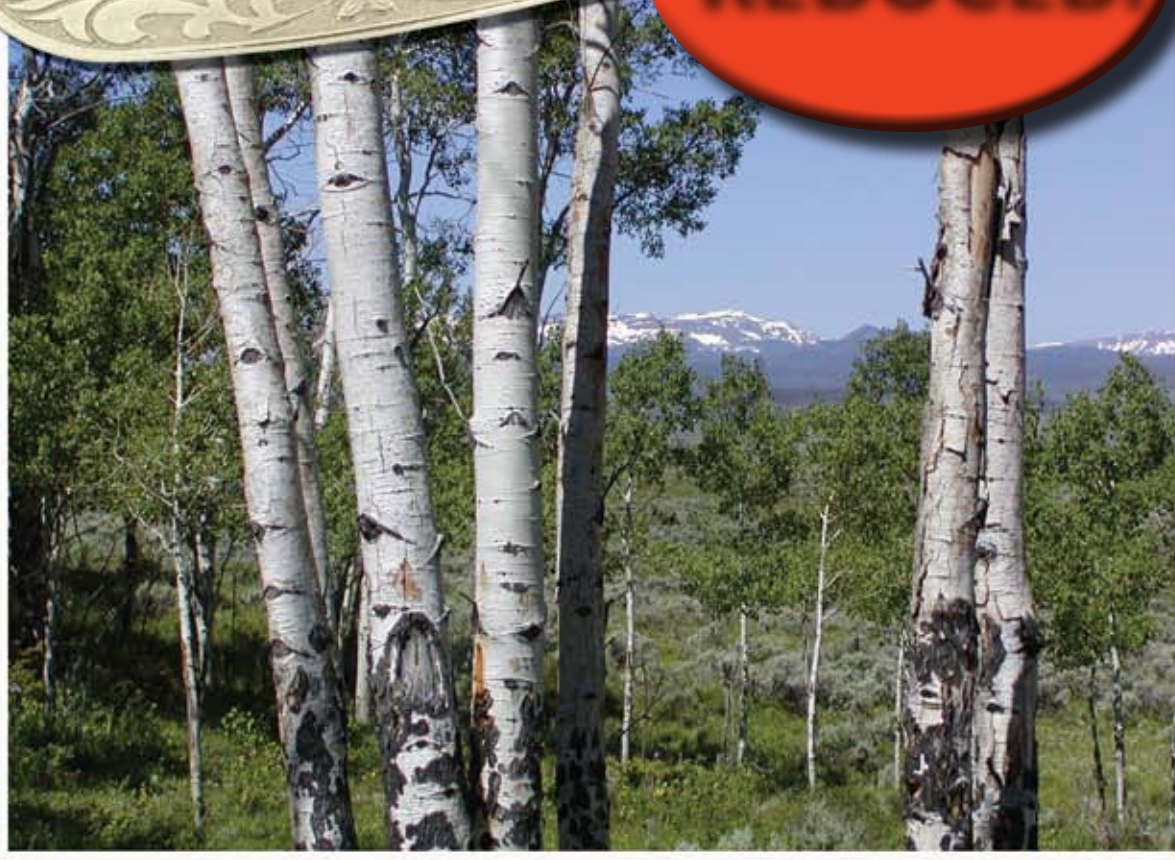




**PRICE
REDUCED!**



Kayser Ranch

Toponas, Colorado

**1600 Acres
plus BLM Lease**



Kayser Ranch

Located in the Egeria Valley, near Toponas, Colorado, the Kayser Ranch is the kind of ranch setting that allows for a true agricultural operation, picturesque scenery, solitude and a variety of wildlife, hunting and recreational experiences.

The ranch includes 1600 +/- acres deeded with 4,109 acres in a BLM lease permitting for 575 Animal Units. Modest improvements are located on the ranch including barns, metal workshop and a 3 bedroom home with basement. There are great locations for a new headquarters on the aspen and pine hillside with views of the Flat Tops Wilderness Area.

