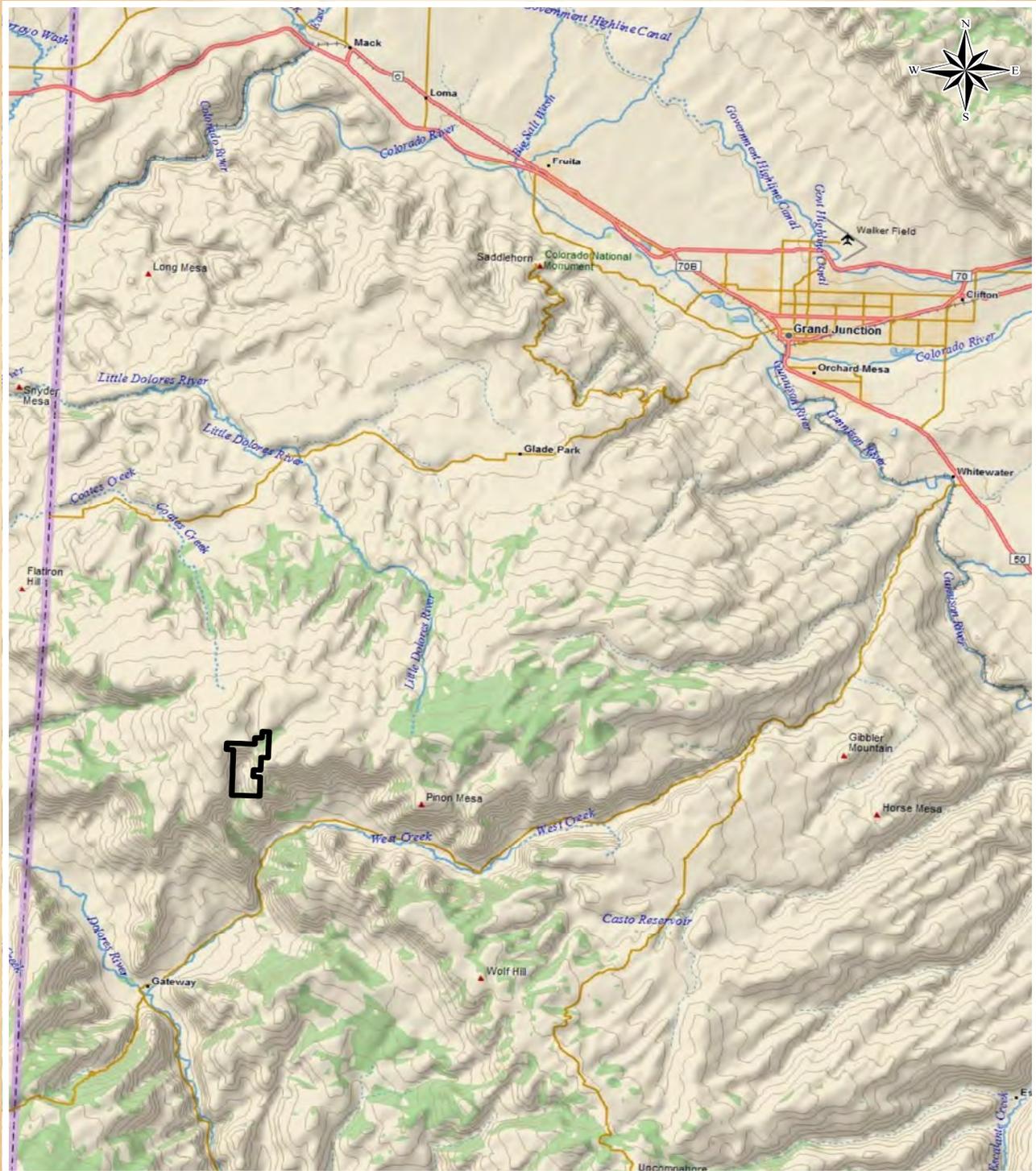


STATE MAP



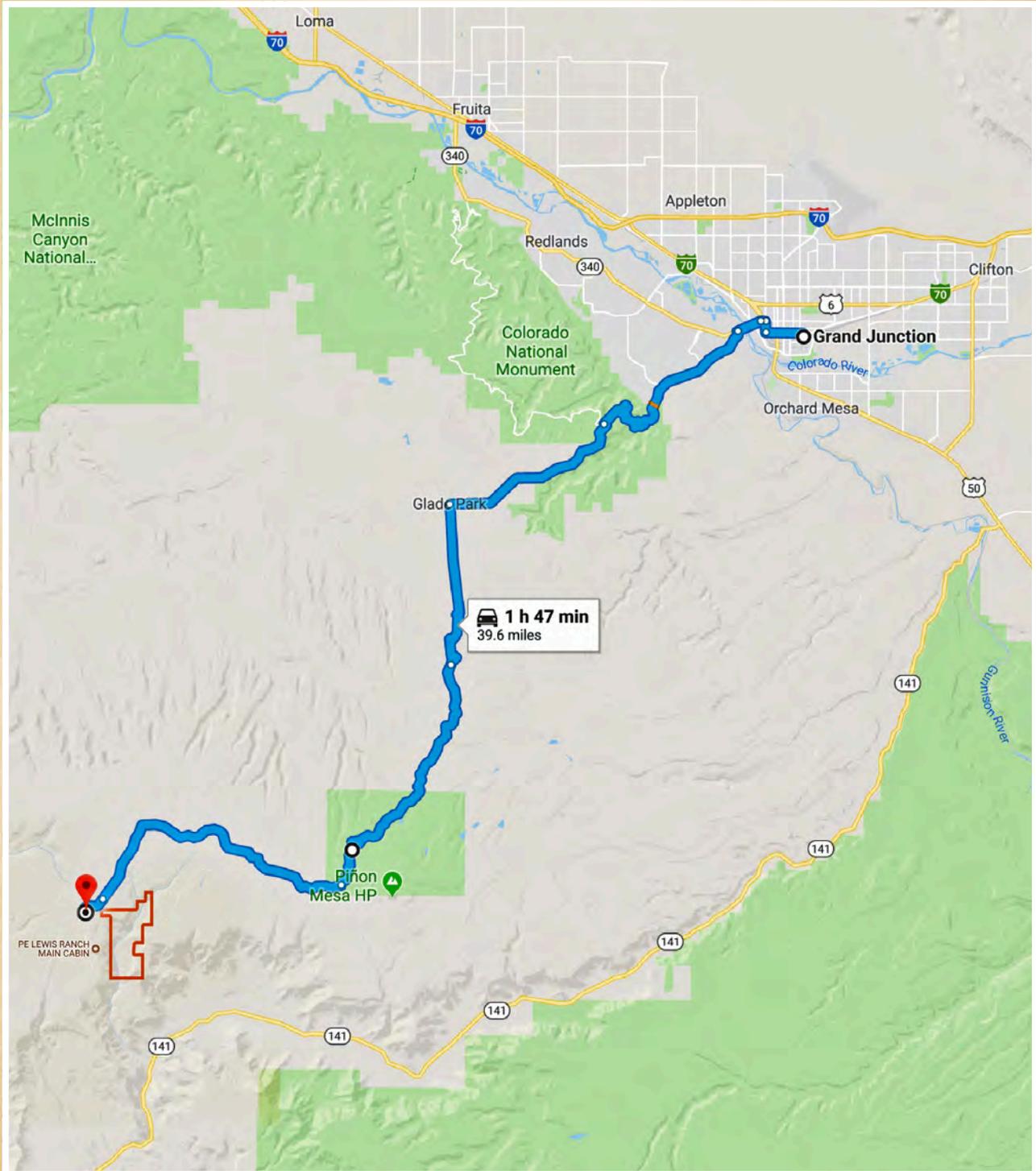
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REGIONAL MAP



