



MOONSHINE RANCH
LA VETA, COLORADO





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LA VETA, COLORADO

\$11,200,000 | 6,300± ACRES



LISTING AGENT: **JEFF BUERGER**

2000 S. COLORADO BLVD., T1, STE. 3100
DENVER, COLORADO 80222

P: 303.861.8282

M: 303.229.9932

JEFF@HALLANDHALL.COM



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Land... that's where it all begins. Whether it is ranch land or family retreats, working cattle ranches, plantations, farms, estancias, timber or recreational ranches for sale, it all starts with the land.

Since 1946, Hall and Hall has specialized in serving the owners and prospective owners of quality rural real estate by providing mortgage loans, appraisals, land management, auction and brokerage services within a unique, integrated partnership structure.

Our business began by cultivating long-term relationships built upon personal service and expert counsel. We have continued to grow today by being client-focused and results-oriented—because while it all starts with the land, we know it ends with you.

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EXECUTIVE SUMMARY

Located in one of the most scenic areas of southern Colorado is the 6,300± deeded acre Moonshine Ranch. Famously named after historical accounts of Al Capone's days of bootlegging moonshine, the remnants of a turn of the century moonshine still remains on the ranch today. Most noted for its prolific rock upheavals and massive vertical dikes caused by thousands of years of plate tectonics, the incredibly charming town of La Veta is just 30 minutes from the ranch. Moonshine Ranch is a recreational paradise, remote – yet accessible, offering seclusion and privacy while being completely immersed in a true wilderness setting and home to abundant wildlife. The ranch landlocks 3,400± acres of BLM land, increasing its total size to just under 10,000 total acres. Recognized for its exceptional wildlife habitat, natural ecosystem, shielding topography, and excellent management, the ranch is one of the finest big game hunting properties in the Western US. Improvements are not overdone, functional, and include a primary lodge, caretaker home, shop, cabin, and livestock facilities. This property offers a little bit of everything; rugged and undulating topography, water rights and sub-irrigated land, numerous water catchments including ponds, dirt tanks and small lakes, several springs and seasonal creeks, a variety of vegetation, diverse landscape, extraordinary views, absolute privacy, and presents an opportunity to acquire a significantly sized ranch for the area. Important to note approximately 65-70 percent of the ranch was unfortunately burned in the 2018 Spring Creek Fire. The owner has invested over a million dollars in reclamation efforts including hiring a professional-grade fire restoration team, aerial and terrestrial seeding, mulching, refurbished roads, new culverts, and has implemented many other mitigation efforts to reestablish vegetation growth for wildlife. Additionally, the asking price of the ranch has been substantially reduced to its current asking price to reflect fire damage.

LOCATION

The ranch is located in the southern Sangre de Cristo Mountain Range within Huerfano County. La Veta, CO is 20 miles' distance from the ranch; Walsenburg, CO is 25 miles' distance; and the town of Pueblo is one hour's distance. The Denver metro area and DIA are around three hours north and northeast of the ranch.



The nearest town, at 20 miles' distance, is La Veta, CO, which offers a full range of dining, entertainment and culture. The next nearest town, at 25 miles' distance, is Walsenburg, CO, which offers a range of the same, as well as a hospital. The town of Pueblo is an hour from the ranch and features a superb recreational reservoir, Lake Pueblo, where visitors come to boat, fish, waterski, hike and explore. The Denver metro area and DIA are around three hours north and northeast of the ranch.



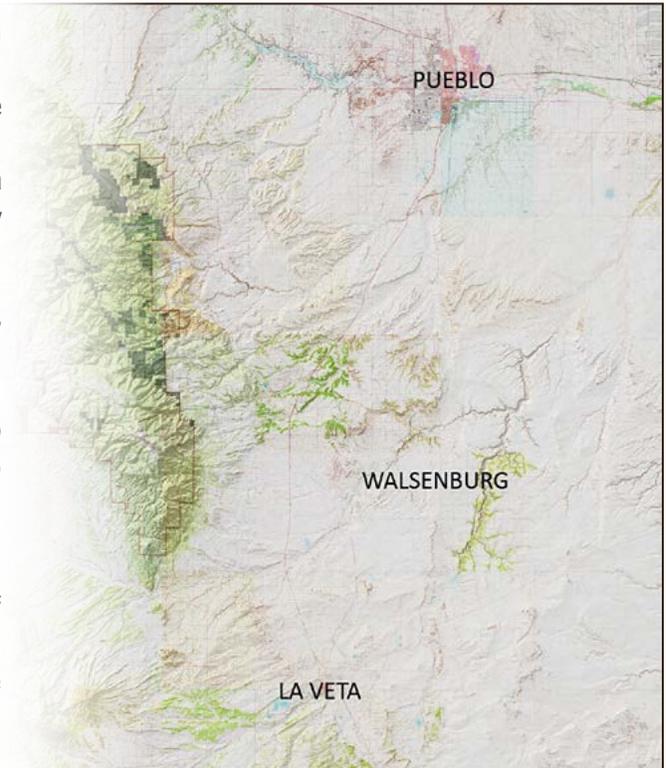
LOCALE

Huerfano County, the southern Sangre de Cristo Mountains, and the towns and sights near to the ranch serve to expand the appeal of this unique property. Though the land itself is private and secluded, the offerings within an hour's drive allow for superb dining, recreation and entertainment – as well as easy access to services and home essentials. Huerfano County itself is known as “Southern Colorado’s Spanish Peaks Country” and draws tourists for any number of recreational activities, including hiking, mountain climbing and hunting.

