

GRAY CIMARRON RANCH



GRAY BIG CIMARRON GRAZING PERMIT



THE LEGENDARY NICK GRAY RANCH

MONTROSE & CIMARRON, COLORADO

24,820 ACRES | 3,547± DEEDED ACRES | \$16,075,000

There are times when history and legacy collide. What is formed — an unprecedented cattle ranch in Montrose, Colorado built out of the valley floor and the mountains, which surround the alpine forest of the Cimarron. This year-round, 800 head cattle breeding operation was built on efficiency, productivity and an abundance of forage allowing livestock to thrive. The ranch is a combination of 5 parcels of land, a 3-month 600 head forest grazing permit and 600 animal units. Starting on the Valley Floor at the 1000 head feed lot in Montrose, moving East to the two ranches that provide spring and fall grazing, the ranches end at summer's crown jewel, Cimarron Ranch, with its lush, irrigated, mountain meadows. The combination of these Legendary Nick Gray Ranches has never been offered for sale. This is an extremely rare opportunity and under the right scenario it can be purchased in various configurations.


LONE EAGLE
LAND BROKERAGE, INC.

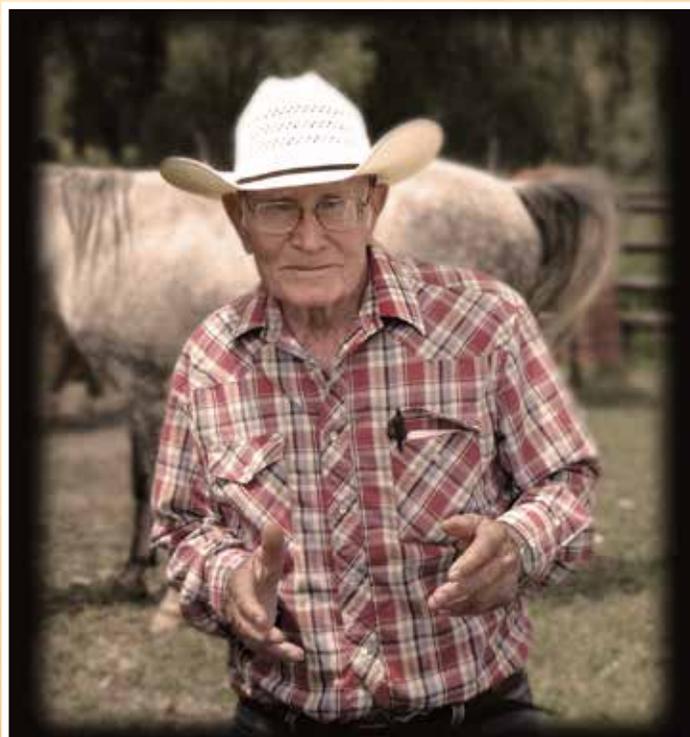
LISTING AGENT: **JOSEPH BURNS**
C: 970.209.4400 | JOEY@EAGLELAND.COM

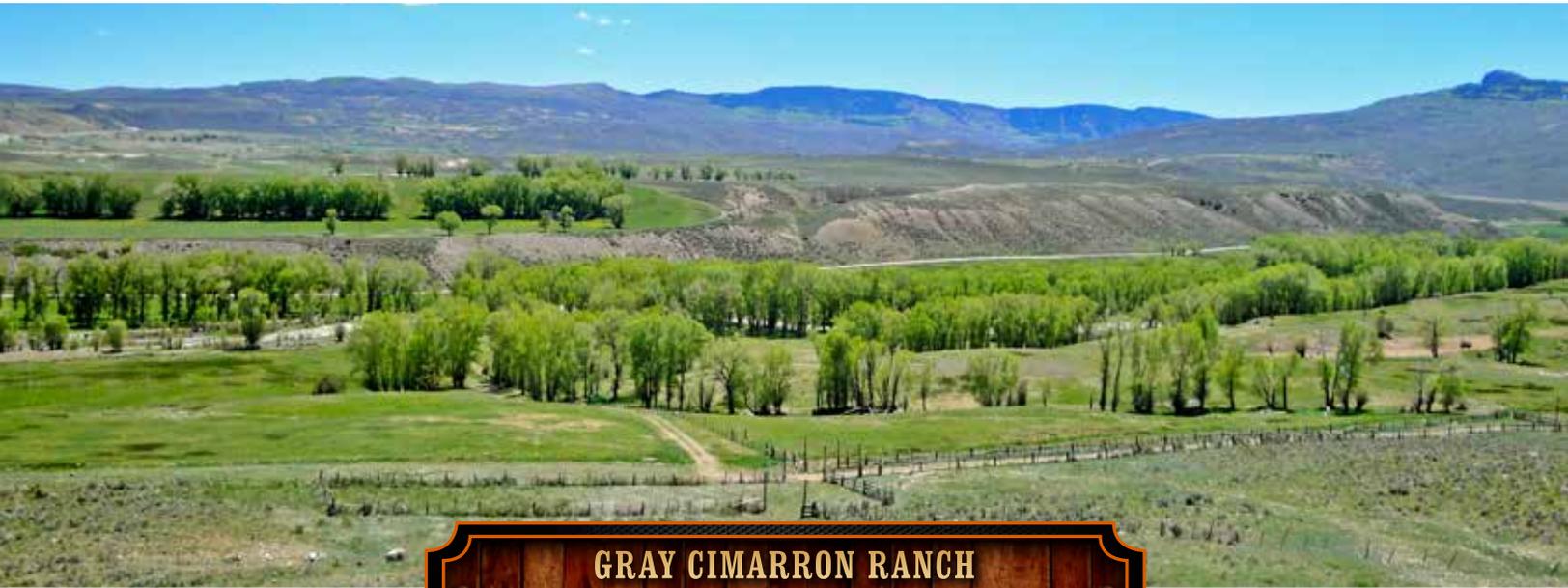
AMERICAN
AFR
FARM+RANCH



HISTORY: NICK GRAY

Soon after World War II, Nick Gray returned home beaten and battered. A survivor of the Pearl Harbor attack, ship wrecks, gun battles on sea and land, he returned home to the land he loved, "Montrose." Nick soon found that life had changed when he called his sweetheart to announce he was home only to discover she had been told he was dead. She had just recently married another. Nick knew how to handle money and how to work. Nick Gray construction was formed and clearing powerlines became his forte. With over 50,000 hours behind the controls and a staff in the hundreds, over 1,800 miles of powerlines were cleared. Every dollar made was put into land and cattle as Nick's recreation and passion was his work.





GRAY CIMARRON RANCH
Cimarron, Colorado | 1,461± ACRES | 390± IRRIGATED
\$9,430,000

Consisting of 1,461± acres, with approximately 390± irrigated acres, corrals and fenced perimeter. There are good internal roads and ample water rights. This ranch includes 1.3± miles of both sides of the Cimarron River. The elevation ranges from 7,100 feet to 8,000 feet.

