

Reinecker Ridge Ranch



SUMMARY

REINECKER RIDGE RANCH

Reinecker Ridge Ranch consists of 1,400+/- deeded acres centered in Colorado's South Park grasslands. The ranch is conveniently located within one and a half hours of Denver and Colorado Springs- Colorado's two most populous cities. Operated under current ownership as a working cattle and recreational ranch, Reinecker Ridge Ranch represents a diverse investment that can be enjoyed year-round. The ranch's varying topography is home to elk, mule deer, and pronghorn, which water themselves in the ranch's spring-fed tanks and seek respite in the timbered portion of the property. Recreational opportunities include hunting, fishing, hiking, camping, boating, mountain biking, ATV/UTV-ing, as well as both downhill and nordic skiing. The ranch cultivates South Park's trademark intermontane grasses, well-known for their high protein content and ability to produce exceptional-quality livestock.

Designated as having significant ecological value, Reinecker Ridge Ranch operates under a Conservation Easement that protects against disturbance of the ranch's undeveloped state. Though there are not currently any structures on the ranch, the easement accounts for several building envelopes on desirable homesites where the new owner can construct their dream mountain home. In addition, the ranch can be subdivided into as many as four smaller parcels.

For those interested in achieving larger acreage, the ranch can be expanded through purchase of the **Bar Star Ranch** (2,420+/- acres) which is exclusively listed by Confluence Land Company.