Pueblo – This town is an hour's drive from the ranch and features a superb recreational reservoir, Lake Pueblo, where visitors come to boat, fish, waterski, hike and explore. The town also features several museums, a convention center, an airport, a zoo and many more attractions.

Walsenburg – This town, the county seat, is within 25 miles of the ranch and offers a similar range of dining, entertainment and culture, as well as a hospital. It is two miles from Colorado's first state park, Lathrop State Park, and it is home to the year-round Walsenburg Golf Course.

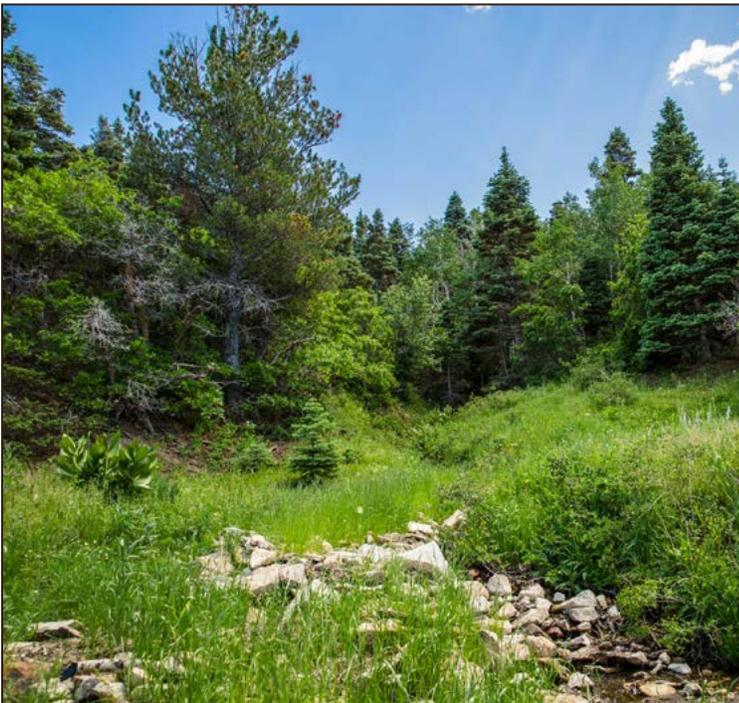
La Veta – This town is within 20 miles of the ranch and offers a full range of dining, entertainment and culture. It has notable geological features, hosts festivals, retains a rich history and boasts a thriving art scene.





GENERAL DESCRIPTION

Moonshine Ranch is uniquely positioned to contain a landscape that is diverse and wild, with elevations ranging from 7,500 to 10,000 and the topography to match. The land is bordered by mountains to the north and south, as it sits within the Sangre de Cristo Mountains, and is afforded spectacular views of some of the most impressive peaks. These surrounding mountains lend privacy and seclusion to the area, even as the ranch is within a convenient distance to several towns. Near and notable mountains include Mount Mestas, Rough Mountain, Silver Mountain and Sheep Mountain.



*diverse and wild
landscape*

Throughout the property, there is rich irrigation and plentiful water, with ponds, springs, creeks and seasonal drainages. There are meadows at all elevations and abundant trees, including cottonwood and aspen. Also, in addition to the 6,300± deeded acres, the land includes 3,400± acres of BLM, bringing the total acreage to just under 10,000.

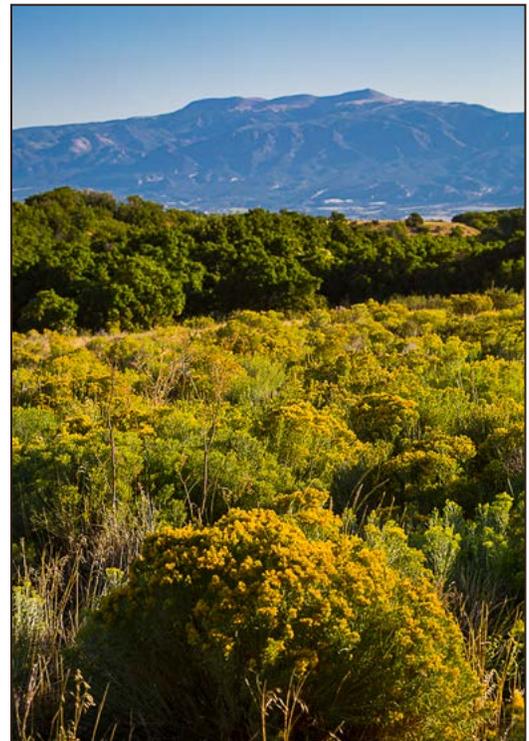
**ACREAGE
BREAKDOWN**

Deeded Acres: 6,300±

BLM Acres: 3,400±



Following the 65-70% burn of the land, the owner performed mitigation efforts including removing dead timber, rebuilding roads, adding new culverts and seeding. These efforts are not only restoring the land to its full and diverse beauty, they are also transforming it (see Mitigation section on page 8-9 for details).

