



CAPTAINS ROCK RANCH
EVERGREEN, COLORADO





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EVERGREEN, COLORADO

\$14,750,000 | 667± ACRES



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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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SALES | AUCTIONS | FINANCE | MANAGEMENT



EXECUTIVE SUMMARY

Known as Captains Rock Ranch for the massive and iconic rock outcroppings towering over the primary residence, this property offers 667± deeded acres located within the prized and protected community of the Evans Ranch. The property has been meticulously cared for, managed, and painstakingly maintained to the highest degree.

The land features all the physical elements that make Colorado so special. Nearly every species of trees, wildflowers, and native grasses found in the Centennial State flourish throughout the property, which features year-round creeks and ponds, meadows, and rock outcroppings. All manner of mountain wildlife such as moose, elk, mountain lion, bear, bobcat, deer, and elk have been spotted here. The ranch is located in Game Management Unit (GMU) 39.

Evergreen, Colorado, is the closest town and is approximately a half-hour's drive from the property. Denver International Airport, Centennial Airport, and Rocky Mountain Metropolitan Airport are all an hour's drive from the property, subject to weather and traffic conditions. Captains Rock Ranch is located within the boundaries of the 3,245± acre "shared use" Evans Ranch, which dates back to 1868. Additionally, the land is adjacent to the Arapahoe National Forest on the property's westerly boundary, and the majority of the southerly boundary is contiguous to the Mount Evans Wilderness Area.

The land encompasses a diverse mix of tree cover, a year-round creek, pond, meadows, views, privacy, updated internal road infrastructure, shielding topography, terrific wildlife habitat, and a completely insulated feeling while on the property. The deeded acreage of the property is an excellent balance of both protective and undulating topography, offering northern-facing heavily treed hillsides, open meadows, southern exposed smaller hillsides, and transitional lower elevation bottom land that envelopes both banks of the year-round Pedee Creek, which flows from west to east through the southern portion of Captains Rock Ranch. An adjudicated pond offers a beautifully tranquil setting in close proximity to all of the buildings on the property. The elevation ranges from approximately 7,200 feet to 8,500 feet, and then nearly 9,000 feet at the top of Captains Rock.

The primary residence on the property is an excellent example of an archetypal Colorado log home: exceptional, masterfully built, beautifully designed, and engineered for mountain living. The adjacent barn and outbuildings make the ranch ideally appointed as a horse property.

Captains Rock Ranch is a rare find brimming with history and heritage.





LOCATION

Captains Rock Ranch is located in the mountains west of Denver, Colorado. It lies east of Mount Evans, one of the dominating peaks of the Denver skyline. A private road provides access to Captains Rock Ranch. The entry gate is key coded. The nearest town is Evergreen, which is approximately 10 miles from the main residence. The central business district of Denver, Colorado, is approximately 40 miles east of the ranch, with the western Denver suburbs and the town of Golden easily accessible.



Denver International Airport is within approximately 90 minutes of the property. Centennial and Rocky Mountain airports, capable of handling most private aircraft, are located approximately an hour from the property.