Primary Use: Late spring and early summer grazing and acts as the base ranch for the cattle to be trailed to the Big Cimarron Grazing Permit. In the fall the cattle will graze the hillsides and pasture prior to calving season. During the summer months a fantastic cutting of hay is taken off of the irrigated meadows producing as much as three tons per acre. This productive high country provides fantastic habitat for numerous species of big game in addition the Big Cimarron River serves as a fantastic fishery to the most demanding anglers.

Improvements: 1,644 sq. ft., 1 Bedroom, 1 Bath Home built in 1890, 946 sq. ft., 1 Bedroom, 1 Bath Home built in 1895, Barn, 8 Farm Utility Buildings, 3 Open Sheds, 15/20 Ton Cattle Scales



GRAY CIMARRON RANCH



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CEDAR CREEK RANCH

Montrose, Colorado 1,667± ACRES | 350± IRRIGATED

\$3,544,000

Cedar Creek Ranch consists of 1,667± total acres with approximately 350± irrigated acres.

Primary Use: Spring grazing for the months of March – June. Once cattle leave for the Cimarron a hay crop is harvested and taken to the feed lot. The fields are then allowed to regrow, building pasture for the following spring.

Improvements: 4 Farm Utility Buildings & Sheds, Corrals and Fenced Perimeter



CEGAR CREEK RANCH





5 MILE RANCH
Montrose, Colorado | 319± ACRES | 196± IRRIGATED
\$1,058,500

Consisting of 319± acres, a 782 sq. ft. home built in 1940, corrals and fenced perimeter. There are good internal roads and direct BLM access. There are approximately 196± irrigated acres with 137.4 shares of Uncompahgre Valley Water Users Association. The elevation ranges from 6,200 feet to 6,300 feet.

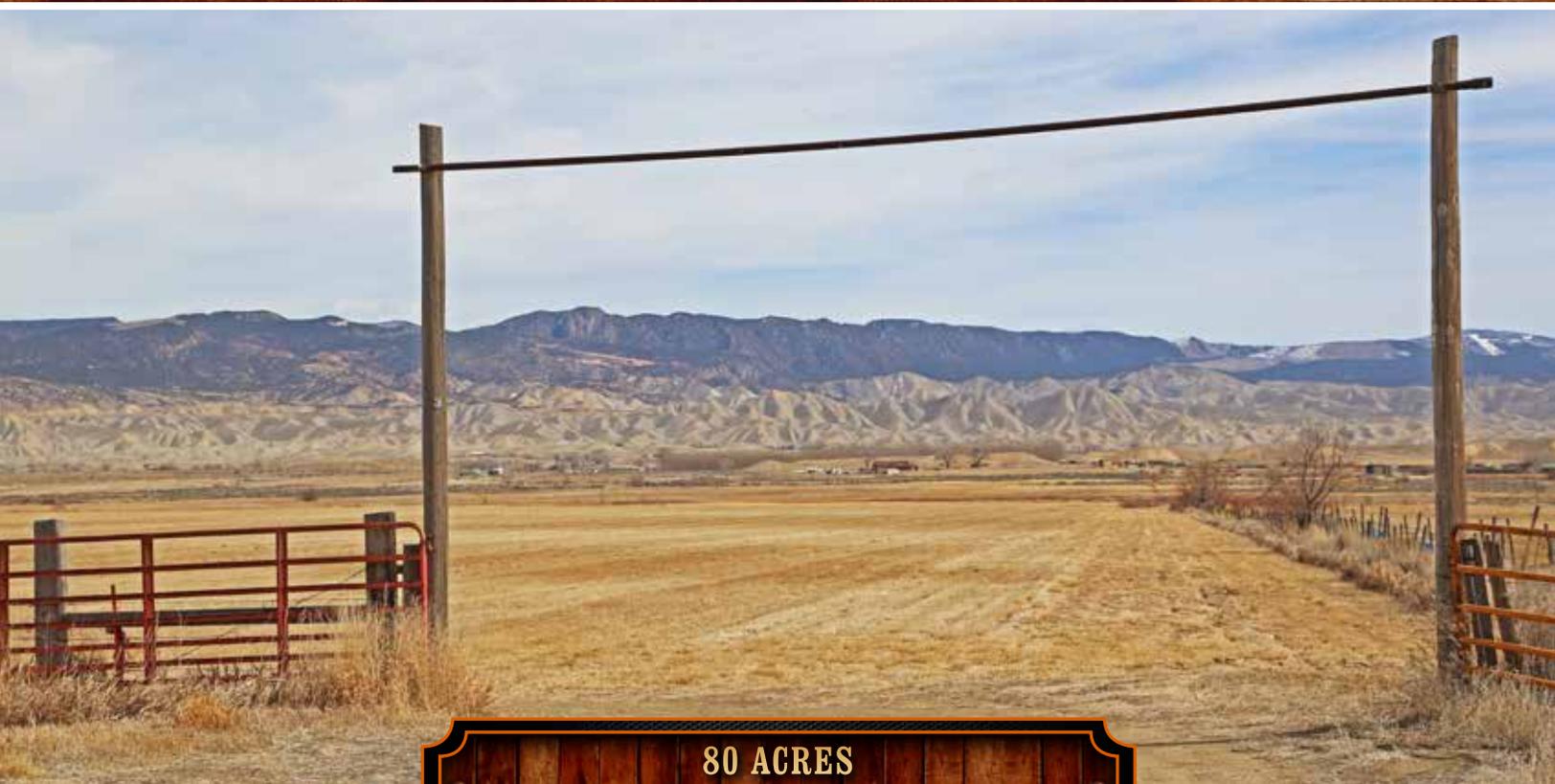
Primary Use: Spring grazing for the months of March – June. Once cattle leave for the Cimarron a hay crop is harvested and taken to the feed lot. The fields are then allowed to regrow, building pasture for the following spring.

Improvements: 782 sq. ft., 1 Bedroom, 1 Bath Home built in 1940, 4 Farm Utility Buildings, Open Shed



5 MILE RANCH





80 ACRES
Montrose, Colorado **80± ACRES | 60± IRRIGATED**

\$442,500

Located at 5,600 feet in elevation this ranch consists of 80± acres with approximately 60± productive irrigated acres. This property includes 46.8 shares of Uncompahgre Valley Water Users Association water.

Primary Use: Producing feed (hay/corn) for the feed lot and a secondary pasture for the cattle.