The deeded portion consists of approximately 400 acres of irrigated pasture, 1,000 acres of grass and sage, 200 acres of aspen and pine forest. The BLM comprising primarily aspen and pine forest with numerous ponds. The property is well watered with artesian type tanks.

Weather

Elevation of the ranch ranges from 8,300 to 9,200 feet.

Precipitation - 18-20 inches

Snowfall - 120 inches

Wildlife and Recreational Opportunities

Wildlife on the ranch includes elk, deer, antelope, grouse, the occasional black bear and mountain lion as well as many non-hunting species indigenous to the area.

The Ranch and BLM offer many opportunities for beautiful horseback or pack trips, cattle round-ups, fishing, or just enjoying the views of the surrounding area. Hunting large game is very accessible to the landowner, and is located in big game management unit 26. Bull and Cow Elk rifle tags are over the counter licenses for much of the seasons and over the counter for archery. Landowners are also given an advantage on rifle deer season licenses. Herds of Elk are known to frequent the ranch and adjacent BLM land.

Within the general vicinity skiing and golf are located at Steamboat Springs or Vail and great rafting and fishing waters are within easy traveling distance.



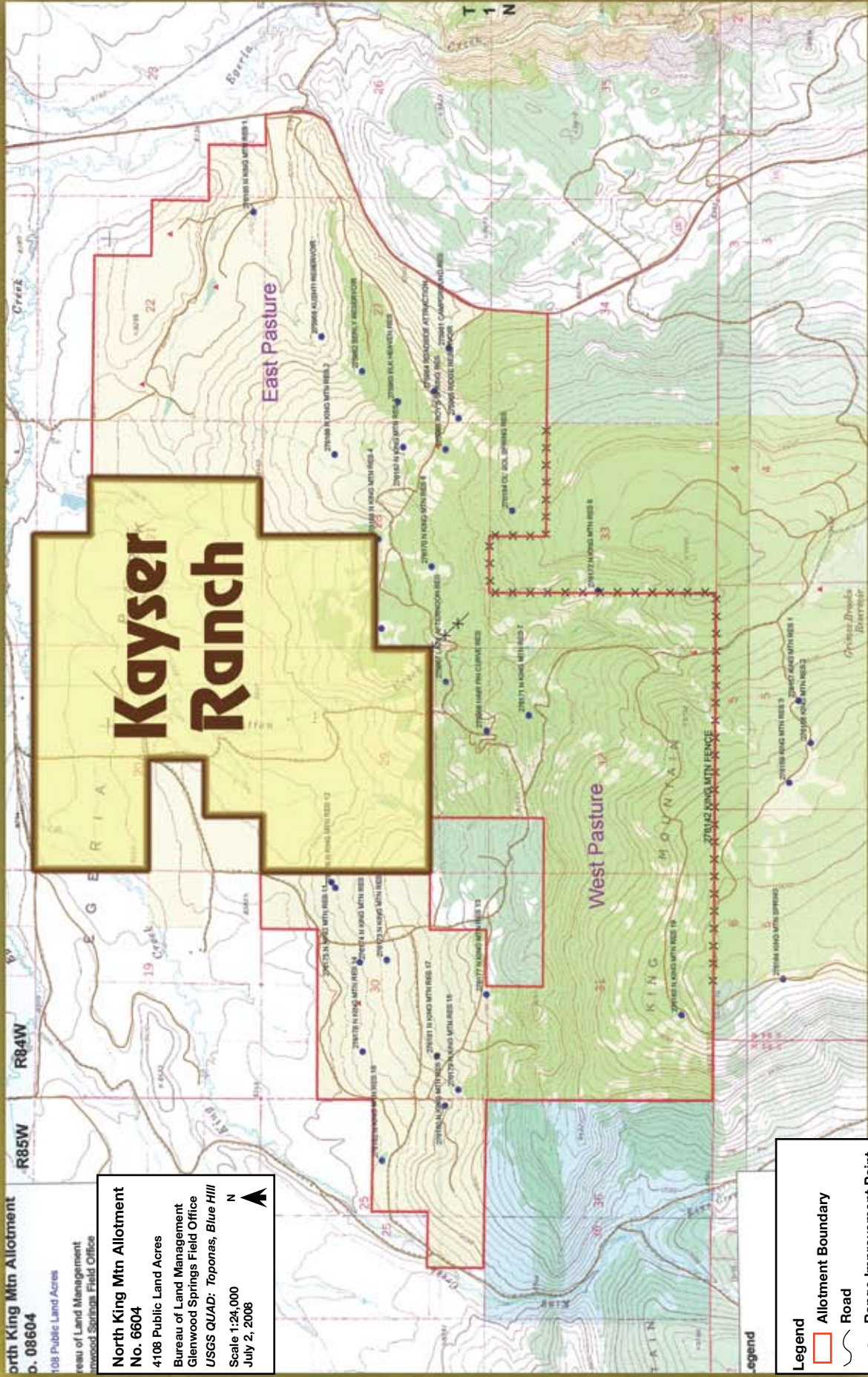
North King Mtn Allotment
No. 08604

108 Public Land Acres
Bureau of Land Management
Glenwood Springs Field Office

**North King Mtn Allotment
No. 6604**

4108 Public Land Acres
Bureau of Land Management
Glenwood Springs Field Office