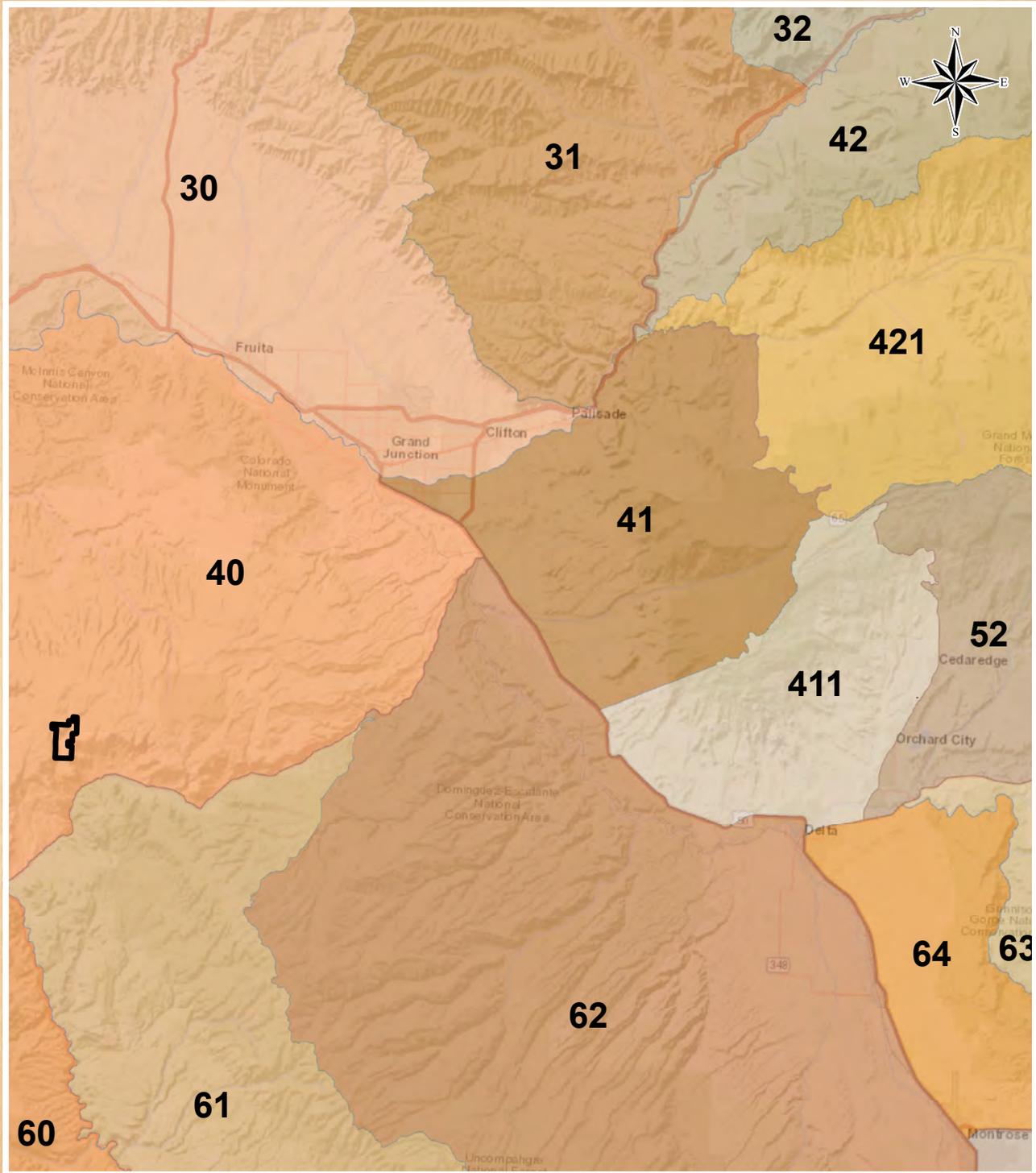
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LOCATION MAP