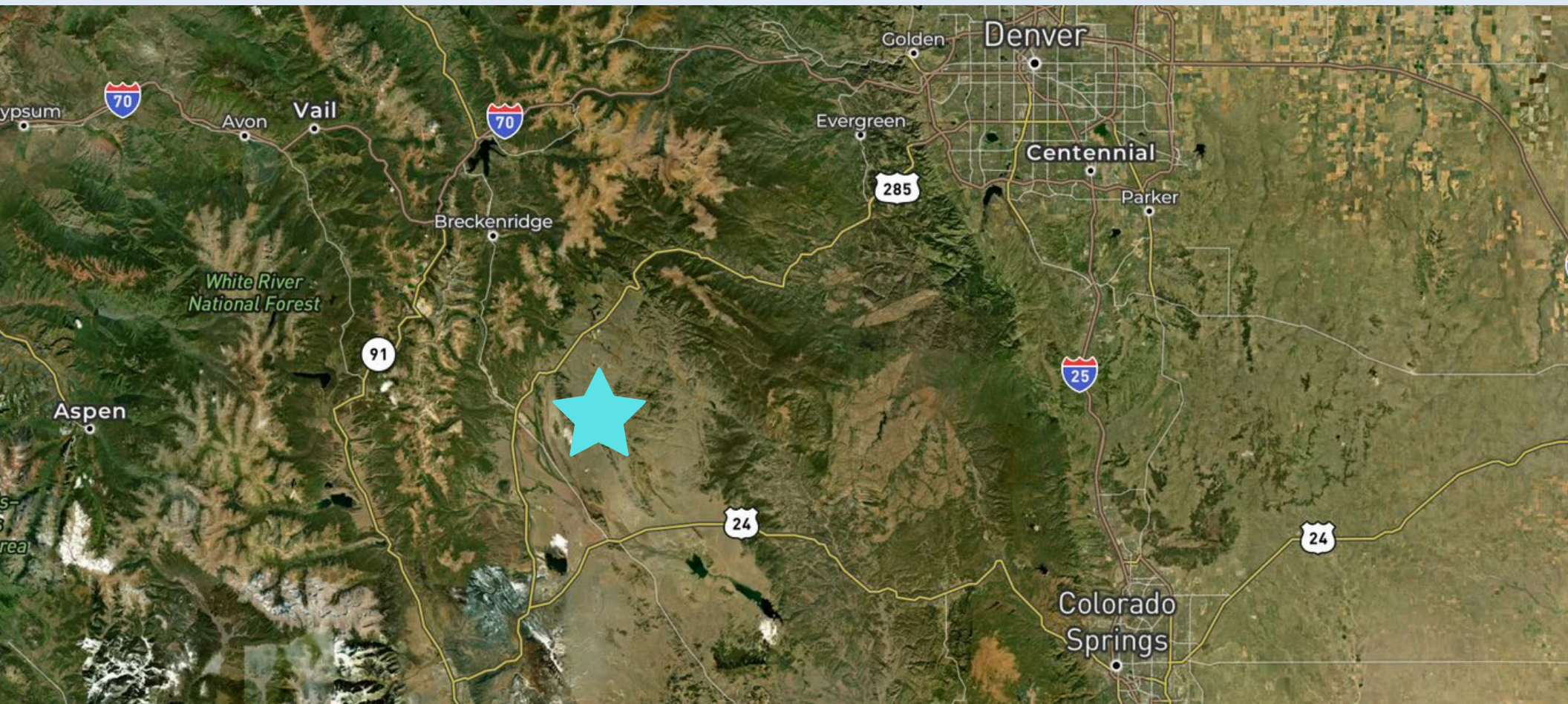


LOCATION | REINECKER RIDGE RANCH

Reinecker Ridge Ranch is ideally located within one and a half hours of Denver and Colorado Springs. Both of these cities offer nearly any amenity desirable, including international, commercial and private air service. Travel to the ranch itself is an easy trip on Highway 285 from Denver or Highway 24 from Colorado Springs, both of which share a panorama of scenic views along the way. Fairplay, the Park County seat and nearest town to the ranch, is less than 15 minutes from the property's entrance and hosts a variety of restaurants, a grocery store, fuel and services.

Outdoor enthusiasts can explore three major recreational reservoirs near the ranch, a plethora of rivers and streams boasting fantastic angling, and numerous access points into over 1,000,000 acres of nearby Pike National Forest.

The famed ski resorts of Breckenridge and Keystone are less than an hour from the ranch's doorstep. In addition to world-class downhill skiing, fine dining, first class lodging and a wide range of winter recreation can be found at each of these resorts.





RECREATION: HUNTING | REINECKER RIDGE RANCH

The trophy-quality big game hunting on Reinecker Ridge Ranch is well-established. Elk, mule deer, and pronghorn can be seen on the property throughout the year, often feeding on the ranch's grasslands and watering in its spring-fed tanks early in the day before retreating to the shade provided by the timbered northern boundary of the property. As Fall wears on and temperatures cool, elk and mule deer migrate from the high country into the winter range of the South Park valley floor. Reinecker Ridge Ranch benefits greatly from this annual migration, and game is often prolific on later-season hunts.

Given its acreage and location in Colorado's limited-entry GMU 50, Reinecker Ridge Ranch is eligible for landowner hunting vouchers through the LPP Program. These vouchers can be retained by the landowner for use, or sold to area outfitters and hunters. The ranch has previously hosted guided hunts through partnership with a local outfitter. Selective harvest strategies and limited pressure over the years have resulted in the take of numerous trophy-class animals.





LIVESTOCK AND AGRICULTURE | REINECKER RIDGE RANCH

Reinecker Ridge Ranch has served as part of a working cattle operation for many years. The deeded acreage is capable of carrying 35 +/- AUM on a seasonal basis (traditionally May-October), and additional leased grazing acreage may be available with the purchase of the ranch for an additional cost which could support substantially more cattle. There are multiple water sources on the property including springs and tanks, encouraging livestock to graze the ranch evenly and preventing over-grazing of any one area. Additional livestock infrastructure includes corrals and partial fencing. Should the owner choose to pass oversight of the cattle operation on, an existing area rancher has expressed interest in managing oversight of the livestock operations.