USGS QUAD: Toponas, Blue Hill

Scale 1:24,000
July 2, 2008



Legend

-  Allotment Boundary
-  Range Improvement Fence
-  Range Improvement Point
-  Study Location



Location and Area

Kayser Ranch is 9 miles south of Yampa, Colorado and just 3 miles away from paved roads, near the intersection of Highways 134 and 131 in Routt County. Surrounding properties consist of larger ranches used for agriculture and recreation. The ranch is approximately 50 miles from either Steamboat Springs or Vail, with both towns having commercial airports close by with scheduled flights.

Water Resources

Along with the domestic well serving the improved area, there are a number of artesian type stock tanks, a 1/2 acre pond, and numerous small ponds on the BLM portion of the ranch. Additionally, ditch rights on the property include water rights on 5 ditches that provide early water for the pastures and water storage rights on Nobel Reservoir located on the BLM property.

Conservation Easement

This is the perfect property for the buyer interested in Conservation Easements with associated Federal Tax deductions and Colorado Tax Credits.

Minerals - Minerals are reserved.

Taxes - \$1,893

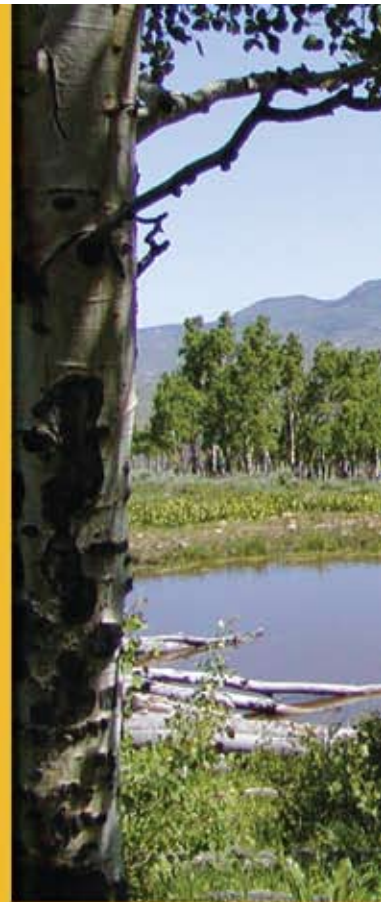
List Price - ~~\$6,400,000~~

NEW PRICE: \$4,800,000

Possible owner financing.

Owner will consider splitting property.

Leadbetter Webster Land Co. considers the information provided to be reliable and accurate, however no guarantees are expressed or implied.



Leadbetter Webster Land Co. inc

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