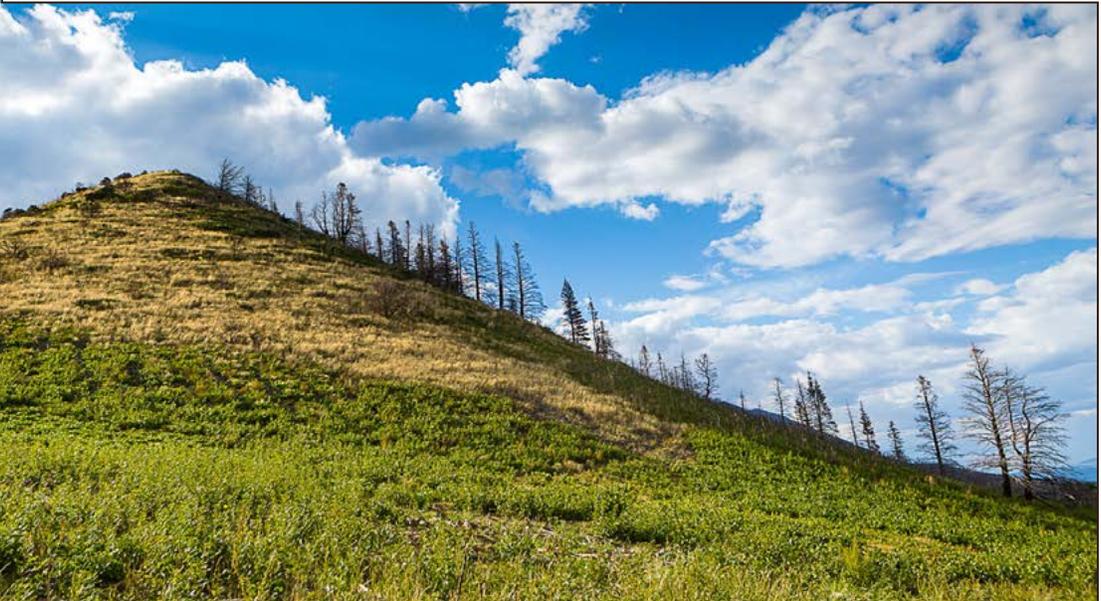
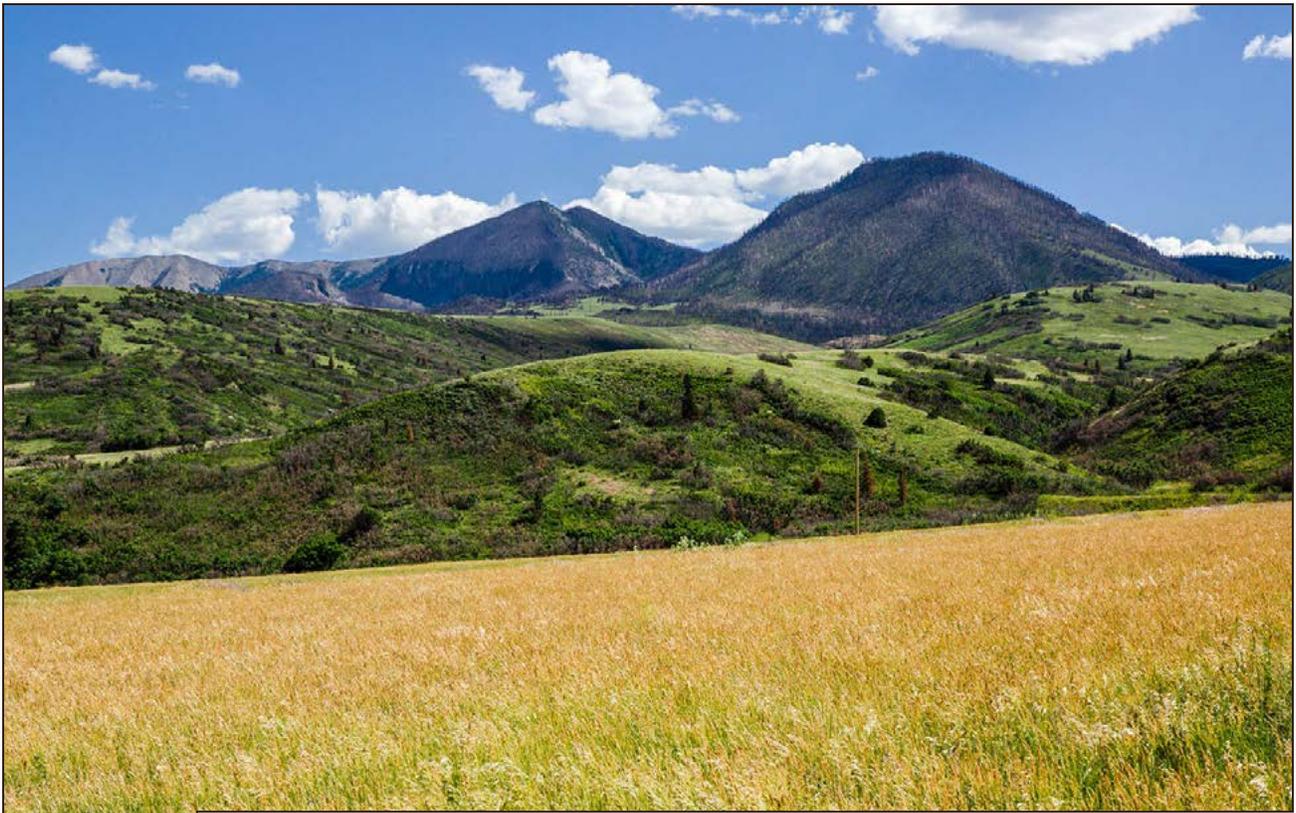