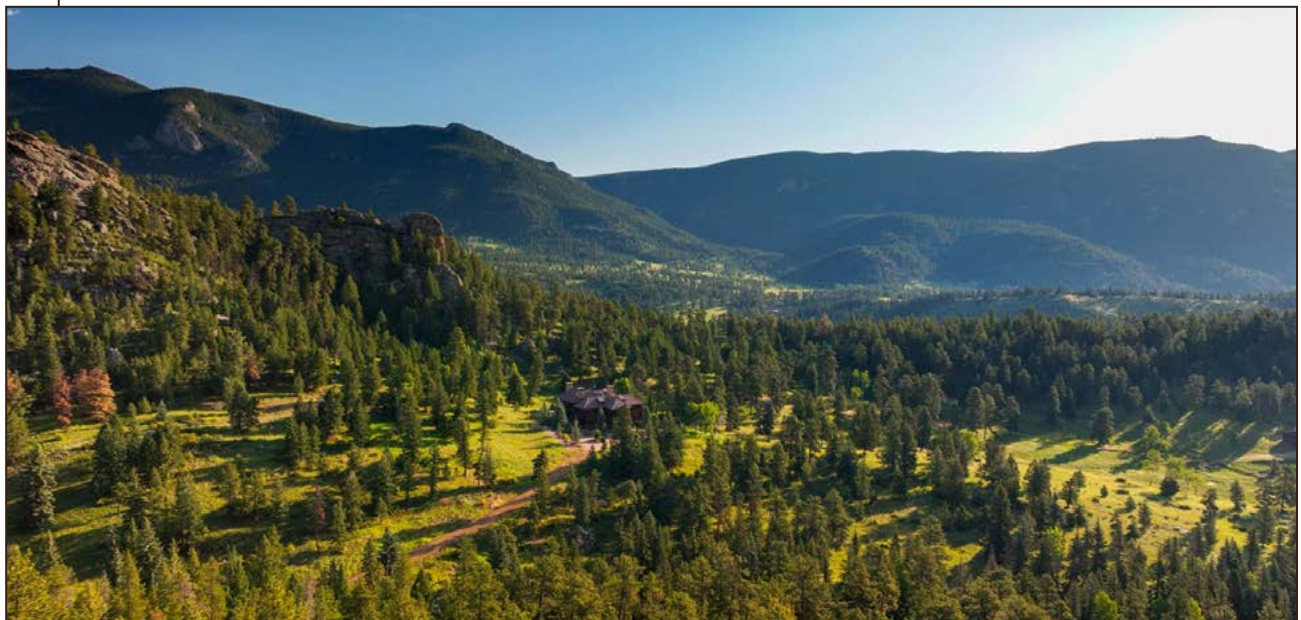
LOCALE

Denver is currently one of the most vibrant communities in the United States. A full array of business and social opportunities are a short drive from the privacy and seclusion of Captains Rock Ranch. Evergreen is in the foothills between Denver and the property. This scenic town is part of the Denver Metro area but maintains its own identity as an attractive community, offering shopping, dining, business services, and recreation. Large open space areas are nearby with hiking, biking, wildlife, and horse trails. Evergreen Lake provides fishing, boating, and winter ice skating. Evergreen also offers an 18-hole public golf course, and the well-known Hiwan Country Club provides a challenging mountain golfing experience.





Captains Rock Ranch is one of the five parcels in the secluded Evans Ranch. This 3,245± acre haven joins the Arapahoe National Forest with literally hundreds of thousands of acres of undisturbed land. Additionally, the Mount Evans State Wilderness Area borders the property to the south and contains 73,000± acres. Captains Rock Ranch and the entire Evans Ranch are essentially an extension of this pristine wilderness. Few properties have the combination of the privacy and quality of the landscape exhibited by Captains Rock Ranch, with a location only 30 minutes from the amenities of a major metropolitan area.