FEED LOT
Montrose, Colorado

20± ACRES | 1,000 HEAD

\$400,000

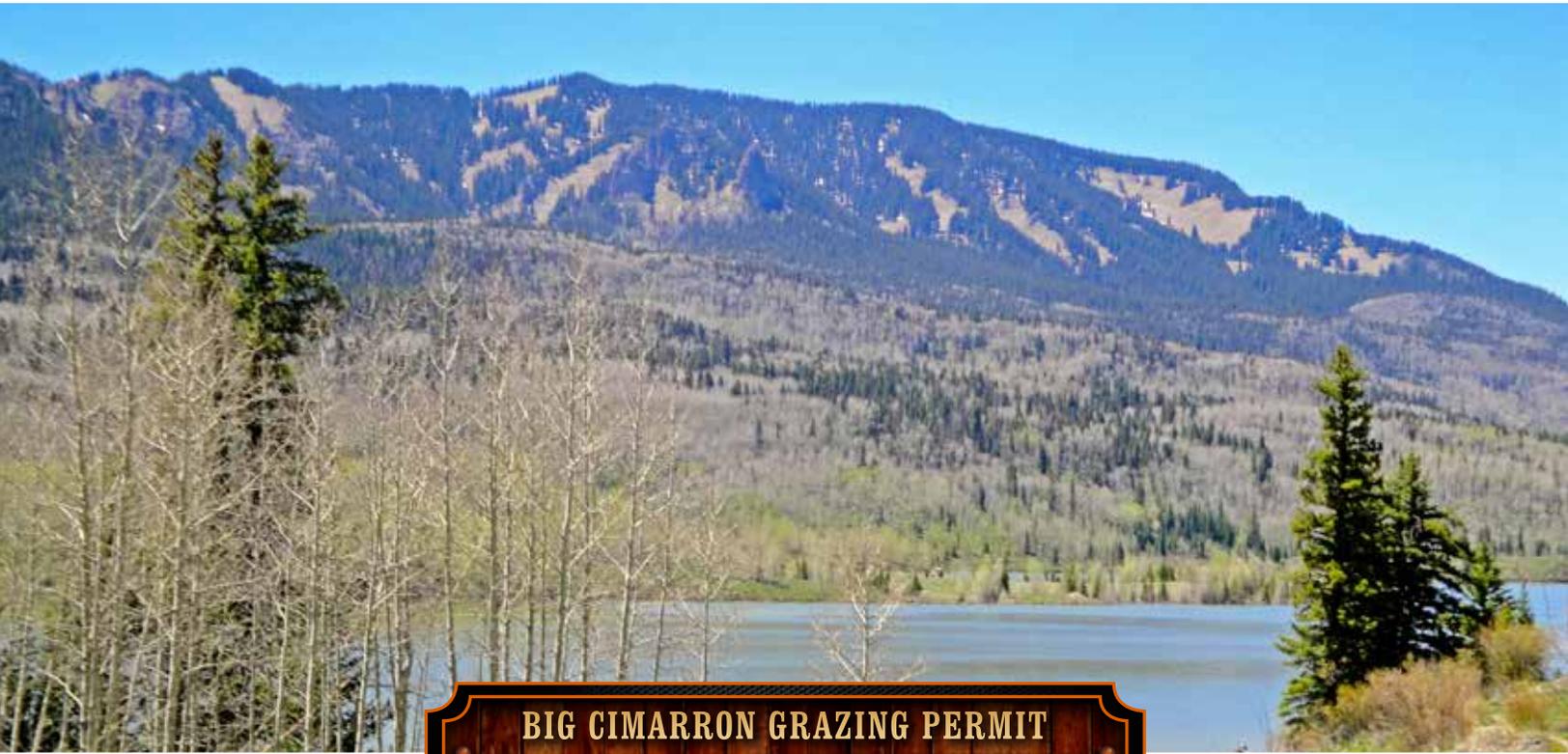
This 1,000 head capacity, 20± acre feed lot consists of sixteen 125' x 125' pens and four, 250' x 325' pens with concrete bunks and good alleyways for feeding. The feed lot also features a calving barn, office, corrals, scale, squeeze chute, loading ramp, silage pit and hay storage area.

Primary Use: The majority of all Nick's cows calve at this facility. It is kept extremely clean to promote good calf health. As cattle pods are filled, the cows are moved up the hill to the spring ranches.



FEED LOT





BIG CIMARRON GRAZING PERMIT
Cimarron, Colorado **600 AU | TOTAL HEAD MONTHS: 1,866**

\$1,200,000

Consisting of 21,000± acres, this 1,866 AU permit allows 600 animal units to graze this spectacular section of the National Forest. Located in the upper Cimarron Valley, 30 miles southeast of Montrose, this permit is easily accessible with county roads throughout the allotment. This mountain grass is abundant, lush and plentiful with great sources of water including Silver Jack Reservoir and numerous mountain streams.

Primary Use: Summer grazing permit from July 9th to October 10th.



WATER RIGHTS

Gray Cimarron Ranch

WATER COMPANIES	AMOUNT	COST	
Bostwick Park Conservancy District	45 Acre Feet	\$180/annum	
Cimarron Ditch & Canal	2 Shares	\$320/annum	
STRUCTURE NAME	APPROPRIATION DATE	ADJUDICATION DATE	AMOUNT
VEO DITCH*	9/01/1883	3/28/04	1.075 cfs
SCHILDT-BROWN DITCH*	6/01/1883	3/28/04	1.57 cfs
NICK GRAY DITCH	6/01/1950	12/31/99	3 cfs
COLLIER DITCH	9/1/1889	—	—
VEO SPRING & DITCH #2	6/1/1914	12/31/72	.5 cfs
GRAY WASTEWATER DITCH #4	5/28/1893	12/31/94	1.5 cfs
WHITTINGHAM DITCH NO #4	5/2/1911	3/30/60	2 cfs
BROWN DITCH	5/30/1893	3/28/04	.92 cfs

**Because the priority is such on the VEO & SCHILDT-BROWN DITCHES, the diversion records indicate 8-10 cfs historically diverted to the ranch in a normal year.*

Cedar Creek Ranch

STRUCTURE NAME	APPROPRIATION DATE	ADJUDICATION DATE	AMOUNT
Menke McCollum Ditch	7/31/05	12/4/41	1.0 cfs
Menke McCollum Ditch, Gray Enlargement	7/31/54	12/31/01	1.0 cfs
Cedar Park Ditch	9/2/11	7/3/29	1.95 cfs
Cedar Park Ditch, Gray Enlargement	10/24/96	12/31/01	5.5 cfs
Gray Ditch #1	4/1/40	12/31/85	1.0 cfs
Gray Ditch #2	4/1/40	12/31/85	4.0 cfs
△ Water Rights Used to Irrigate South Parcels △			
McCollum Ditch	7/1/06	12/4/41	0.75 cfs
Menke North Ditch	5/1/20	12/4/41	0.5 cfs
Short Ditch	6/1/52	12/31/75	1.0 cfs
△ Water Rights Used to Irrigate North Parcels △			

5 Mile Ranch

WATER COMPANIES	AMOUNT	COST	
Uncompahgre Valley Water Users Association	137.4 Shares*	\$4,646.62/annum	

**Includes 1.1 shares that are currently billed to Nick Gray but owned by another entity.*

80 Acres & Feed Lot

WATER COMPANIES	AMOUNT	COST	
Uncompahgre Valley Water Users Association	46.8 Shares	\$1,583.71/annum	



LOCALE

Montrose County (pop. 40,713) runs roughly from the western slope of the San Juan Mountains to the Utah border across a geologic transition zone between the mountains and desert. Ouray County (pop. 4,557) claims the gateway to the San Juans.

