RANCH PROPERTIES

JEFFERSON REAL ESTATE, INC.

18 County Road 77, Jefferson CO, 80456
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$20.900 Active — **3466 CIMARRON DR** — Acres: **41.51** — S375969

SubiRanch: **EAGLES NEST RANCHES** Lot: **3** Filing: **14**
Sq Feet: Bedrooms: Baths: Yr Blt:
Well: DOMSWELL Leased AC: NO Surface Water Rights: NO

TREES: No POWER: No PHONE: No -Grassland with views everywhere. Privacy and near wildlife area. Priced to be the best deal in Eagles Nest Ranches.

T11 R75 S17 SE4 EAGLES NEST RANCHES FILING 14 LOT 3 B0383 P0146 UL96 RK

$26.000 Active — **77 Salt Ranch TRL** — Acres: **39.82** — S377384

SubiRanch: **THOUSAND PEAKS** Lot: **077** Filing: **NIA**
Sq Feet: Bedrooms: Baths: Yr Blt:
Well: OTHER Leased AC: NO Surface Water Rights: NO

TREES:NO POWER:NO PHONE:NO Very easy to access from Hwy #9. Private roads to property. Property is rectangular and level. Great views!! CAMP OR BUILD..Owner says sell....

T11 R76 S34 SW4 THOUSAND PEAKS RANCHES SURV LOT 077 R667127 TR09 CL

$26.400 Active — **287 Rodgers DR** — Acres: **36.0** — S377389

SubiRanch: **THOUSAND PEAKS** Lot: **287** Filing: **NIA**
Sq Feet: Bedrooms: Baths: Yr Blt:
Well: OTHER Leased AC: NO Surface Water Rights: NO

TREES: No POWER: No PHONE: Yes -Big views. Level site. Only 15 minutes from Fairplay. E-Z access.

T11 R77 S24 SW4 THOUSAND PEAKS RANCHES SURV LOT 287 R467212 AD09 KE

$28.000 Active — **0 aNTERO DR** — Acres: **36.0** — S376206

SubiRanch: **THOUSAND PEAKS** Lot: **144** Filing: **0**
Sq Feet: Bedrooms: Baths: Yr Blt:
Well: DOMSWELL Leased AC: NO Surface Water Rights: NO

TREES: No POWER: No PHONE: Close -WALK TO ANTERO RESERVOIR. NEXT TO BLM LAND. PRICED TO SELL. FLAT GRASS LAND. BACKS TO PUBLIC LAND. GREAT FOR MOTOR HOME OR CAMPER UNTIL YOU BUILD.

T12 R76 S17 NW4 THOUSAND PEAKS RANCH AMEND LOT 144 R480156 TR97 RK

$29.000 Active — **66 Grand Teton DR** — Acres: **31.0** — S379347

SubiRanch: **WILDWOOD REC VILLAGE F1-2 4** Lot: **342-344** Filing: **4**
Sq Feet: Bedrooms: Baths: Yr Blt:
Well: OTHER Leased AC: NO Surface Water Rights: NO

Trees: Some Power: No Phone: Yes - Snowcapped mountain views. Priced to sell. Shed, driveway in, camping platform. Some pines. This is a value with easy access. Pond and camping are in subdivision als, o. Access to BLM across Ute Trace. National Forest access 17 lots away. Backs to large ranch.

T11 R74 S04 NW4 WILDWOOD REC VILLAGE FILING 4 LOT 343 (LOT 342-1868 TRACE)(LOT 344-148 GRAND TETON DR) RK

$29.000 Active — **172 Salt Ranch TRL** — Acres: **36.43** — S378726

SubiRanch: **THOUSAND PEAKS RANCH AMEI** Lot: **172** Filing: **NIA**
Sq Feet: Bedrooms: Baths: Yr Blt:
Well: OTHER Leased AC: NO Surface Water Rights: NO

TREES: No POWER: No PHONE: Yes -Big views. Backs ranch. E-Z access. Flat. E-Z build. Great horse property.

T11 R76 S33 NW4 THOUSAND PEAKS RANCH AMEND LOT 172 R634625 TR06 JAMES E UND 1/4 INT RALPH/CYNTHIA TRL KE

$35.000 Active — **1281 S Dead Mans RD** — Acres: **36.0** — S375558

SubiRanch: **THOUSAND PEAKS RANCH AMEI** Lot: **232** Filing: **NIA**
Sq Feet: Bedrooms: Baths: Yr Blt:
Well: OTHER Leased AC: NO Surface Water Rights: NO

Great views of Buffalo Peaks and more! This grassland parcel is open and level for easy construction. 3 bedroom septic system is in and approved by Park County. Only about 8 miles from 285 and 15 minu, tes to Fairplay. Travel trailer included. No electricity. Phone.