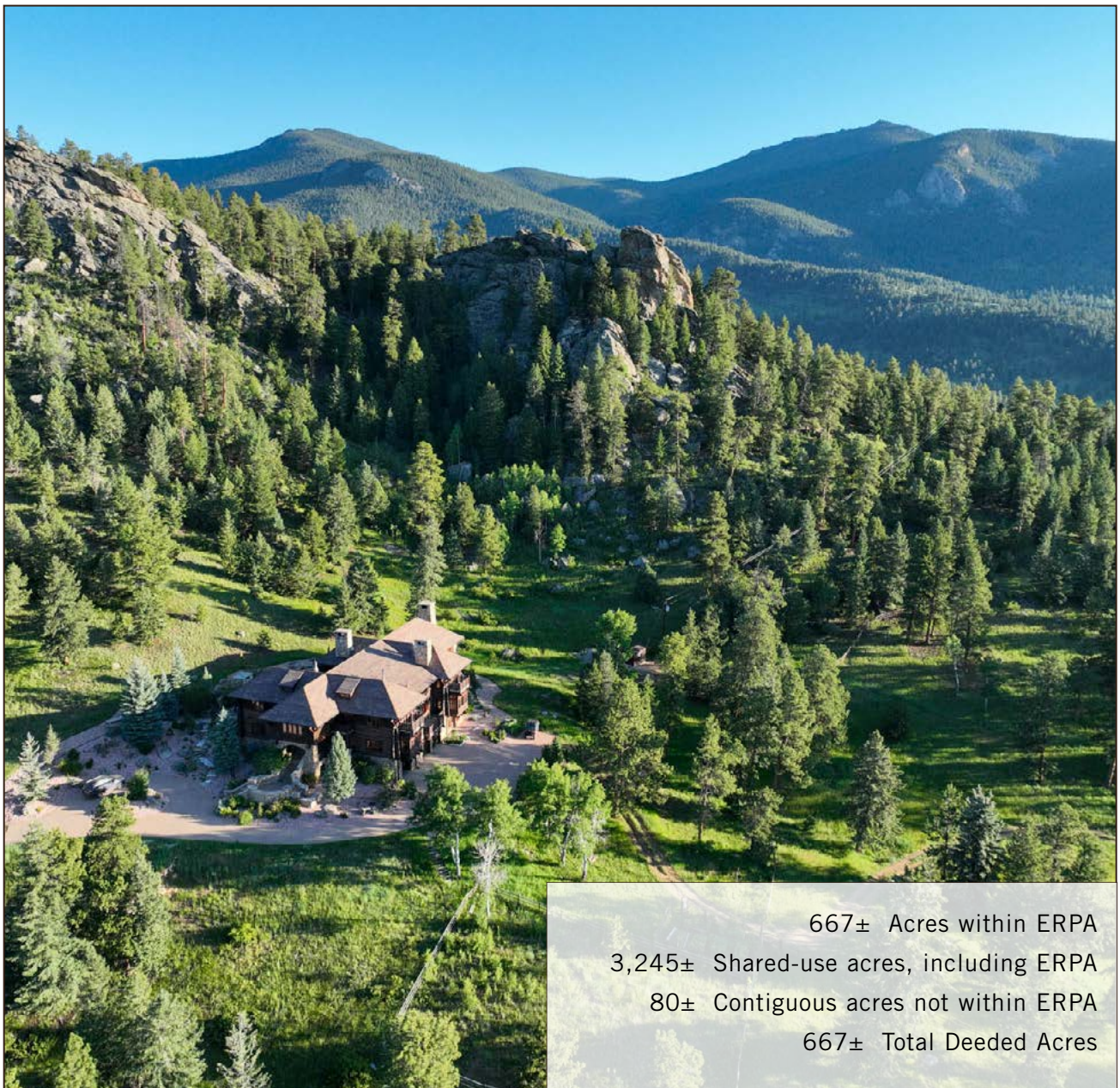
GENERAL DESCRIPTION

The Captains Rock Ranch represents classic Colorado mountain country. From the main gate, recently improved private roads lead owners and their guests to a pristine mountain setting with moderate to dense timber and undulating meadows spanning 667± acres. Abundant trees, wildflowers, and native Colorado grasses flourish thanks to year-round creeks and ponds. Wildlife make their permanent and migratory habitats in the meadows, ponds, and rocky outcroppings. All manner of mountain wildlife, such as moose, elk, mountain lion, bear, bobcats, deer, and elk, have been spotted here. Captains Rock itself is a prominent rock outcropping visible upon approaching the property and accessible via a 4WD road. The rocky summit offers views of the ranch headquarters and surrounding properties as well as the stunning 14,271-foot Mount Evans (recently renamed Mount Blue Sky by the U.S. Board on Geographic Names).



The ranch is protected by a conservation easement held by Colorado Open Lands. The easement does not encumber the 40-acre home and barn site. The other four ranches that make up the Evans Ranch Preserve Association (ERPA) land and the communal ranch headquarters are protected by a conservation easement held by the American Farmland Trust. These covenants assure that Captains Rock Ranch and the surrounding environs will remain much as they are today, which is much as it was 100 years ago.

An additional 80-acre parcel of property adjacent to Captains Rock Ranch will be included in the sale of Captains Rock. The 80-acre parcel located on the far western boundary of the property was later purchased separately from the original ranchland. This particular acreage is unencumbered by either the ERPA's governing covenants or any conservation easements and is open to development or continued conservation depending on prospective owners' wishes.



IMPROVEMENTS



MAIN RESIDENCE

An authentic log cabin-style primary residence brings owners and guests home to an outstanding mountain retreat. Built in 1996 and recently furnished with top-of-the-line upgrades, this 11,878± square foot residence is an exquisite balance of mountain comfort and contemporary luxury. The home is built from chinked logs sourced from Missoula, Montana, as well as Gallegos stone. The Da Vinci synthetic shingle roof was installed in 2022 with a Class A fire rating and a 50-year warranty.

Inside, the home includes a stunning great room featuring a massive floor-to-ceiling fireplace, bench seating, and open loft area, for a total of 8,747± square feet. Additionally, the home features five bedrooms, five full bathrooms, and three half bathrooms, as well as a finished basement (1,888± square feet) with plenty of storage. Outdoor spaces include patios, decks, and open porches. Five interior wood-burning fireplaces, an exterior wood-burning fireplace, and an exterior propane gas firepit add comfort and charm.

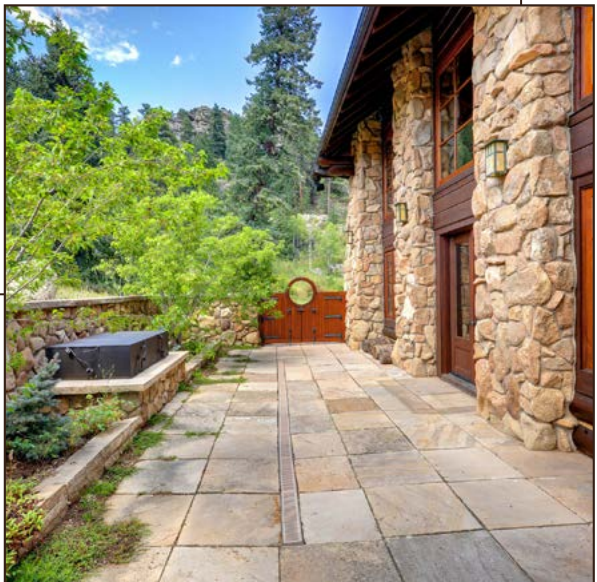
The custom craftsman kitchen features Gaggenau appliances, granite countertops, a Viking oven, and a new 2022 SubZero refrigerator and freezer, as well as a new 2022 Wolf stove and new 2022 dishwashers. The kitchen also includes a Tulikivi wood-burning fireplace with a pizza oven imported from Finland. The kitchen pantry was remodeled in 2022 with two new wine coolers. The laundry room also received a new washer and dryer in 2022. In-floor radiant heat — as well as electric heat in the basement and AC on the first and second floors — keeps the home comfortable throughout every season. The office and guest room AC is provided by Mitsubishi individual units. A new Lutron smart lighting system operates throughout the house. An Otis three-stop elevator provides effortless access to all levels, and a built-in three-bay garage offers plenty of space for owners and guests.

Although this is a residential property, the electrical, pipes, and plumbing are all considered commercial grade, which adds to their quality and longevity. What's more, two 10,000-gallon cisterns and one 20,000-gallon backup cistern provide redundant and landscaping water supply systems. Additionally, the cisterns are available for fire protection use.