The San Juan Mountains are famous for their rugged peaks, steep canyons, and deep river valleys. Southwestern Colorado is also home to thirteen peaks above 14,000 feet above sea level, known by climbers as “Fourteeners.” This region also claims the headwaters of the famous Rio Grande, San Miguel, and Dolores rivers.

Much of Colorado’s mining history was written here with famous gold strikes at the Idarado, Camp Bird, and Smuggler Union mines. The 19th century mining towns of Telluride, Ouray, Durango, and Silverton have been reborn as vibrant centers for art, music, and tourism. Winter sports, including skiing at Telluride and ice-climbing in Ouray, are major engines for the local economy.



AREA ATTRACTIONS

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.



Ouray likes to call itself the “Switzerland of America” and in fact, this former mining town nestled in a valley surrounded on three sides by steep peaks is as quaintly beautiful as it is historic. Two-thirds of the town’s original Victorian buildings have been preserved. People come to Ouray for ice-climbing and for the natural hot springs.

Historic and happening, **Telluride** is home to superb winter skiing, a thriving cultural arts scene, world-class restaurants, and more than a few artists, writers, and actors. A former mining town named after tellurium, a metalloid element never actually found here, Telluride is today at the center of southwestern Colorado’s cultural and winter sports scene. A free gondola connects Telluride to Mountain Village at the base of the ski area.



AREA ATTRACTIONS

The “Gateway to the San Juans,” **Ridgway** supports an eclectic arts scene. *True Grit*, starring John Wayne, and *How the West was Won* were filmed in and around this historic mining town and former railroad stop.



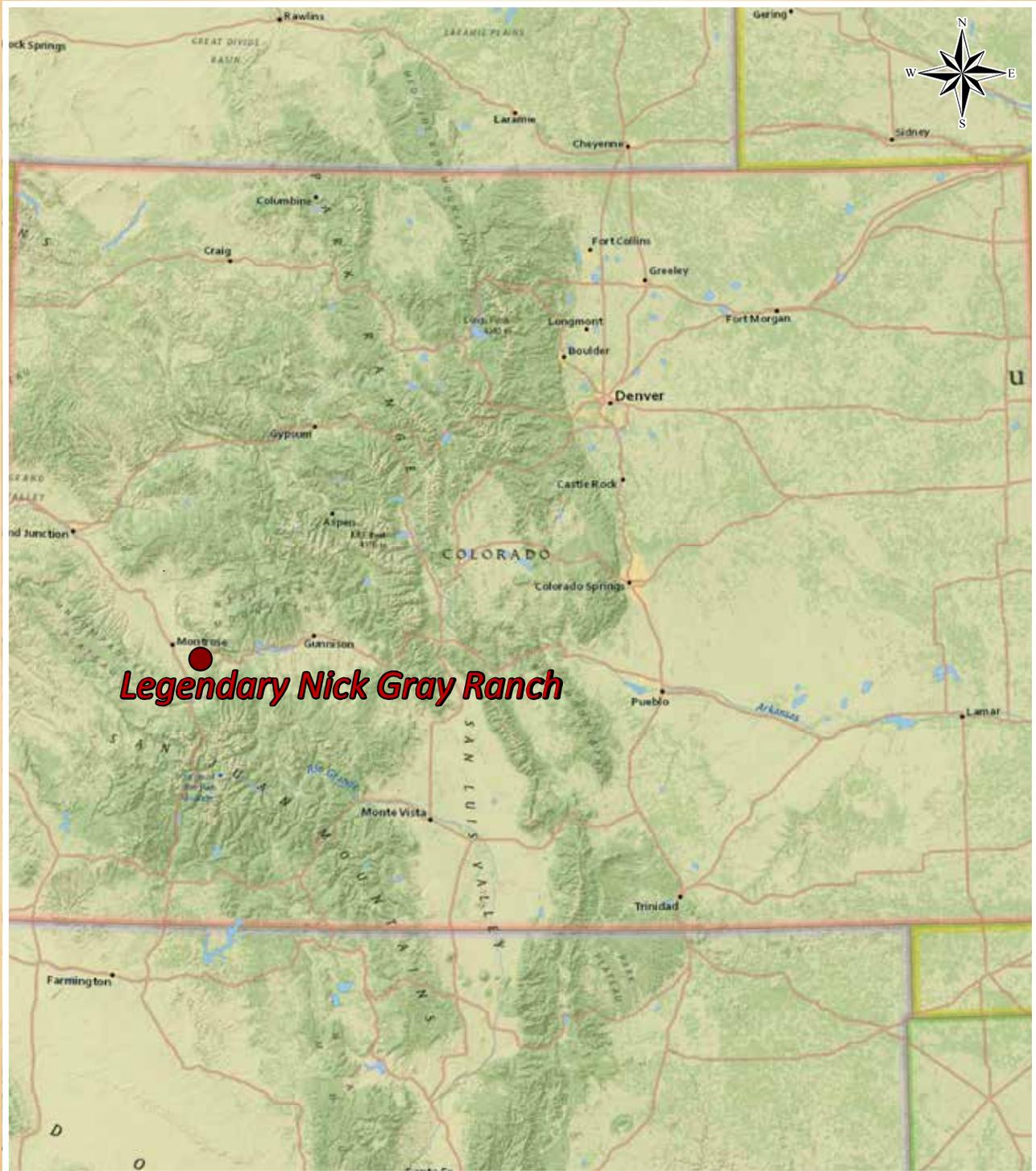
The City of **Gunnison** is the county seat of Gunnison County, Colorado. As of the 2010 census, the city had a population of 5,854. It was named in honor of John W. Gunnison, a United States Army officer and explorer who surveyed for the transcontinental railroad in 1853. Gunnison saw its first population increase in the 1870s, due to the mining surge throughout the state. The railroad arrived soon after in 1880 to appreciative miners, ranchers, and farmers. Gunnison is located off of U.S. Highway 50 near the Blue Mesa Reservoir, which is the largest lake in the state. Gunnison is home to the liberal arts Western State Colorado University that was founded on April 16, 1901. Along with being a very beautiful area the Gunnison River Basin is know for being one of the coldest places in America.