CONSERVATION AND DEVELOPMENT | REINECKER RIDGE RANCH

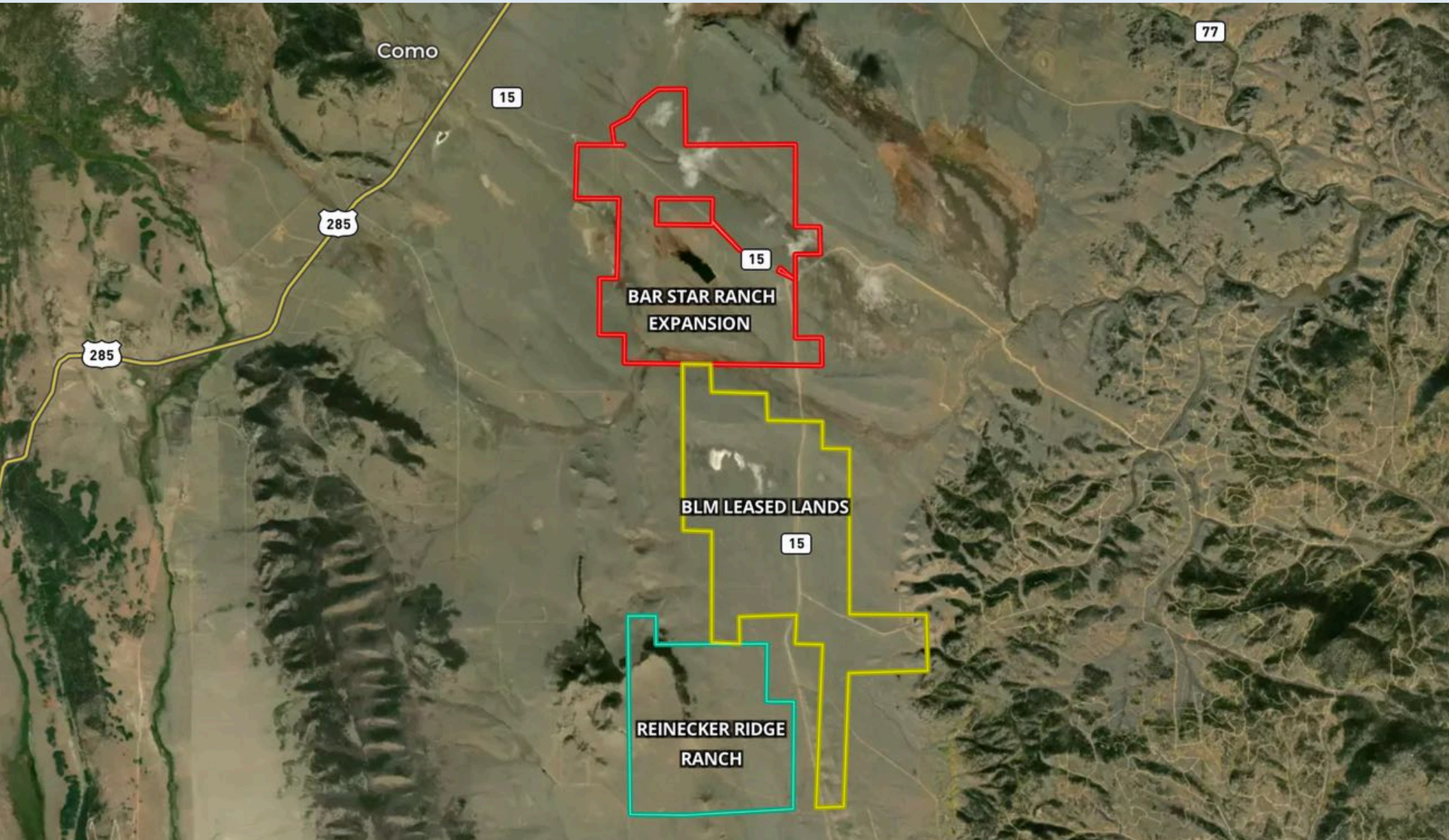
Since 2004, Reinecker Ridge Ranch has operated under a Conservation Easement granted to The Nature Conservancy as part of their South Park Valley Premier Wetlands and Mountain Plover Habitat Protection Project. This easement ensures that the ranch will maintain its natural, open space, agricultural and historic values in perpetuity. The easement permits the construction of up to four separate 10-acre homesites within designated areas of the property, as well as the subdivision of the property into as many as four legal parcels. **Please contact Confluence Land Company for additional information regarding the Conservation Easement.**





EXPANSION OPPORTUNITY | REINECKER RIDGE RANCH

For those interested in owning additional acreage, the opportunity exists to expand Reinecker Ridge Ranch by purchasing the nearby **Bar Star Ranch** due north of Reinecker Ridge. Bar Star Ranch consists of 2,420+/- deeded acres including a 40 surface-acre reservoir boasting superb trout fishing. This expansion would bring the deeded total acreage to 3,820 +/- and offer extensive additional recreational and agricultural opportunities. Please see **Bar Star Ranch** on the Confluence Land Company website for additional information.











PLEASE VISIT [CONFLUENCELAND.COM](https://confluenceland.com) FOR MORE DETAILS
CONCERNING REINECKER RIDGE RANCH INCLUDING AN
INTERACTIVE MAP AND PHOTO CAROUSEL.

Confluence is a brokerage company specializing in buying and selling investment grade ranches in the Rocky Mountain West on behalf of our clients.

There is not a brokerage company that exists today with our combined knowledge of both investment real estate and live water resource development and management. The ranches we specialize in often feature water for fishing, hunting, agricultural operations, investment and more. When you partner with Confluence Land Company you can expect us to leverage our team of brokers, aquatics specialists, attorneys and engineers to successfully navigate you through the acquisition and disposition process of ranch land.

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