T12 R76 S08 NE4 THOUSAND PEAKS RANCH AMEND LOT 232 R465342 TR96 AD04 SL

Prices & Availability Subject to Change
Next time you are up pick up the most up to date list, We update this list anytime there is a change.

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$39.900 Active — **72 Santa Maria RD** — Acres: 42.11 — S379010

SubRanch: THOUSAND PEAKS — Lot: 072 — Filing: NIA
Sq Feet: — Bedrooms: — Baths: — Yr Blt:
Well: OTHER — Leased AC: NO — Surface Water Rights: NO

2 lots sold together or separate. Lot 72 $39.9K. Lot 73 $62.9K has more of High Creek flowing through. Great views, flat to hillside depending on lot! Check them out, good location within subdivision, . No phone nor electricity on these lots. No trees on either property.

T11 R76 S27 SW4 THOUSAND PEAKS RANCHES SURV LOT 072 B0545 P0967 AD09 — SL

$44.900 Active — **0 Fourmile Creek RD** — Acres: 40.1 — S375744

SubRanch: THOUSAND PEAKS — Lot: 084 — Filing: 0
Sq Feet: — Bedrooms: — Baths: — Yr Blt:
Well: DOMSWELL — Leased AC: NO — Surface Water Rights: NO

TREES: No POWER: Yes PHONE: Yes -Grassland on Hwy 9. Next to large ranch. Close to Antero, Spinney and 11 Mile reservoirs. 40 miles to world class skiing. Power on lot next door. Easy build or put yo, ur camper there for a summer of fun and fishing.

T11 R76 S26 SE4 THOUSAND PEAKS RANCHES SURV LOT 084 B0419 P0584 DNS98 — RK

$45.000 Pending — **27923 Hwy 285 UNDEFD** — Acres: 35.0 — S375272

SubRanch: BAR D — Lot: 018 — Filing: 1
Sq Feet: — Bedrooms: — Baths: — Yr Blt:
Well: OTHER — Leased AC: NO — Surface Water Rights: NO

TREES: No POWER: Yes PHONE: Yes - Views in All directions! Silverheels, the Mosquito Range, the Tarryalls & beyond! Easy access with over 1300' of Hwy 285 frontage. Property is partially fenced. Dri, ll a domestic well & bring your horses. Minutes to Fairplay & only 45 minutes to Breck!

T09 R76 S08 NE4 BAR D FILING 1 LOT 018 — KE

$54.500 Active — **0 Reinecker RD** — Acres: 36.0 — S372722

SubRanch: THOUSAND PEAKS — Lot: 25 — Filing: 0
Sq Feet: — Bedrooms: — Baths: — Yr Blt:
Well: DOMSWELL — Leased AC: NO — Surface Water Rights: NO

TREES:NO POWER:CLOSE PHONE:NO Close in Thousand Peaks lot with ELECTRICITY to lot next door!! EZ access off HWY 9. This lot is partially fenced (2 sides), has great views, AG lease in place for l, ow taxes, great views too! Close to great fishing @ Antero, Spinney, Eleven Mile Reservoirs and various nearby river points. State & National forest access nearby also.

T11 R76 S15 SW4 THOUSAND PEAKS RANCHES SURV LOT 25 R545056 AD02 45314 — CL

$60.000 Active — **397 ROCKER 7 RD** — Acres: 35.0 — S375893

SubRanch: ROCKER 7 RANCH — Lot: 25 — Filing: 2
Sq Feet: — Bedrooms: — Baths: — Yr Blt:
Well: DOMSWELL — Leased AC: NO — Surface Water Rights: NO

Beautiful meadow property with small loafing shed. Fenced. Incredible views! Great for horses or just enjoying the open land! Lots of wildlife. You can camp and enjoy the property or build a home or c, abin. Lots of possibilities. Close to Tarryall, 11 Mile and Spinney reservoirs. Less than an hour to Breck. Ideal location for seasonal recreation.