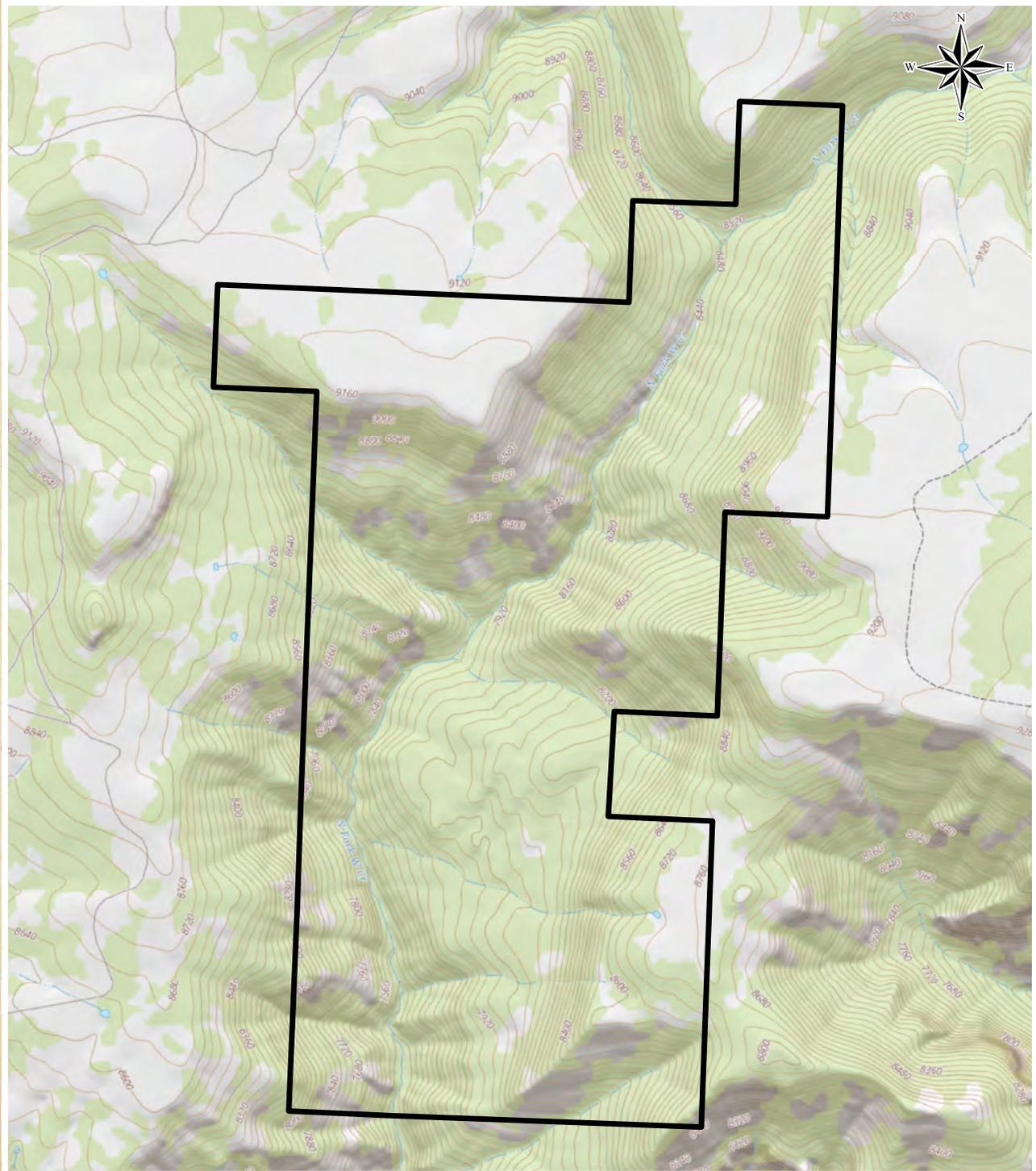
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COLORADO GAME UNIT MAP