FIRE MITIGATION

In 2018, 65-70 percent of the Moonshine Ranch property was burned in a wildfire. Since the fire, the owner has put in extensive work to restore and replenish the land. The owner has invested over a million dollars in these restoration efforts, and the results have been rewarding. Here's a brief look at the mitigation strategy:

- Consultation with a wildlife biologist with expertise in post-fire recovery**
- Clearing of burnt timber that was no longer viable and/or caused a hazard**
- Aerial and terrestrial seeding using natural grasses in the winter and the spring with tremendous results for thousands of acres**
- Tree planting, particularly with evergreen species around the main house**
- Erosion and flood control to divert and guide water, including natural water catchments and mulching**
- Roadway restoration (regrading and reshaping)**
- Full, extensive fence repairs**
- New culverts in drainage areas**
- Extensive testing, inspections and cleanings within the buildings to ensure superb condition and excellent air quality after potential smoke exposure**





The wildfire and the subsequent restoration efforts have also made for stunning, positive changes. With the loss of dense evergreen forests, there are areas that have become meadows with tall grasses, and the number of aspens on the land quickly tripled.





IMPROVEMENTS

There are several buildings and improvements on the ranch which add comfort, elegance and functionality.



THE MAIN LODGE

The main lodge is a three-bedroom, three-bathroom home with a rustic aesthetic. It was only just built in 2015 and offers more than suitable lodging for up to eight people. It features a spacious great room with vaulted ceilings, large windows for incredible views and a sizable deck for hosting barbeques and taking in the sights. It also has a large kitchen, basement, dining room and garage.





THE HEADQUARTERS

The Manager’s Home, known as the Headquarters, is a three-bedroom, two-bathroom modular home with an attached deck, built in 2013.



THE A-FRAME

The Guest Cabin, known as the “A-Frame,” is a two-bedroom two-bathroom cabin with such amenities as a kitchen, laundry room and den. It features rustic wood paneling and is suitable lodging for up to seven guests.



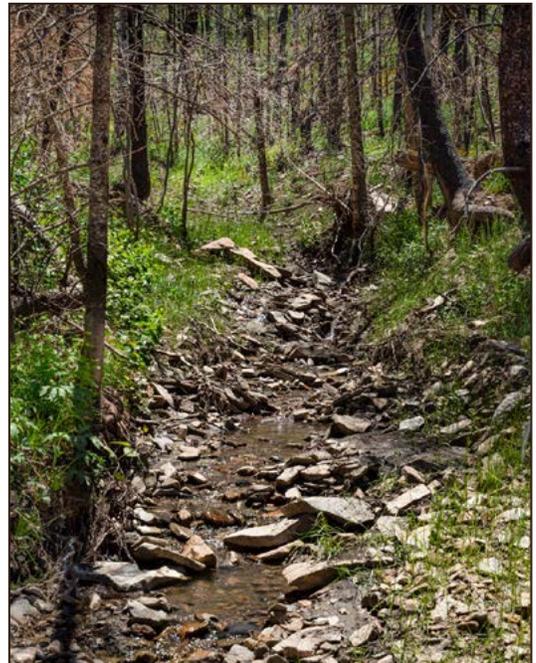
WORKING FACILITIES

The facilities include a 70'x120' shop with a heated floor and electric doors, a calving shed that was built in 2015, working pens and other cattle handling facilities. These facilities allow for comfortable work through the winter.



INFRASTRUCTURE

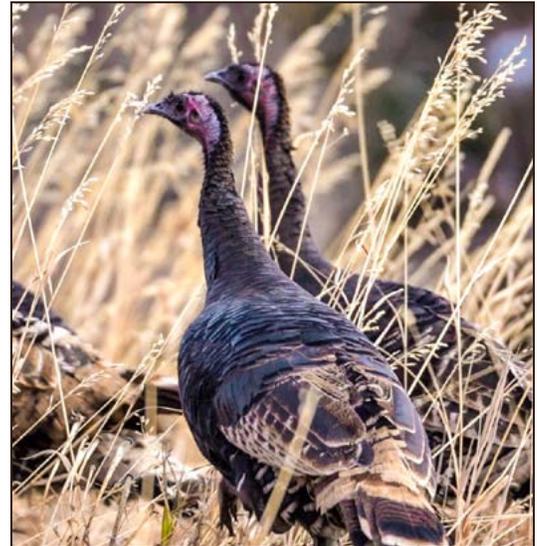
The ranch has a great, updated network of interior roads for easily accessing various areas of the property, as well as full perimeter and pasture fencing. There are also several new strategically placed culverts throughout the ranch.





WILDLIFE RESOURCES

The variety of wildlife found on this land adds substantially to the beauty and wilderness it affords. Animals are drawn to the consistent, year-round water sources and supportive habitat. These animals include elk, mule deer, bighorn sheep, black bear, Merriam turkey, antelope, mountain lion, blue grouse and various small game. Plus, the three large bodies of water on the property allow for healthy fish stocks.