T08 R75 S09 SE4 ROCKER 7 RANCH FILING 2 AMENDED LOT 25 R458127 AD97 — SL

$62.900 Active — **73 Santa Maria RD** — Acres: 39.6 — S379011

SubRanch: THOUSAND PEAKS — Lot: 073 — Filing: NIA
Sq Feet: — Bedrooms: — Baths: — Yr Blt:
Well: OTHER — Leased AC: NO — Surface Water Rights: NO

2 lots sold together or separate. Lot 72 $39.9K. Lot 73 $62.9K has more of High Creek flowing through. Great views, flat to hillside depending on lot! Check them out, good location within subdivision, .

T11 R76 S27 SW4 THOUSAND PEAKS RANCHES SURV LOT 073 B0545 P0967 AD09 — SL

$75.000 Active — **0 Butterfield RD** — Acres: 160.0 — S378190

SubRanch: METES AND BOUNDS - PRKCO — Lot: 0 — Filing: 0
Sq Feet: — Bedrooms: — Baths: — Yr Blt:
Well: HSEHLDWL — Leased AC: NO — Surface Water Rights: NO

TREES no POWER no PHONE no Priced to sell! Seasonal water! 160 acres pasture, ag zoned. Views, flat grassland. Put up the bunker.

T14 R75 S21 SE4 SE4 21-14-75 R649803 TR08 7696 — RK

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$89.900 Active — **2260 Center RD** — Acres: 37.01 — S376624

SubiRanch: BAR D — Lot: 161 — Filing: 6
Sq Feet: — Bedrooms: — Baths: — Yr Blt:
Well: OTHER — Leased AC: NO — Surface Water Rights: NO

TREES: No POWER: No PHONE: Yes - Select 35 acres and live water. Lays great. All useable land. Bordered by BLM land plus a large private acreage. Be ready for elk season here. You can't miss. Trout , Creek at the rear of property.

T09 R76 S31 SW4 BAR D FILING 6 LOT 161 R601960 TR04 — CL

$92.000 Active — **19 Santa Maria CT** — Acres: 35.0 — S376561

SubiRanch: SANTA MARIA RANCH — Lot: 19 — Filing: N/A
Sq Feet: — Bedrooms: — Baths: — Yr Blt:
Well: OTHER — Leased AC: NO — Surface Water Rights: NO

TREES:YES POWER:NO PHONE:YES Prime 35 acres -- Lots of Pine. Great view. Very gentle rolling land. No HOA!!! No covenants!!! Bring your horses. Ride or hunt Reinecker Ridge, State & BLM land. Natio, nal Forest only minutes away. Great acreage for privacy.

T10 R75 S20 SW4 Santa Maria Ranch Lot 019 — CL

$92.500 Active — **266 Bare TRL** — Acres: 108.0 — S379193

SubiRanch: THOUSAND PEAKS RANCH — Lot: 266-268 — Filing: N/A
Sq Feet: — Bedrooms: — Baths: — Yr Blt:
Well: HSEHLDWL — Leased AC: NO — Surface Water Rights: NO

TREES: No POWER: Small solar PHONE: No - 108 Acres - Make this your clients' ranch. Perfect for horses. Ready to be built on. Well and 4 BR septic in place. Small solar system in place. Awesome 360 d, egree views. Plenty of room for pasture and riding. Great for the family wanting to get out of town. 10'X12' log building and storage container on site.

T11 R77 S25 NE4 THOUSAND PEAKS RANCHES SURV LOT 266 (41806), LOT 267 (41807) LOT 268 (41808) NW4 — CL

$95.000 Active — **2088 Hardwood LOOP** — Acres: 70.53 — S379313

SubiRanch: PETRIFIED FOREST — Lot: 2 — Filing: 0
Sq Feet: — Bedrooms: — Baths: — Yr Blt:
Well: DOMSWELL — Leased AC: NO — Surface Water Rights: NO

70 acres for this incredible price! Wow. Comes complete w sm shed & deck on shed. Septic installed. No well and no electricity. Some trees. incredible views. Fully fenced. Great private location near, fishing and skiing.

T11 R75 S21 NE4 PETRIFIED FOREST TRACT 02 R504373 AD02 32460 13448 — SL

$97.000 Active — **3676 Buffalo Ridge RD** — Acres: 35.0 — S377390

SubiRanch: BIGHORN — Lot: 28 — Filing: N/A
Sq Feet: — Bedrooms: — Baths: — Yr Blt:
Well: DOMSWELL — Leased AC: NO — Surface Water Rights: NO

TREES: Yes POWER: Yes PHONE: Yes - E-Z build lot witha gentle slope. Lots of aspens & pines. Big views with southern exposure. Large acreage for your animals. Power is close. Sits on County Mainta, ined Road (rare in this size of acreage) so access will not be an issue. Also well is drilled with a hand pump installed.