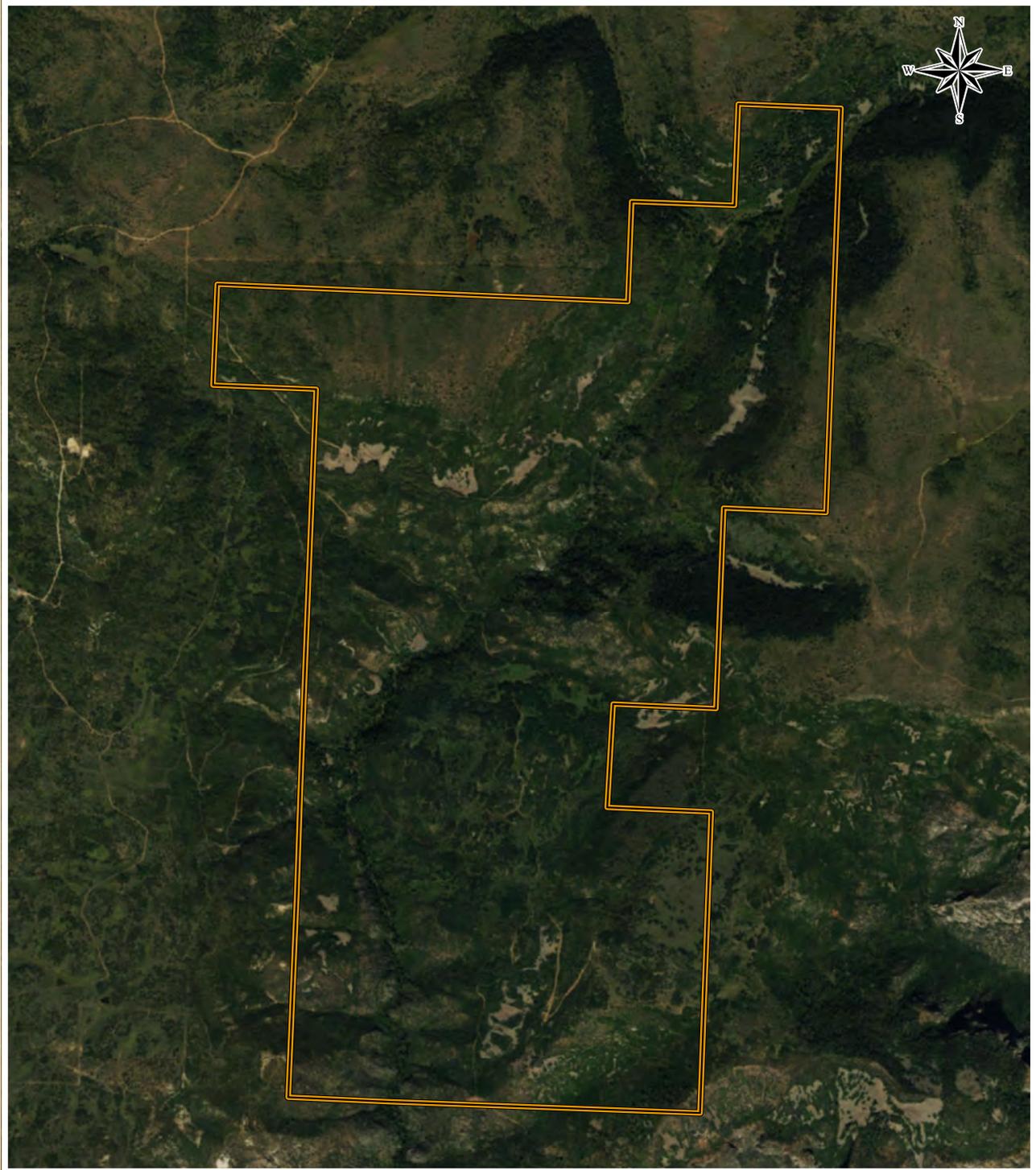
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TOPOGRAPHY MAP



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AERIAL MAP



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LONE EAGLE LAND BROKERAGE, INC.