HUNTING AND FISHING

The ranch is in a perfect location for top-notch, trophy elk hunting. It's in Game Management Unit 85 and has a high volume of 340" bull elk. It hasn't been used for commercial hunting in nearly two decades and the owner has been careful to hunt conservatively in order to maintain the herd. There are also excellent populations of mule deer, with many 180" mule deer bucks, as well as Bighorn sheep, Merriam's turkeys and black bears.



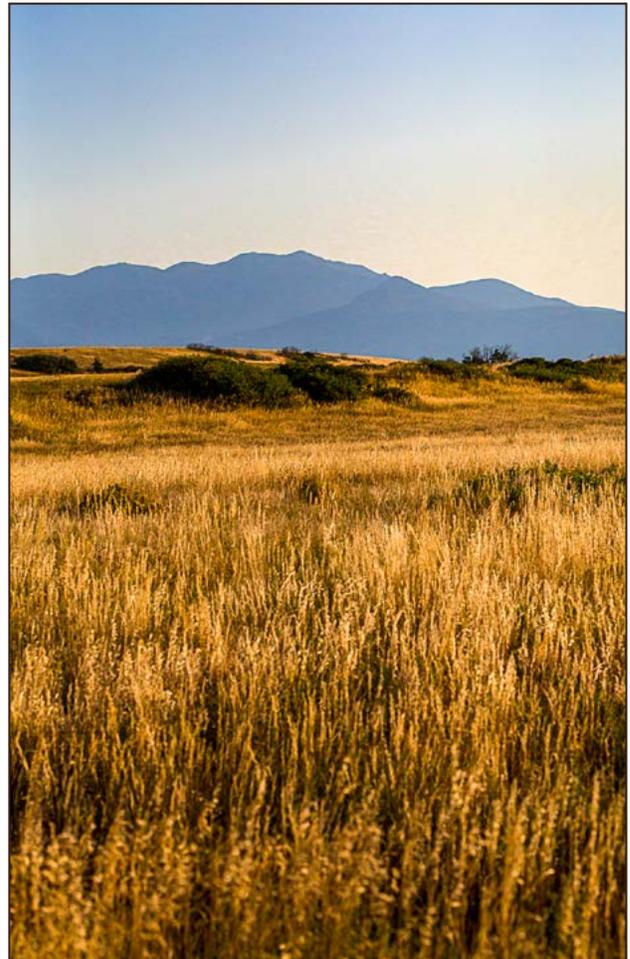
Fishing at the ranch is just as rewarding as hunting, as it features three large bodies of water, all of which are fed by running springs. These ponds have previously supported stocks of rainbow trout and made for quality still water fishing experience.





GRAZING RESOURCES

The Moonshine Ranch offers 200± acres of irrigated hay ground and is suitable for a cow/calf population up to 200. The property is outfitted with working pens and a calving shed, full fencing and reliable water sources like creeks, ponds and dirt tanks.



WATER RIGHTS

Moonshine Ranch has extensive water rights associated with the property. All water rights owned by the Seller of any nature whatsoever, appurtenant to, associated with or historically used on the property will be conveyed with the property. Among the water rights are: surface water and groundwater (tributary, nontributary and not-nontributary) water rights, whether adjudicated or unadjudicated, located on, over, under, or in any way directly or indirectly related to the property, including any and all springs, wells, exempt wells, well permits, ponds, reservoirs, ditches, rights of way, pipelines, headgates, dams, impoundments, outlet works, diversion structures, conveyance structures, measuring devices or structures, well heads and pumps located or in any way appurtenant to property. A full summary of these water rights is available and included herein. Contact the broker for further discussion.



[CLICK HERE TO DOWNLOAD THE WATER RIGHTS SUMMARY](#)





AREA ATTRACTIONS

Near to the ranch are several area attractions – many of which feature peaks visible from the property itself.



Sangre de Cristo Range and Wilderness – The Sangre de Cristo Mountain Range is a southern subrange of the Rocky Mountains in the San Luis Valley. It features several fourteeners, including Blanca Peak and Crestone Peak. In the central portion of the Range is the Sangre de Cristo Wilderness, which features abundant wildlife and is within both the Rio Grande National Forest and the San Isabel National Forest.

Highway of Legends Scenic Byway – This scenic byway runs between the towns of Walsenburg and Trinidad. It is an 82-mile journey on State Highway 12 through national forests, mountain ranges and more. It features views of the Spanish Peaks, the Cuchara Pass and the Cuchara Valley, the National Historic District of Cokedale and the historic town of Trinidad. It is well-known for its unique rock formations and historical lore.