T10 R75 S04 SE4 BIGHORN LOT 28 MOBH VIN#1CS3728 R637229 AD07 — KE

$97.500 Active — **9164 County Road #15 UNDEFD** — Acres: 80.0 — S373605

SubiRanch: MIB 10-75 NORTH OF CO RD 15 — Lot: N/A — Filing: N/A
Sq Feet: — Bedrooms: — Baths: — Yr Blt:
Well: DOMSWELL — Leased AC: NO — Surface Water Rights: NO

TREES: No POWER: No PHONE: Close - E-Z access. Well/spring. Views. Fencing.

T10 R75 S23 SE4 S2SE4 23-10-75 R613040 TR05 PRICE TRUST 1/2 INT AS TTC JEMINT, MELODIE 1/2 INT AS JT — KE

$99.000 Active — **35090 Hwy 285 UNDEFD** — Acres: 40.0 — S375833

SubiRanch: SLASH 6 RANCH LTD — Lot: 23 — Filing: N/A
Sq Feet: 600.0 — Bedrooms: 1 — Baths: 0.0 — Yr Blt: 1935
Well: DOMSWELL — Leased AC: NO — Surface Water Rights:

Views galore with this handyman special! Domestic well in place and 40 acres is perfect for horses. Wet meadow provides excellent grazing. Hwy 285 access makes it easy to get to. Fenced. Property sold, "as is."

T08 R75 S08 SW4 SLASH 6 AMENDED LOT 23, R664577 TR09 DARRELL CARLSON LIFE ESTATE TERESA AND ROGER REA — SL

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$99.000 Active — **0 Galahad WAY** — Acres: 40.0 — S377793

SubRanch: METES AND BOUNDS - PRKCO — Lot: 0 — Filing: 0
Sq Feet: — Bedrooms: — Baths: — Yr Blt:
Well: DOMSWELL — Leased AC: NO — Surface Water Rights: NO

TREES yes POWER no PHONE yes Private, vies, trees! 40 acres with some of the best views I have seen. Great premium lot with meadow hills on a county road. Build your hide-away or camp. No HOA.

T10 R75 S34 SE4 NE4SE4 34-10-75 B0399 P0521 AD03 — RK

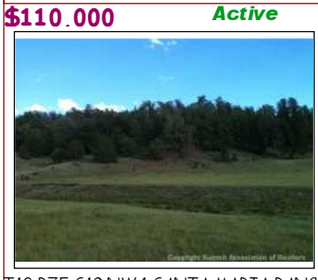
$105.000 Active — **110 NO ROAD NAME NO RD** — Acres: 35.08 — S378243

SubRanch: WEST TARRYALL RANCH — Lot: 14 — Filing: 0
Sq Feet: 1120.0 — Bedrooms: 3 — Baths: 2.0 — Yr Blt: 2000
Well: HSEHLDWL — Leased AC: NO — Surface Water Rights:

Get away from it all! Great getaway or home for year round living for those who want their elbow room. Barely lived in home that has upgrades throughout. HW flooring in master and back entry, new ca, rpet in living room and tile plus new roof on it's way! Uses a generator for power source.

T10 R74 S29 NE4 WEST TARRYALL RANCH PARCEL 14 R608137 AD07 — CL

$110.000 Active — **388 Toreador LN** — Acres: 35.0 — S377924



SubRanch: SANTA MARIA RANCH — Lot: 048 — Filing: N/A
Sq Feet: — Bedrooms: — Baths: — Yr Blt:
Well: STRMRVR — Leased AC: NO — Surface Water Rights: NO

TREES: Yes POWER: No PHONE: Yes - Pines and aspens. County road access. Only 40 miles from Breckenridge. Spring right on the front of the property. This is a Hunters Paradise with James Mark Jones , Wildlife area access is less than 1/4 mile down the road!!!