Additionally, a fire sprinkler system, CO detectors, and burglar alarms provide enhanced security and safety. Two backup generators offer guaranteed power inside the primary residence, indoor arena, and schoolhouse.













RENOVATED SCHOOLHOUSE

A charming addition to the property is a refurbished 1900s schoolhouse preserved with intricate woodwork and craftsmanship throughout. This historical Clear Creek County structure has been thoughtfully renovated with a bathroom, small kitchen, large common area, comfortable sleeping area, and outdoor decks — perfect for use as a guest house or artist's studio. The schoolhouse is kept comfortable with electric heating and air conditioning.



FISHING HUT

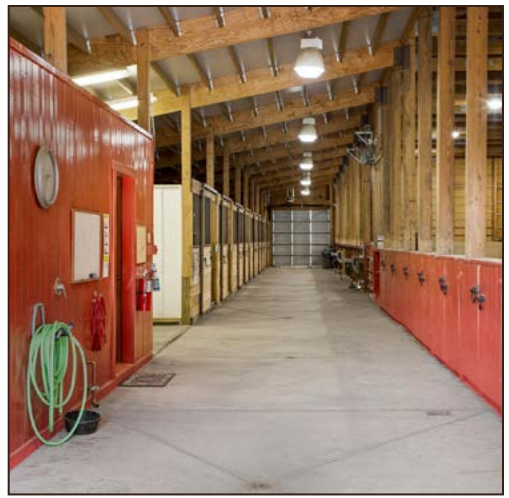
A quaint fishing hut outfitted with electricity, heat, and lighting stands adjacent to the property's pond. Here, owners and guests can use and store fishing equipment and paddle boats for boating, fishing, or ice fishing on the lake, then return to the hut for hot or cold refreshments.



BARN AND OUTBUILDINGS

Captains Rock Ranch offers great amenities and infrastructure as an equestrian property. A state-of-the-art Morton indoor riding arena adds to the parcel's outstanding qualities as a horse ranch. The arena includes a sand riding area, tack room, eight stalls, and six turnouts, as well as automatic watering systems. Additionally, there are three pastures, also with automatic watering systems. Inside is an office, full bathroom, and mini kitchen, as well as a new fire alarm system, as well as toilets.

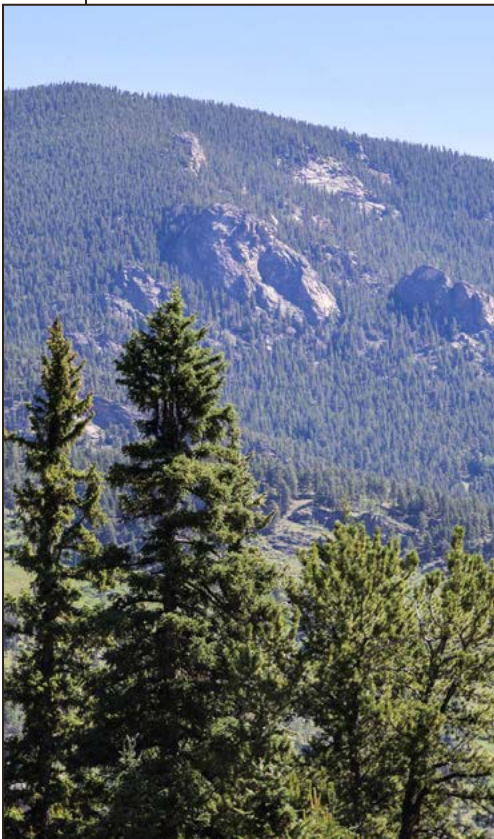






CLIMATE

Captains Rock Ranch has an ideal summer climate with high temperatures in the summer months, averaging in the 70's with low humidity. Winter high temperatures are typically in the 30's and are mostly bright, comfortable sunny days. Average precipitation is in the 15- to 18-inch range, with total seasonal snowfall of 80-100 inches. This area of Colorado is well-known for Denver residents as a refuge from the summer heat.