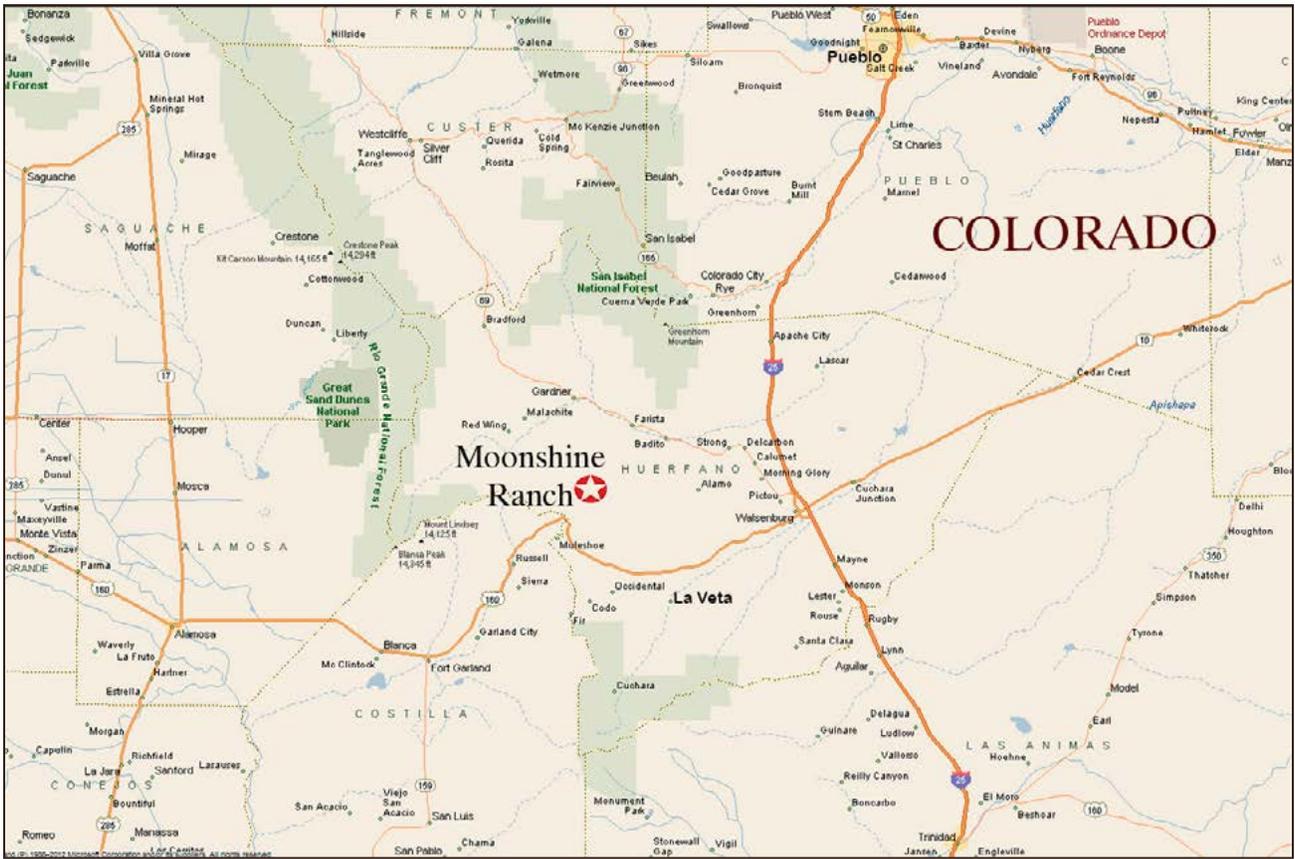


Spanish Peaks Wilderness – A portion of this wilderness area is within the same Huerfano County as the ranch, and it is entirely within the San Isabel National Forest. The Spanish Peaks themselves are well-known summits in the region and are markedly different geological structures compared to the mountains of the Sangre de Cristo range.



BROKER'S COMMENT

Moonshine ranch presents a highly unique opportunity, for the right profile of buyer, to purchase an exceptional big game ranch that also features stunning scenery and iconic rugged mountain landmarks. Most importantly, the asking price of the ranch has been substantially reduced to reflect current market value as a result of fire damage caused in 2018. A fire is an obvious and unfortunate event, however, what comes with fire damage is new opportunity, revegetation, and long a term investment opportunity. The owners were and remain extremely proactive in terms of efforts put forth for overall mitigation efforts in an effort to restore the ranch. With an investment of over one million dollars in stewardship, mitigation and reclamation efforts; the vegetation has recovered extraordinarily well, and wildlife species are back on the property in abundance as evidenced by the photography in the brochure. Records and evidence of efforts made will be provided to prospective buyers to verify efforts made by the owners. The ranch has been priced and valued to take into consideration the damage caused by the fire and in concert with the efforts made to bring the ranch back; this property presents a tremendous opportunity to purchase a ranch for a long term hold, effectively manage the balance the wildlife populations and increase it's value over time. The owners are motivated to sell and move on to a different phase of their life.



Click on map above for link to MapRight map of property.

PRICE

\$11,200,000



Hall and Hall 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, building measurements, 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.