T10 R75 S19 NW4 SANTA MARIA RANCH LOT 048 R527672 TR00 — KE

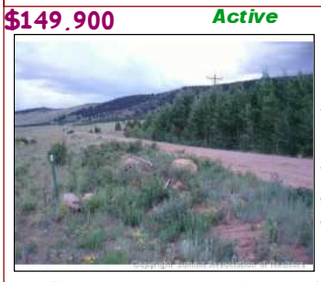
$135.000 Active — **91 Salt Ranch TRL** — Acres: 37.72 — S378043

SubRanch: THOUSAND PEAKS — Lot: 165 — Filing: 0
Sq Feet: 938.0 — Bedrooms: 2 — Baths: 2.0 — Yr Blt: 1996
Well: HSEHLDWL — Leased AC: NO — Surface Water Rights:

Hunting/fishing cabin near several reservoirs and NFS! Or for small ranch set up...barn and partial fencing here! Off grid set up is ready for full time use! Beautiful mountain views. Home in good con, dition!

T11 R76 S31 NW4 THOUSAND PEAKS RANCH AMEND LOT 165 R559216 TR02 34303 PURGED AD VALOREM — RK

$149.900 Active — **6312 Platte River DR** — Acres: 35.0 — S375839



SubRanch: BAR D — Lot: 167 — Filing: 6
Sq Feet: — Bedrooms: — Baths: — Yr Blt:
Well: OTHER — Leased AC: NO — Surface Water Rights: NO

TREES: No POWER: Close PHONE: Yes - This property is just minutes off of Hwy 285. The continental divide views are AMAZING! Power and Phone are on the property line. Not to mention you have acces, s to the river on the back side of the property! The river is not only great to have but it also brings in the wildlife. Come have a look at this Rocky Mountain Gem!

T09 R76 S30 SW4 BAR D FILING 6 LOT 167 — KE

$185.000 Active — **0 County Road 5 CORD** — Acres: 35.0 — S377504

SubRanch: BLACK MOUNTAIN — Lot: 027 — Filing: 1
Sq Feet: — Bedrooms: — Baths: — Yr Blt: 1950
Well: DOMSWELL — Leased AC: NO — Surface Water Rights: NO

TREES: Yes POWER: Yes PHONE: Yes -35 great acres. Views, trees. Can have horses. Close to world class skiing and fishing. Get the best of the rocky mountains and Colorado.

T11 R77 S07 NE4 BLACK MOUNTAIN FILING 1 LOT 027 B0403 P0032 AD03 STEMENS INS AGENCY - 3/4 INT PAUL STEME — RK

$195.500 Active — **1233 County Road 17 UNDEFD** — Acres: 35.0 — S379194

SubRanch: SANTA MARIA RANCH — Lot: 033 — Filing: N/A
Sq Feet: 1136.0 — Bedrooms: 2 — Baths: 2.0 — Yr Blt: 1986
Well: DOMSWELL — Leased AC: NO — Surface Water Rights:

Cabin sits on 35AC of trees, tucked into a very private area. Property is fenced so ideal for horses already!! 2BR and 2BA give you plenty of space for the whole family! Put a sleeper or futon in the , living room to have more space if needed. The land is a VERY gentle roll so the kids can play all over and horses can get around easily.

T10 R75 S20 SE4 SANTA MARIA RANCH LOT 033 — KE

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$229,900 Active — **190 SNYDER CREEK RD** — Acres: 74.23 — S379135

SubRanch: ROCKER 7 RANCH **Lot:** 29 **Filing:** 3
Sq Feet: 960.0 **Bedrooms:** 1 **Baths:** 1.0 **Yr Blt:** 1997
Well: DOMSWELL **Leased AC:** NO **Surface Water Rights:**

Awesome log cabin has a guest cabin and sits on 74 fenced acres. Lots of thought went into the charming interior. Chinked interior & exterior logs, galvanized wall in kit. and bathroom plus claw foot , tub! Heated by propane wall heater and woodstove.

T08 R75 S09 NW4 ROCKER 7 RANCH FILING 3 LOT 29 R533905 TR00 KE

$279,000 Active — **0 Breakneck Pass RD** — Acres: 35.0 — S376575

SubRanch: BREAKNECK PASS RANCH **Lot:** 11 **Filing:** 0
Sq Feet: **Bedrooms:** **Baths:** **Yr Blt:**
Well: DOMSWELL **Leased AC:** NO **Surface Water Rights:** NO

TREES yes POWER yes PHONE yes SELLER MOTIVATED Great horse property! Agricultural zoning. Produces 20 tons of hay yearly. Sub Irrigated. Views, trees and good building site.FENCED AND YOU MAY BE ABL, E TO GET THE HOUSE NEXT DOOR FOR A 70 ACRE RANCH

T10 R77 S31 SE4 BREAKNECK PASS RANCH AMEND LOT 11 R496016 SP04 29900 29901 44008 BARBARA A MCBEE TRUST! RK