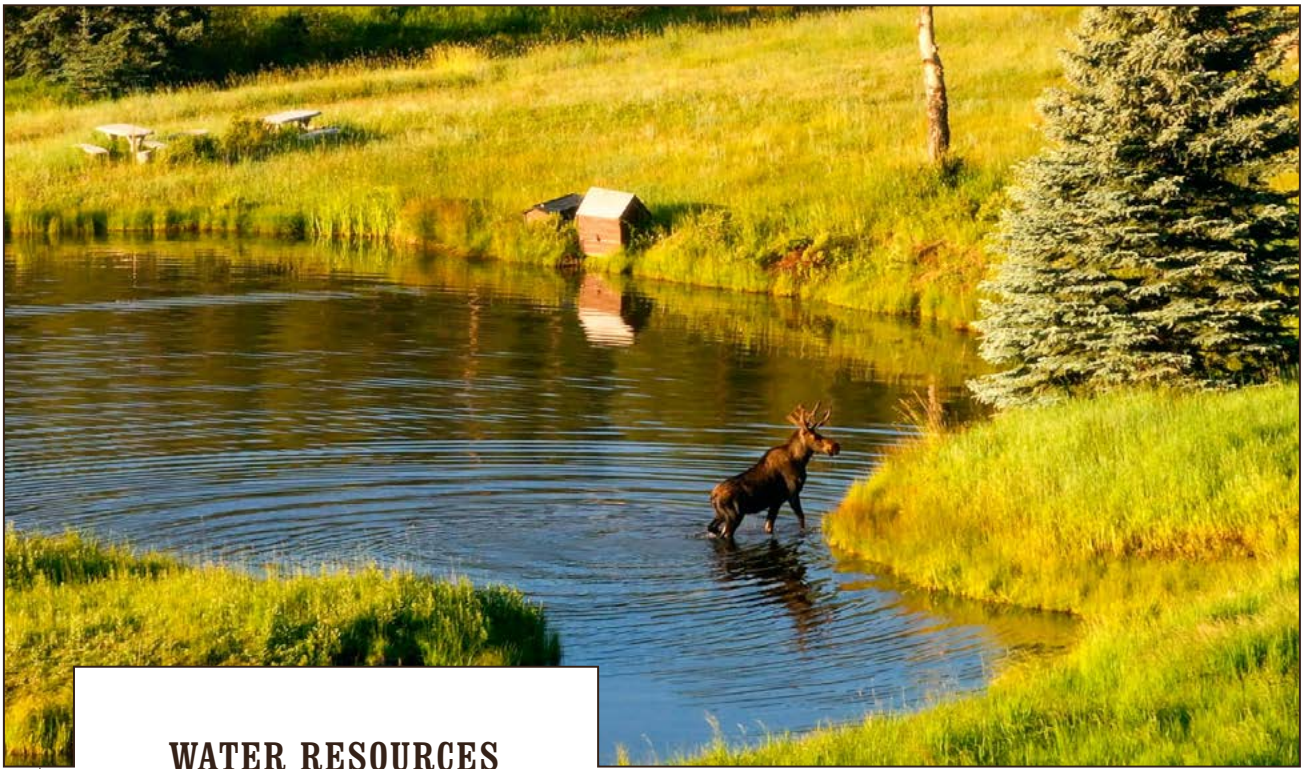
ELEVATION

Captains Rock Ranch ranges in elevation from 8,040± feet at its lowest point to 9,600± feet at its highest point. The highest point on the ranch is the rocky outcropping known as Captains Rock, which offers sweeping views in all directions.

GENERAL OPERATION

Captains Rock Ranch operates as a pristine ranch in a superb mountain environment. A critical aspect of Captains Rock Ranch is its place under the Evans Ranch Preserve Association (ERPA). The association governs five parcels of land within Evans Ranch, providing the ease and comfort of a governing organization and HOA, including snow removal, road maintenance, and full-time ranch management, as well as outstanding common-use acreage that enhances each individual parcel. In short, the entirety of the shared-use property, a total of 3,245± deeded acres, is available to each of the landowners and their guests, with the exception of the five owners' respective building sites. Each protected-use building site is positioned on 40 acres that surround the primary residence and outbuildings. These designated and protected building envelopes, totaling approximately 200 acres, are land that is not equally shared land or communally used. The protected building envelopes are utilized exclusively for the respective landowners. An additional feature of Captains Rock Ranch is an 80± acre section of prime, historical Colorado property located on the western boundary of the ranch. This land was purchased outside of the ERPA's jurisdiction and is exempt from the greater conservation easement. The excellent location is bordered on the south by the Mount Evans State Wildlife Area and bordered to the east by Arapahoe National Forest.