The Black Canyon of the Gunnison near Montrose is, as the National Park Service notes, “big enough to be overwhelming and still intimate enough to feel the pulse of time.” With its steep cliffs and rock spires, the canyon tests hikers while fishermen, boaters, and kayakers find challenges on the river.

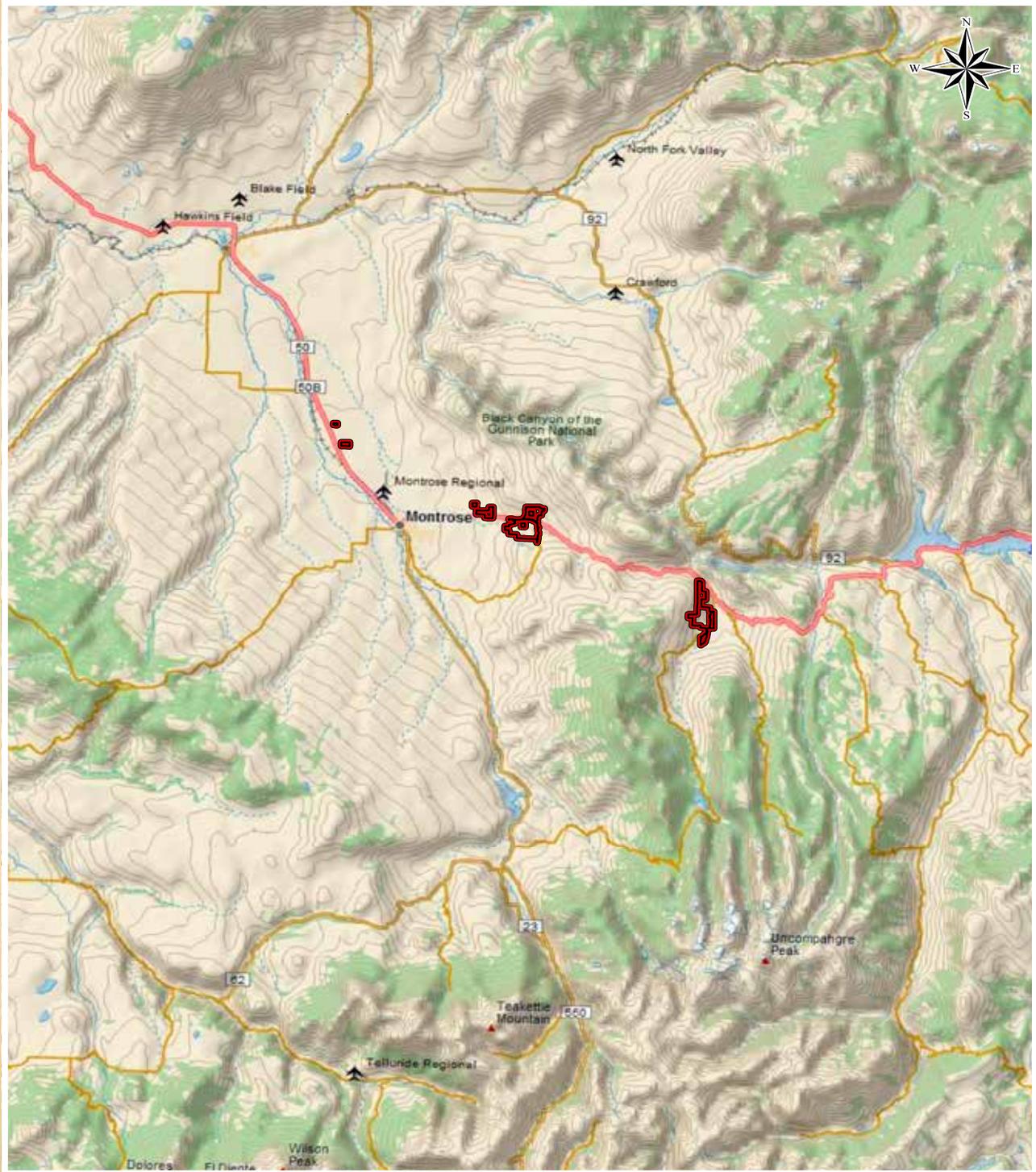


STATE MAP



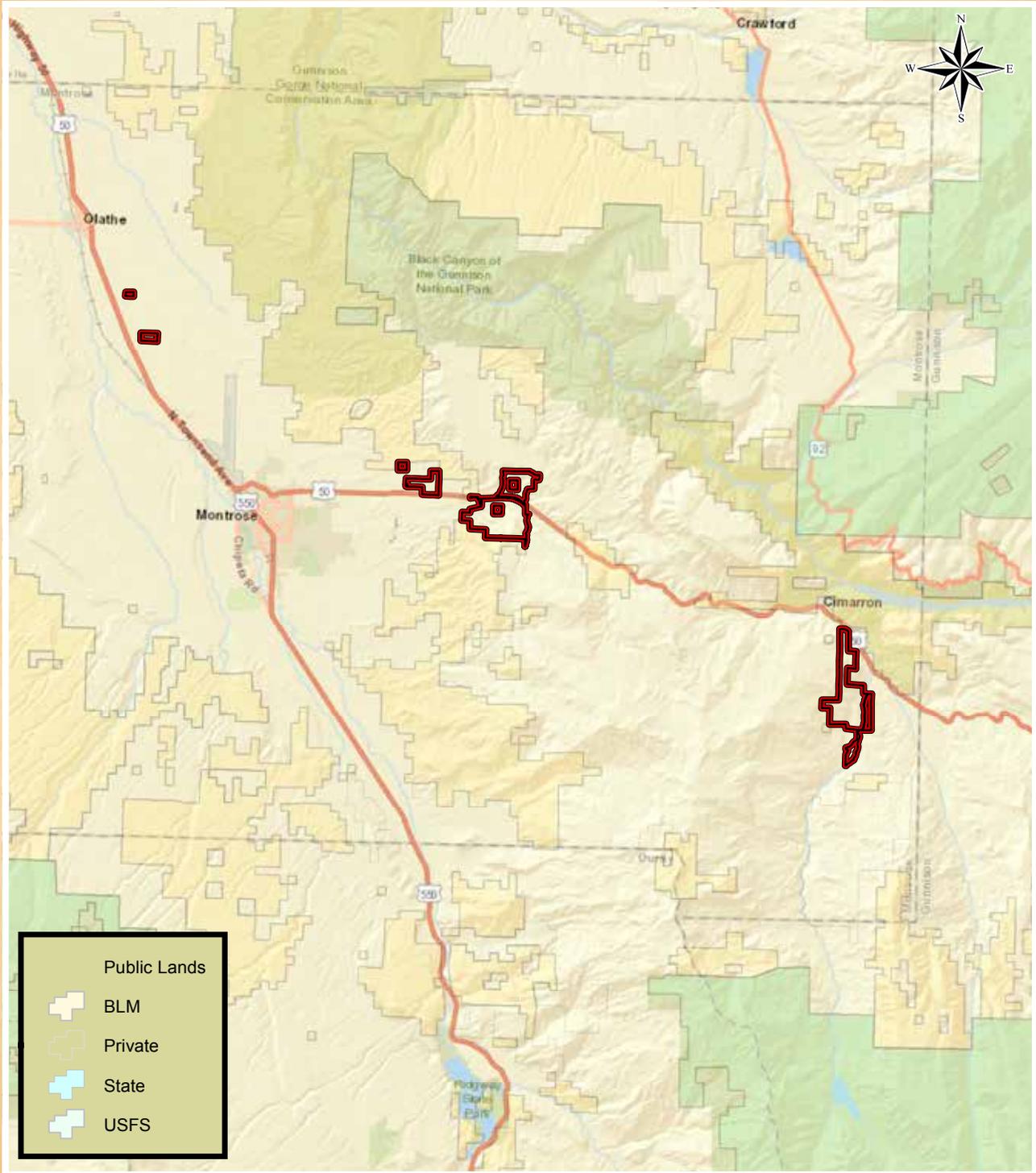
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REGIONAL MAP