ADDITIONAL SERVICES OFFERED BY HALL AND HALL

- 1. MANAGEMENT SERVICES** – Hall and Hall's Management Division has a very clear mission—to represent the owner and to ensure that his or her experience is a positive one. Services are customized to suit the owner's needs. They often begin with the recruiting and hiring of a suitable ranch manager or caretaker and are followed by the development of a management or operating plan along with appropriate budgets. Ongoing services include bill paying, ranch oversight, and consulting services as needed. Even the most sophisticated and experienced ranch owners appreciate the value of a management firm representing them and providing advice on local area practices and costs. [Wes Oja](#), [Jerome Chvilicek](#), [Dan Bergstrom](#) or [Brant Marsh](#) at (406) 656-7500 are available to describe and discuss these services in detail and welcome your call.
- 2. RESOURCE ENHANCEMENT SERVICES** – Increasingly the value of a ranch is measured by the quality of each and every one of its resources. Coincidentally, the enhancement of a ranch's resources also increases the pleasure that one derives from the ownership of a ranch. Our management services have included the assessment of everything from wildlife habitat to bird habitat to water resources and fisheries and the subsequent oversight of the process involved with the enhancement of these resources. [Wes Oja](#), [Jerome Chvilicek](#), [Dan Bergstrom](#) or [Brant Marsh](#) at (406) 656-7500 are available to describe and discuss these services in detail and welcome your call.
- 3. AUCTIONS** - Hall and Hall Auctions offer “Another Solution” to create liquidity for the owners of Investment-Quality Rural Real Estate. Our auction team has experience in marketing farmland, ranchland, timberland and recreational properties throughout the nation. Extreme attention to detail and complete transparency coupled with Hall and Hall's “Rolodex” of more than 40,000 targeted owners and buyers of rural real estate help assure that there are multiple bidders at each auction. In addition, the unique Hall and Hall partnership model creates a teamwork approach that helps to assure that we realize true market value on auction day. For more information on our auction services contact [Scott Shuman](#) at (800) 829-8747.
- 4. APPRAISALS** - Staying abreast of ancillary market influences in ever-changing economic conditions requires a broad professional network to tap into. Finding an appraiser who not only understands the numbers but also the differences in value from one area to another is a critical part of making an informed decision. The appraisal team at Hall and Hall, formed entirely of Accredited Members of the American Society of Farm Managers and Rural Appraisers (ASFMRA), has that critical network of brokers and lending professionals. This professional network coupled with diverse experience across multiple regions and market segments allows our appraisal team to deliver a quality product in a reasonable timeframe. [Stacy Jackson](#) at (903) 820-8499 is available to describe and discuss these services in detail and welcome your call.
- 5. SPECIALIZED LENDING** - Since 1946 Hall and Hall has created a legacy by efficiently providing capital to landowners. In addition to traditional farm and ranch loans, we specialize in understanding the unique aspects of placing loans on ranches where value may be influenced by recreational features, location and improvements and repayment may come from outside sources. Our extensive experience and efficient processing allows us to quickly tell you whether we can provide the required financing.

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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 one of the Hall and Hall brokers 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.

[Jeff Buerger](#) of Hall and Hall is the exclusive agent of the Seller.

Moonshine Ranch La Veta, Colorado

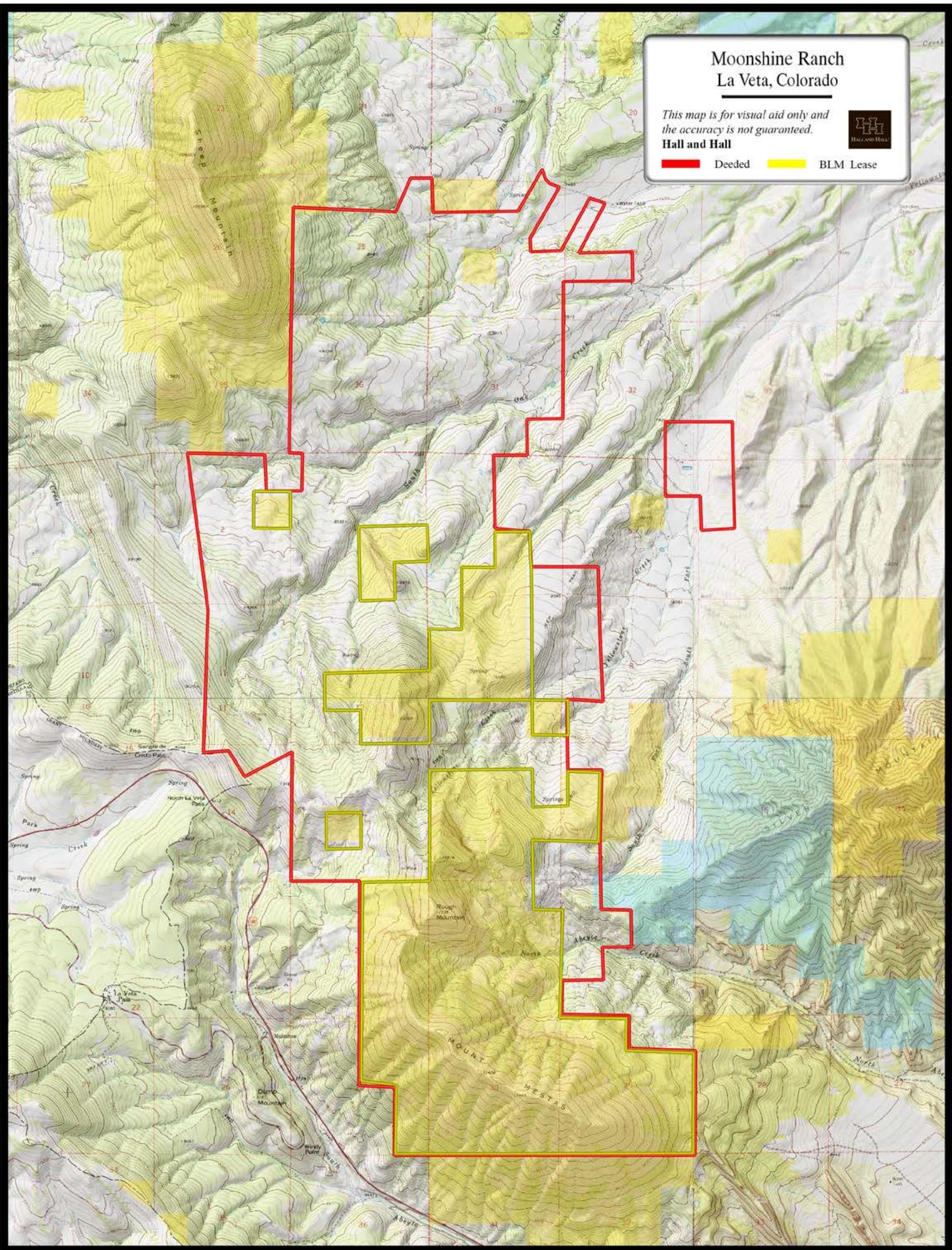
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Hall and Hall