WATER RESOURCES

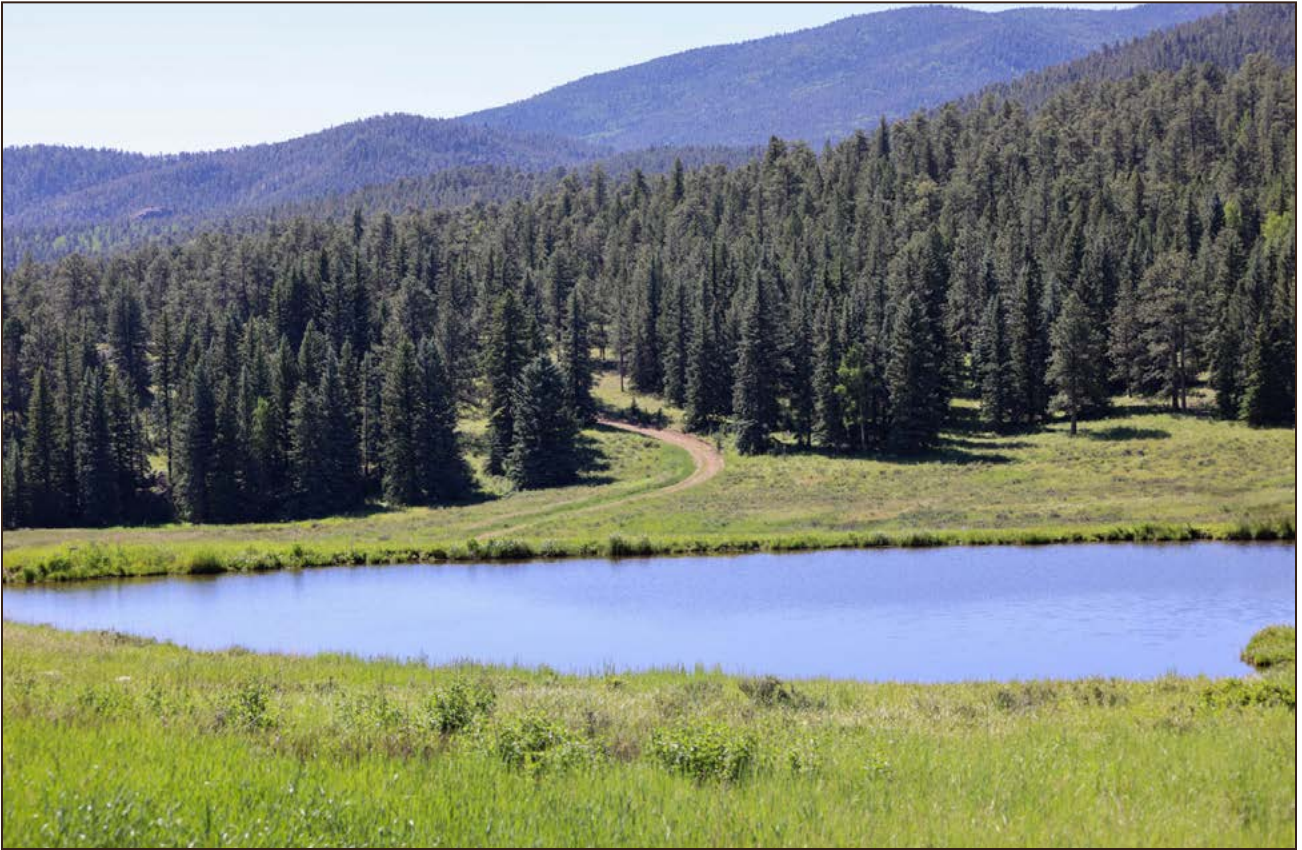
As Pedee Creek runs through the property and provides water for wildlife and fish habitats. The pond on the property is fully adjudicated. A domestic well provides water for the primary residence, which then flows into a primary cistern and backup cistern. Additionally, the barn and schoolhouse are on their own separate domestic well.



WILDLIFE RESOURCES

All manner of mountain wildlife, such as moose, elk, mountain lion, bear, bobcats, deer, and elk, have been spotted among the mountains, meadows, streams, ponds, and rock outcroppings on the ranch. Wildlife includes nesting geese, gray herons, numerous eagles, hawks, and other migratory waterfowl.

RECREATIONAL CONSIDERATIONS



Habitat for big game and other wildlife on Evans Ranch is ideal, contributing to a variety of species and excellent game populations. Captains Rock Ranch and Evans Ranch host elk, mule deer, turkey, bear, mountain lion, bobcats, and an occasional moose within its boundaries. The entirety of Evans Ranch is managed for wildlife. National Forest, designated wilderness, and state wildlife areas are adjacent to approximately two-thirds of the ranch boundary, providing a massive undeveloped landscape for wildlife.

Deer and elk hunting are the primary hunting opportunities on Captains Rock Ranch and the other four ranches of Evans Ranch, with herds often numbering in the hundreds. Owners and guests all require hunting tags, and seasons include archery, black powder, and rifle. Excellent trout fishing can be found all over Evans Ranch, including in year-round streams and five different ponds on Captains Rock Ranch alone.

Fishing and hunting are allowed within the rules and regulations adapted by ERPA. Motorized vehicles are allowed under the easement but only on established roads. Fishing and hunting rules are in place to protect the wildlife resources. Fishing is primarily on the ponds and small creeks throughout the property and is by artificial flies and lures only.

In addition to hunting and fishing, there are miles of hiking, mountain biking, equestrian, and ATV trails on the ranch. For the serious outdoorsman, the property provides plenty of private trails as well as direct access to hundreds of thousands of acres of public lands.





HISTORY

Captains Rock Ranch is part of the Evans Ranch Preserve Association (ERPA), a network of five individually owned parcels that make up 3,245± deeded acres near Evergreen, Colorado. Captains Rock Ranch dates back to 1868 when Territorial Governor John Evans and his family started acquiring land in this area. In 1983, some of the Evans family heirs sold 3,245± acres of the property to Colorado Open Lands. This led to the sale of five parcels within the ranch that is now known as the Evans Ranch. This area is protected from further subdivision by ERPA's governing HOA. A small sixth parcel contains ranch headquarters and housing for ranch personnel, which is shared by the five owners. Ranch covenants contain provisions that allow shared use of the property, excluding the five homesites, for recreational uses and purposes.

Evans Ranch is recognized as one of the oldest and most historic mountain ranches in the state. The first acquisition was around 1868 when John Evans and Sam Elbert purchased 320± acres. Eventually, these holdings grew to over 5,000 acres.

Over the years, the Evans family maintained possession of most of the ranch and used it primarily as a private retreat. In the early 1980s, a dissident family member forced the sale of the ranch. To preserve the ranch from development, Colorado Open Lands acquired the property and created the five ownership parcels, the headquarters parcel, and the concept behind the cross easements for shared use of the property. The ranch has been enjoyed by the owners of the five ranch parcels since the 1980s. Likewise, the Captains Rock Ranch parcel has been in the same family for decades. Ranch parcels have traded hands very infrequently over the years, evidencing the quality of this property.