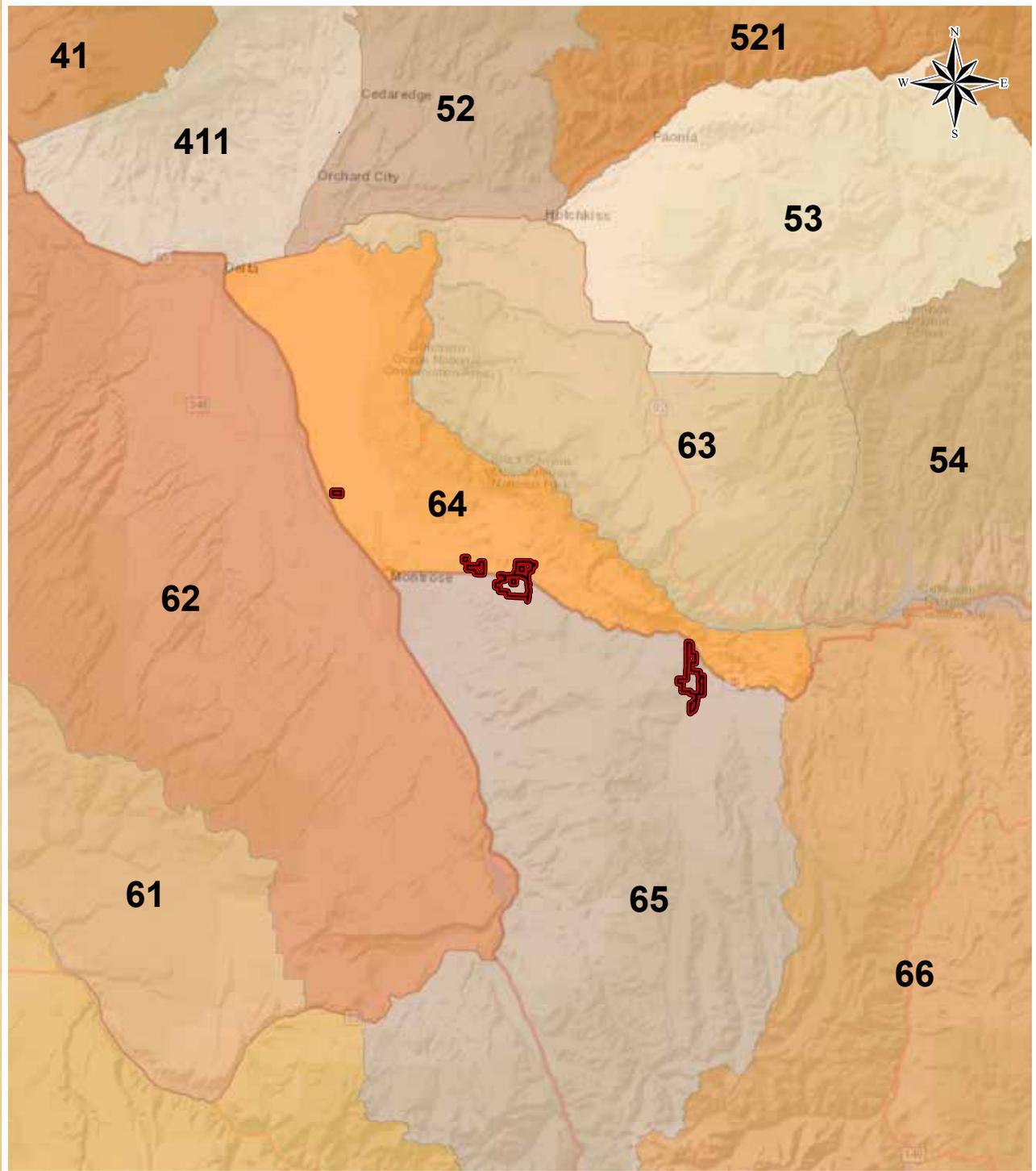
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PUBLIC LANDS MAP