Red Deeded

Yellow BLM Lease



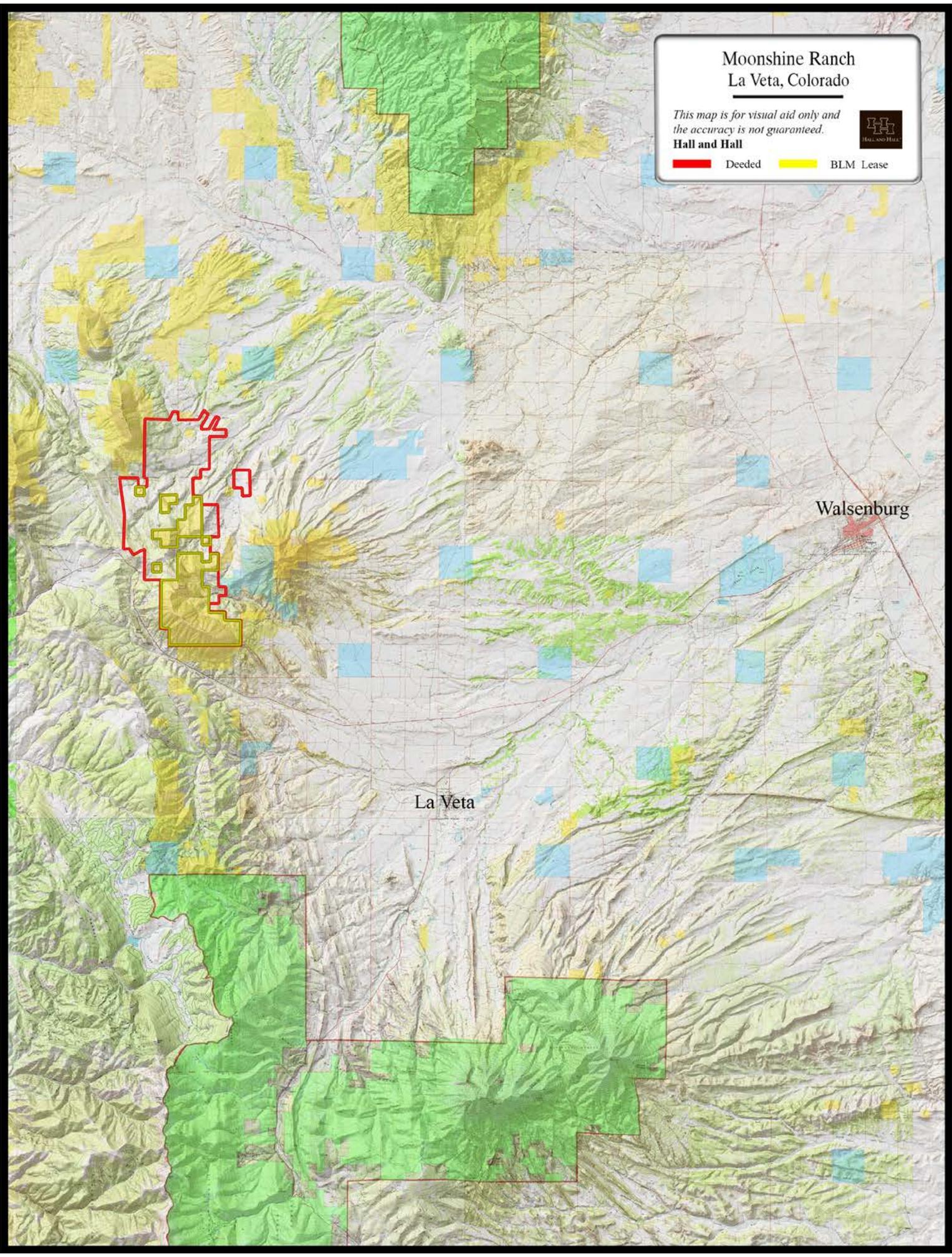
Moonshine Ranch La Veta, Colorado

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■ Deeded **■ BLM Lease**



Moonshine Ranch La Veta, Colorado

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Deeded **BLM Lease**