TAXES

Property taxes are estimated at \$21,414.62 based upon past years.



MINERAL RIGHTS

Any and all seller-owned mineral rights appurtenant to the property are included in the sale; however, the conservation easement protecting the ranch prohibits commercial mining.



WATER RIGHTS

Any and all seller-owned water rights appurtenant to the property are included in the sale. The pond is fully adjudicated.



BROKER COMMENTS

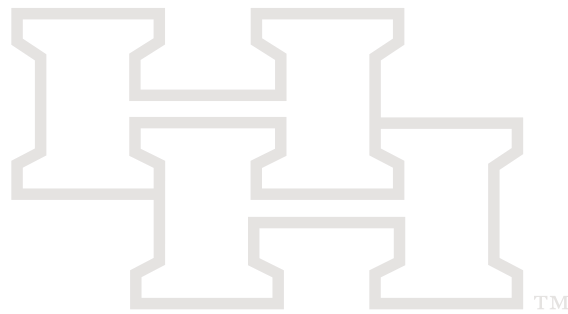
Captains Rock Ranch is absolutely pristine in every way. This ranch fits nicely into so many important investment criteria: location, size, shared amenities, proximity to town, air travel and culture, accessibility, high-level turn-key management, excellent land stewardship practices, physical beauty, turn-key buildings, water features, views, privacy, protective topography, and the ability to simply lock the door and not worry about a thing. Evans Ranch carries a prestigious reputation, is highly sought after, and with a high barrier to entry. Rarely does a property like this come to market.



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

PRICE

\$14,750,000



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. [Jerome Chvilicek](#) or [Dan Bergstrom](#) at (406) 656-7500, [Jim Fryer](#) at (406) 587-3090, or [Brant Marsh](#) at (406) 596-2111 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. [Jerome Chvilicek](#) or [Dan Bergstrom](#) at (406) 656-7500, [Jim Fryer](#) at (406) 587-3090, or [Brant Marsh](#) at (406) 596-2111 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. [J.T. Holt](#) at (806) 698-6882 is available to describe and discuss these services in detail and welcomes 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:


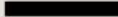


A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party's agent or as the party's transaction-broker.

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.