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COLORADO GAME UNIT MAP



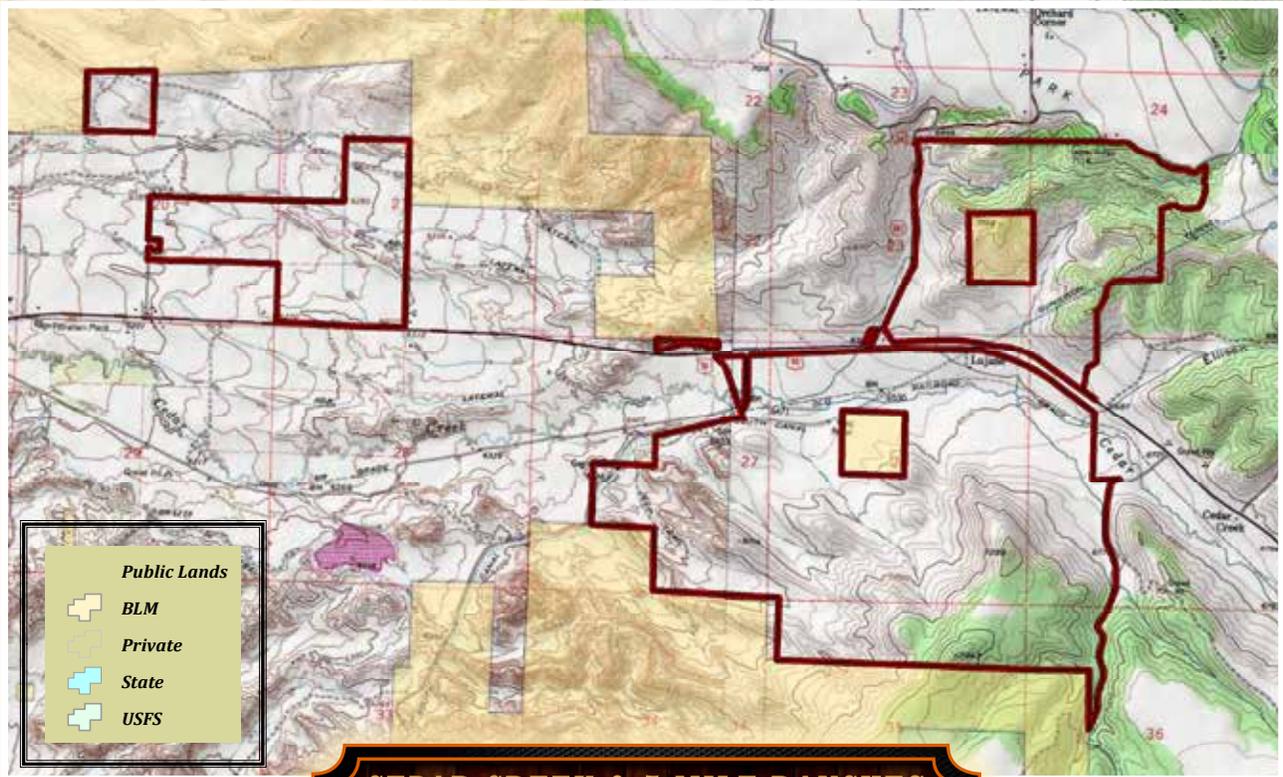
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GRAY CIMARRON RANCH
TOPOGRAPHY & AERIAL MAPS



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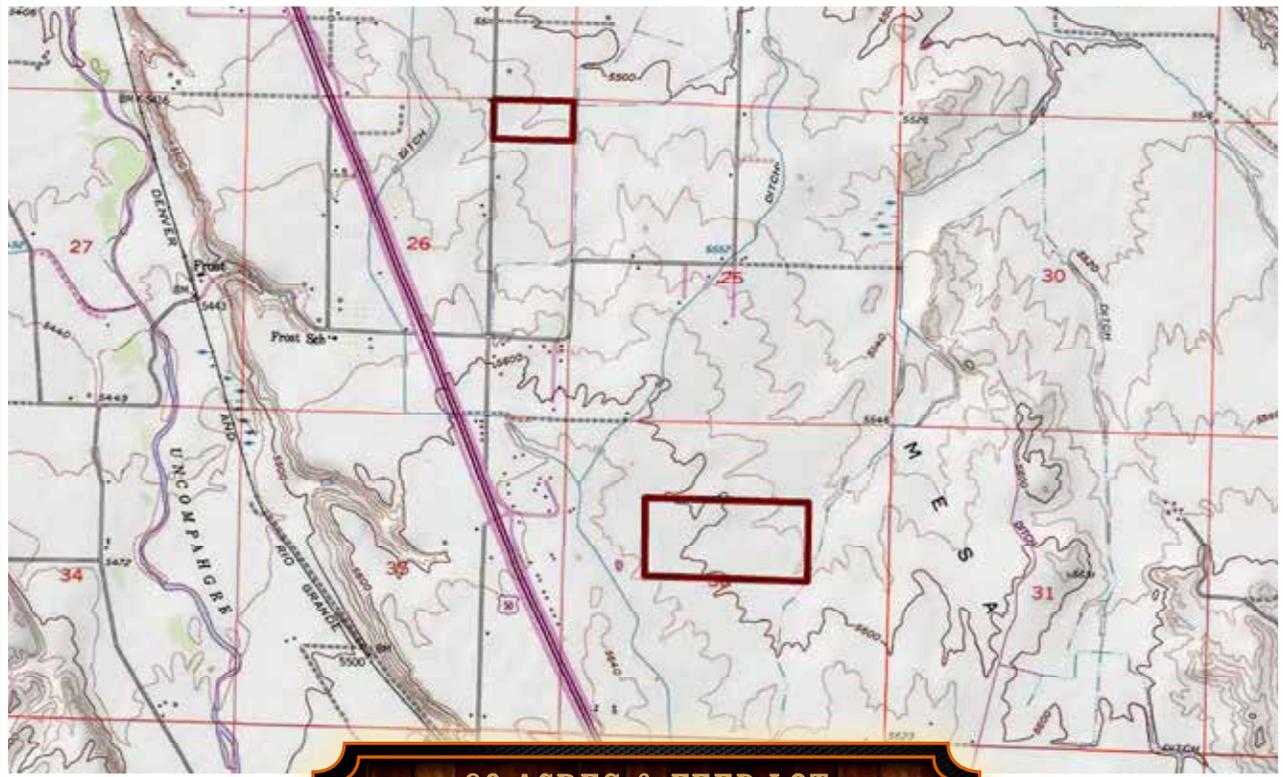