Often times it is hard to describe in words the beauty of Western Colorado and all that it offers. From the rugged snow-capped peaks of the Rocky Mountains to the lush green farms that cover the valley floor. It's easy to say that there is nowhere else like it on earth. It's truly a place of un-surpassing beauty and life.

For the past 24 years we have had the honor of helping our clients become a part of this incredible place we call home.

Lone Eagle Land Brokerage was established with a very simple philosophy; We would be a Real Estate Company that focuses on our clients' buying and selling needs of ranch and recreational properties in Western Colorado and that we would provide them with the best possible information, service and experience the ranch market has ever seen. Our clients will testify ... we have reached our goal! We look forward to earning your business.

While it took some time to get established, this unique Colorado ranch real estate office has been responsible for some of the largest land transactions in the region. Our closed sales now rival a half billion dollars. A lot of brokers claim to be ranch specialists - our numbers prove we are the ranch specialists.

OFFICE LOCATION:

21263 HWY. 550, MONTROSE, CO 81403



Click above to open an interactive Google map.



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WHAT IT MEANS TO BE AN



MEMBER BROKER

American Farm & Ranch is a team of highly successful marketing and land specialists whose sales rank in the Top 10 nationally. They enjoy exceptional growth due to the quality of service and the value they create for buyers and sellers of rural real estate. **Lone Eagle Land Brokerage** is proud to be part of the team.

The American Farm & Ranch website design offers an uncluttered, refined approach that allows visitors to search for rural real estate with high-resolution photography, mapping and video presentations without the bombardment of advertisements.

The Member Brokers consistently achieve strong and measured results by working with qualified buyers and bringing the best rural properties to market.

Their broker network, leadership within industry organizations and marketing finesse complement their integrity, honesty and thoroughness in representing buyers and sellers of rural real estate. Their ever-growing national presence places the American Farm & Ranch (AFR) Member Brokers at the forefront of the market. Globally and domestically, AFR is setting the new standard for serving the rural real estate community.

From agricultural farms and livestock ranches, to equestrian estates, sporting properties, timber land and recreational ranches, the AFR Member Brokers are changing the way rural real estate is sold.

AN ALLIANCE OF THE COUNTRIES BEST BROKERAGES

FARM & RANCH CATEGORIES

American Farm & Ranch and their Member Brokers have created a system for categorizing rural real estate. This system is designed to help buyers find exactly what they are looking for using six simple categories. The categories are **EQUESTRIAN**, **RECREATION**, **TIMBER**, **SPORT**, **RANCH** and **FARM**. Some properties may only fit into one category whereas others may fit into a few or even all the categories.

The colored blocks below represent the six different categories.



CAMEL POINT RANCH

The Camel Point Ranch falls mainly into three categories, **RECREATION**, **TIMBER** and **RANCH**.



In Colorado, Buyers should be aware that different real estate brokerage relationships are available which include seller agency, buyer agency or transaction-brokerage.

BROKERAGE DISCLOSURE TO BUYER

DEFINITIONS OF WORKING RELATIONSHIPS

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.