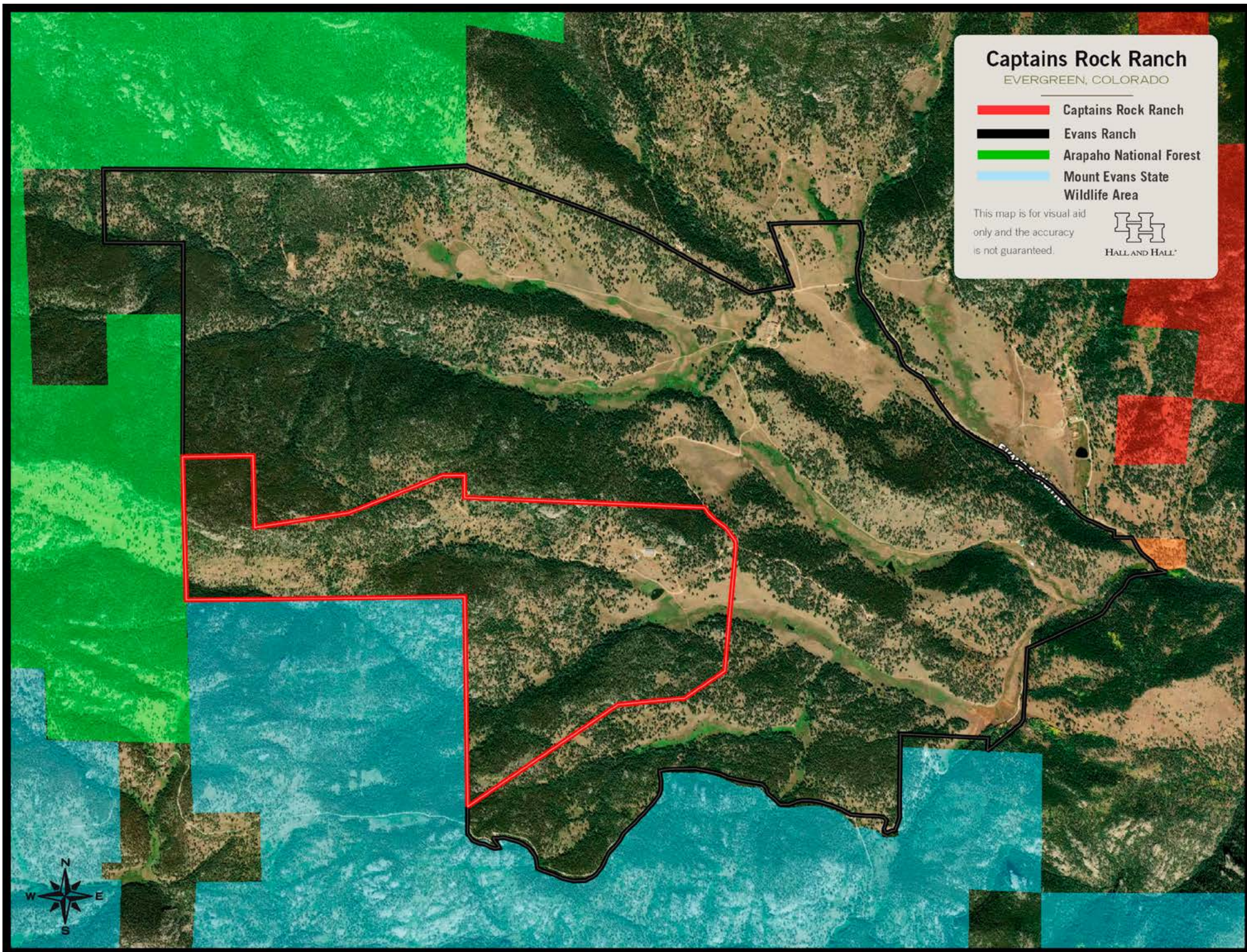
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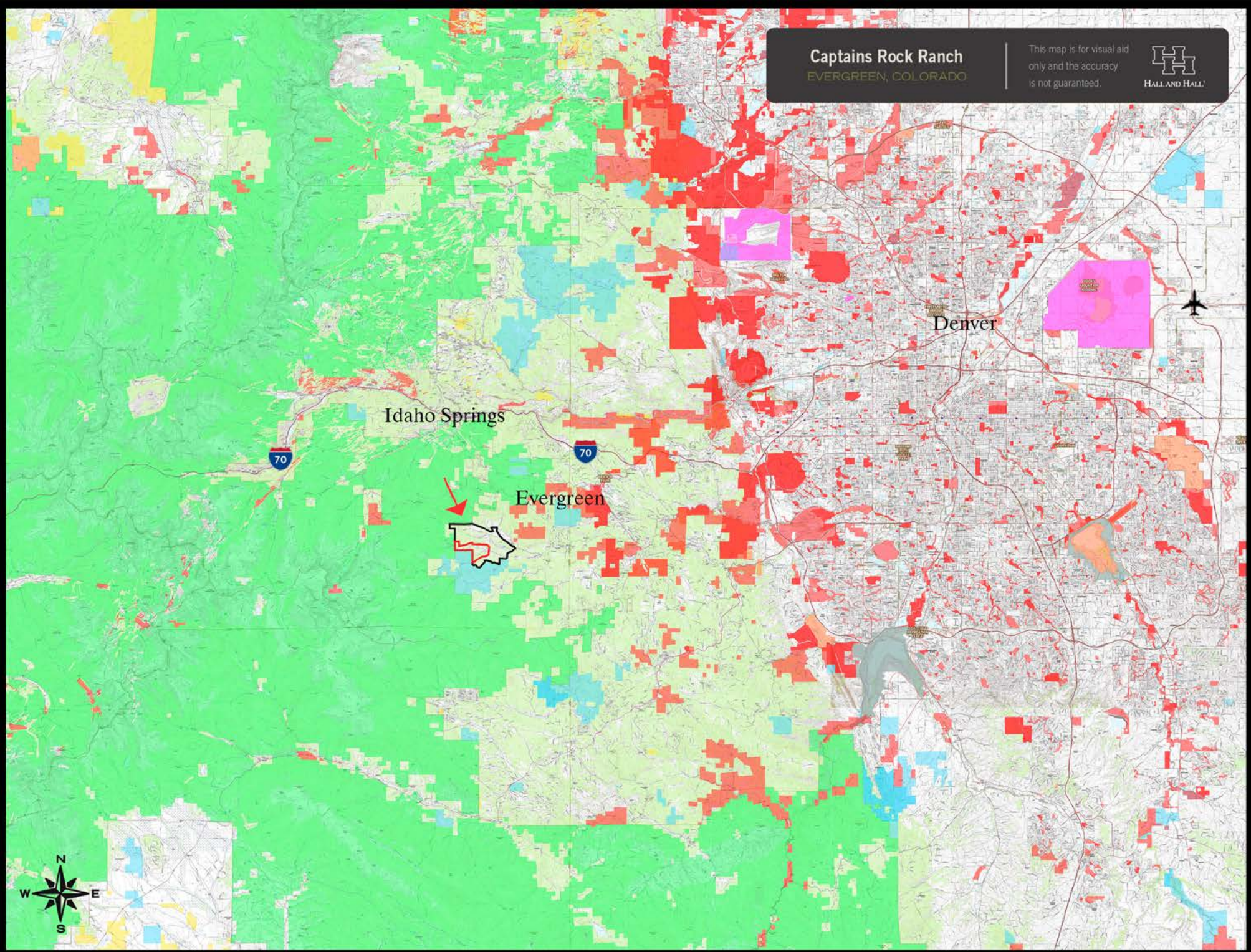
-  Captains Rock Ranch
-  Evans Ranch
-  Arapaho National Forest
-  Mount Evans State Wildlife Area

This map is for visual aid only and the accuracy is not guaranteed.



Captains Rock Ranch
EVERGREEN, COLORADO

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Idaho Springs

Evergreen

Denver



Captains Rock Ranch

EVERGREEN, COLORADO

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