CEDAR CREEK & 5 MILE RANCHES

TOPOGRAPHY & AERIAL MAPS



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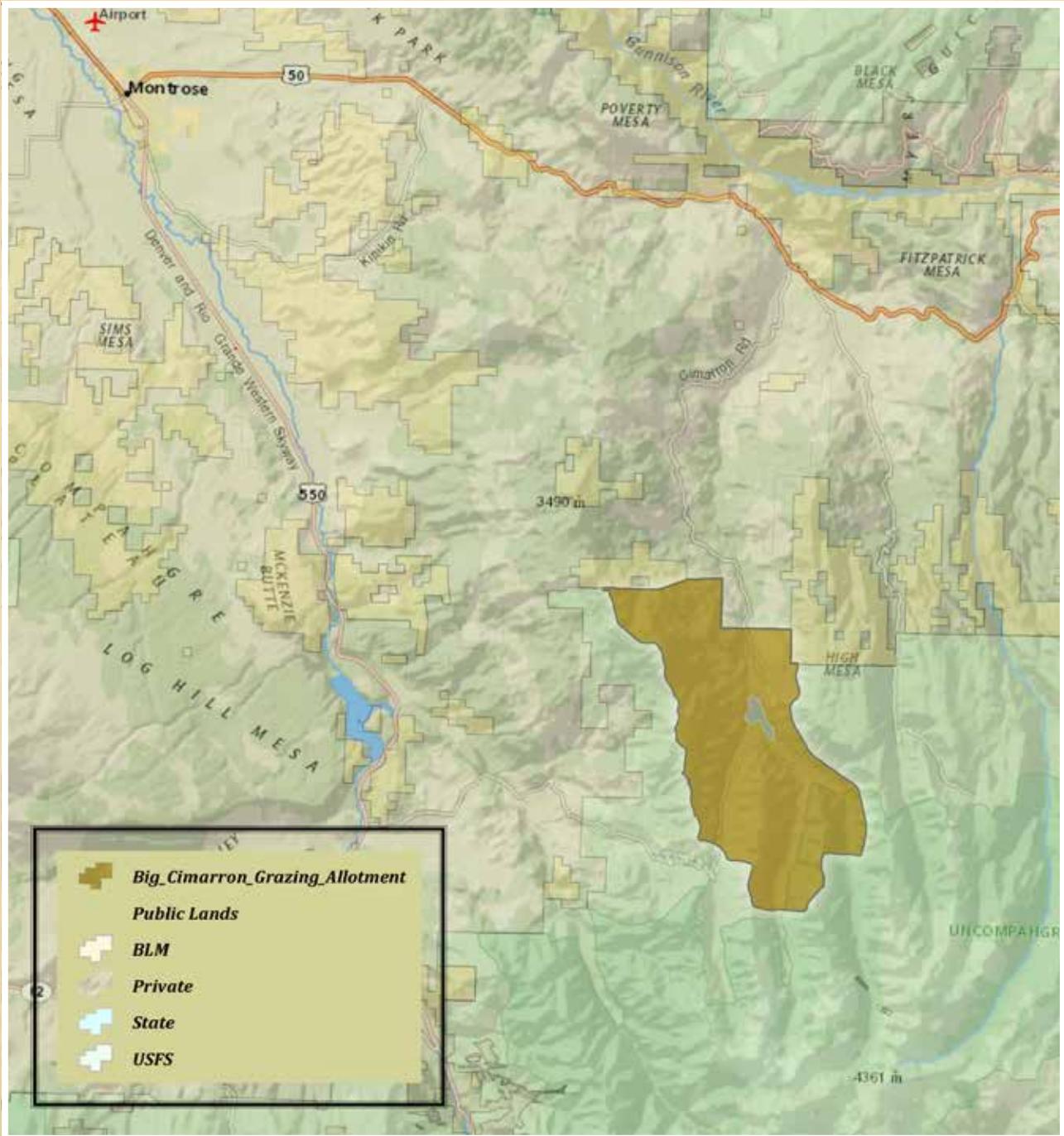
80 ACRES & FEED LOT
TOPOGRAPHY & AERIAL MAPS



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GRAY BIG CIMARRON GRAZING PERMIT

PUBLIC LANDS 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.

JOSEPH BURNS | C: 970.209.4400 | JOEY@EAGLELAND.COM
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REESE LOVELL | C: 479.209.0060 | REESE@EAGLELAND.COM





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.

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.



THE LEGENDARY NICK GRAY RANCH

The Legendary Nick Gray Ranch falls into several categories, **EQUESTRIAN, RECREATION, FARM & 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.

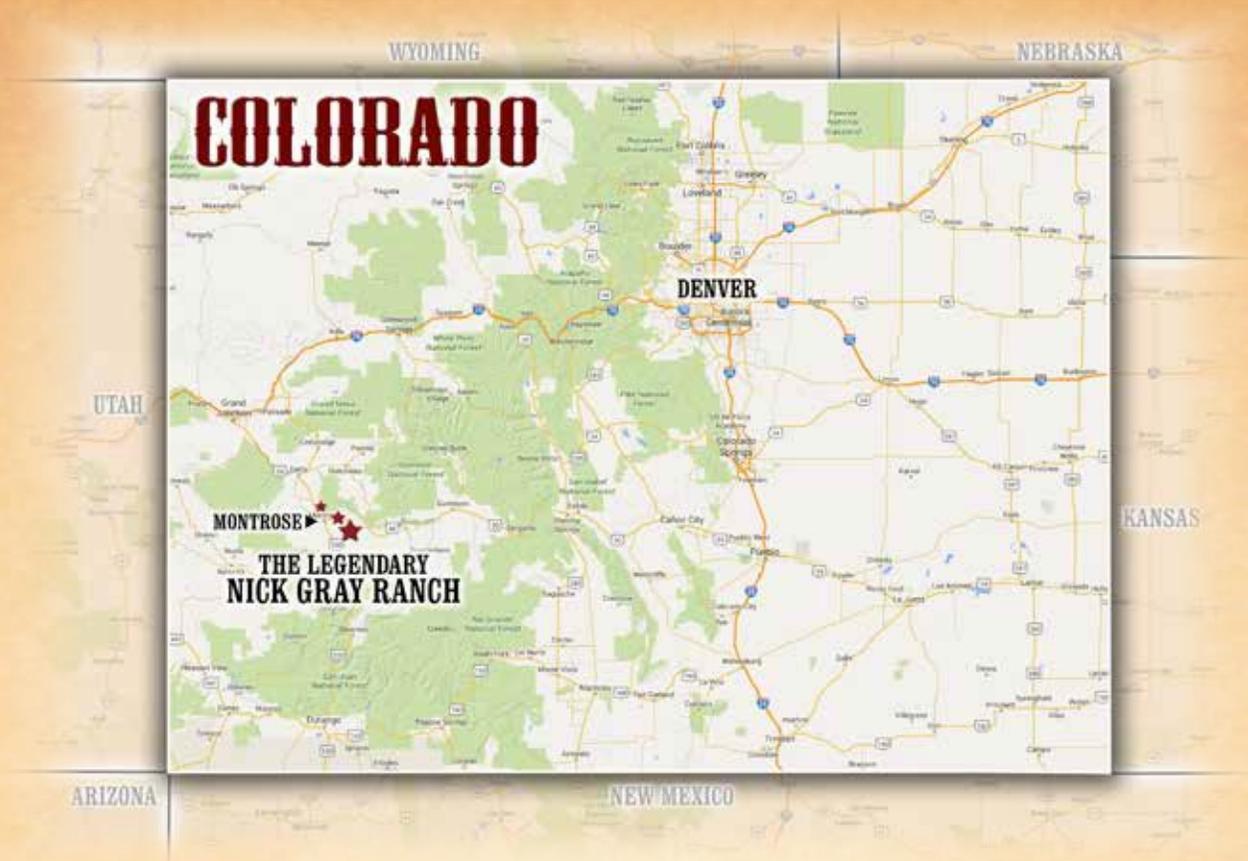
TRANSACTION-BROKER:

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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MONTROSE & CIMARRON, COLORADO

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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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