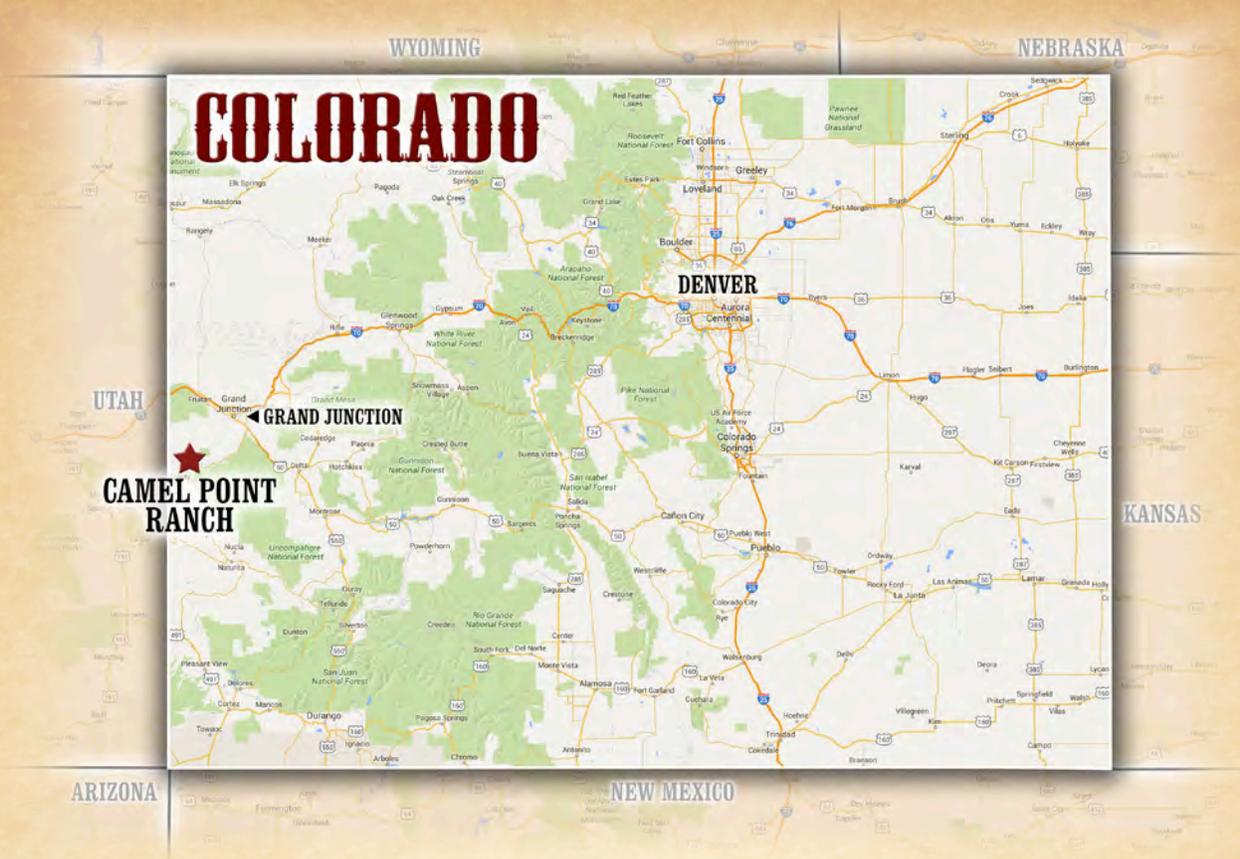
TRANSACTION-BROKER:

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.

Please contact Lone Eagle Land Brokerage for a complete discussion of potential working relationships for this property. A written relationship disclosure will be provided to a prospective buyer prior to engaging in brokerage activities as defined by the Colorado Real Estate Commission.



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Joseph Burns of Lone Eagle Land Brokerage is the exclusive agent of the Sellers. | 970.209.4400 | JOEY@EAGLELAND.COM

Lone Eagle Land Brokerage is acting as a Seller's Agent and will cooperate with other agents acting as a Transaction Broker or Buyer Agent only.

NOTICE: Offering is subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of purchase by owner. Information regarding land classifications, acreages, carrying capacities, potential profits, etc., are intended only as general guidelines and have been provided by sources deemed reliable, but whose accuracy we cannot guarantee. Prospective buyers should verify all information to their satisfaction. Prospective buyers should also be aware that the photographs in this brochure may have been digitally enhanced and may simply represent the view from the property or local area attractions or locations.


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