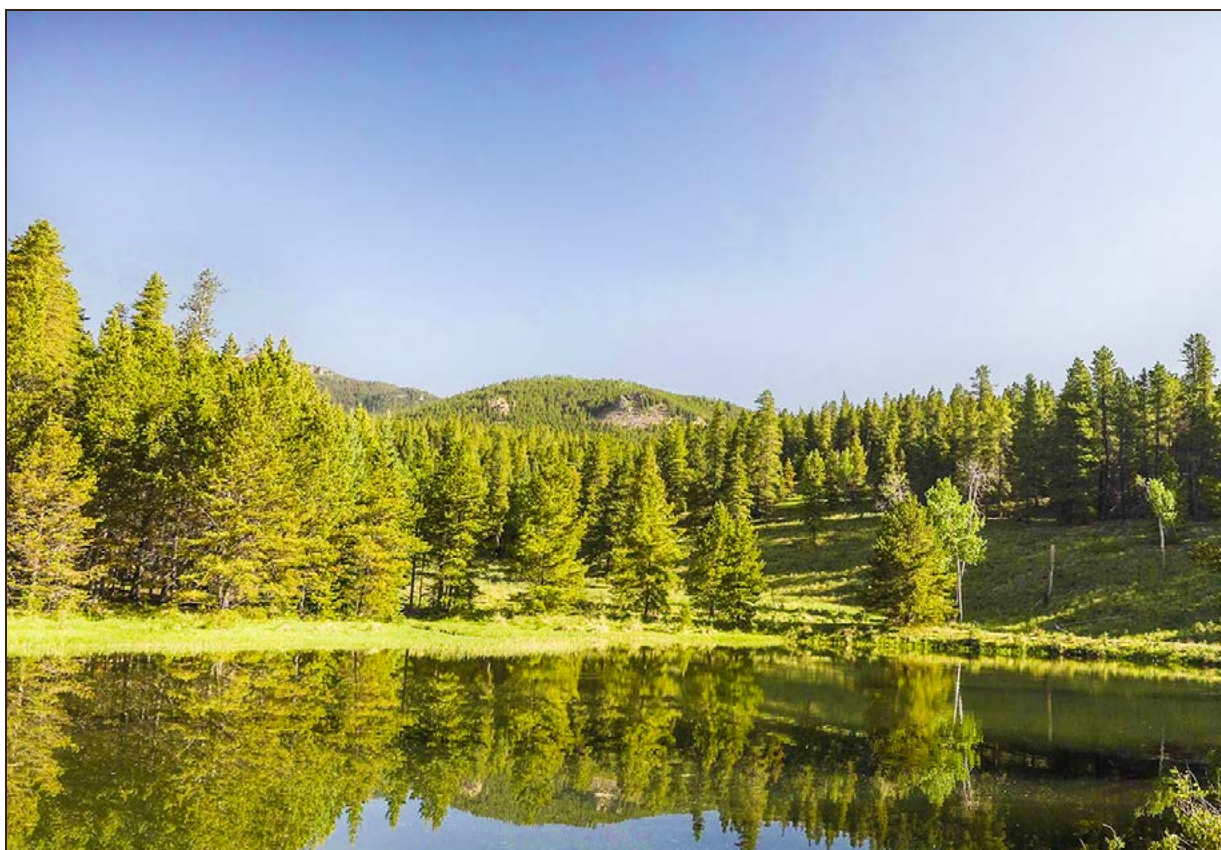




**BEAVER MEADOWS**  
PINE, COLORADO







**BEAVER MEADOWS**  
**PINE, COLORADO**

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**\$7,750,000 | 713± ACRES**

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LISTING AGENT: **JEFF BUERGER**

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*for* **GENERATIONS**

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 | APPRAISALS | MANAGEMENT**

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## EXECUTIVE SUMMARY

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*Beaver Meadows Ranch encapsulates a remarkable stretch of land in Park County, Colorado. This parcel occupies 713± acres of mountain pasture and recreational open space ranging from high mountain timber to wide-open meadows. Spanning elevations from 9,086 to 9,940 feet, Beaver Meadows Ranch sits between national forest land, quiet neighboring parcels, and also an easement that allows access into a stunning state park. Named for the beaver populations that once inhabited the ponds and North Elk Creek, Beaver Meadows is exceptional for its privacy, serenity, and beauty — especially considering its proximity to Colorado's cosmopolitan capital city.*

*Arrive here and explore the grassy meadows teeming with wildflowers in spring and summer. Hike up to the rocky granite crags and find unmatched views of distant peaks and sun-dappled hills. Catch sight of mule deer and elk alongside grazing cattle, and watch as the sun sets from the cozy dwelling in a peaceful meadow. Time seems to slow down here.*

*Beaver Meadows Ranch is ideal for a buyer who wants the best of both worlds: the culture and energy of the city and the private quietude of mountain living. Beaver Meadows represents a rare chance to straddle metropolitan access and mountain paradise on a peaceful property with plenty of potential.*

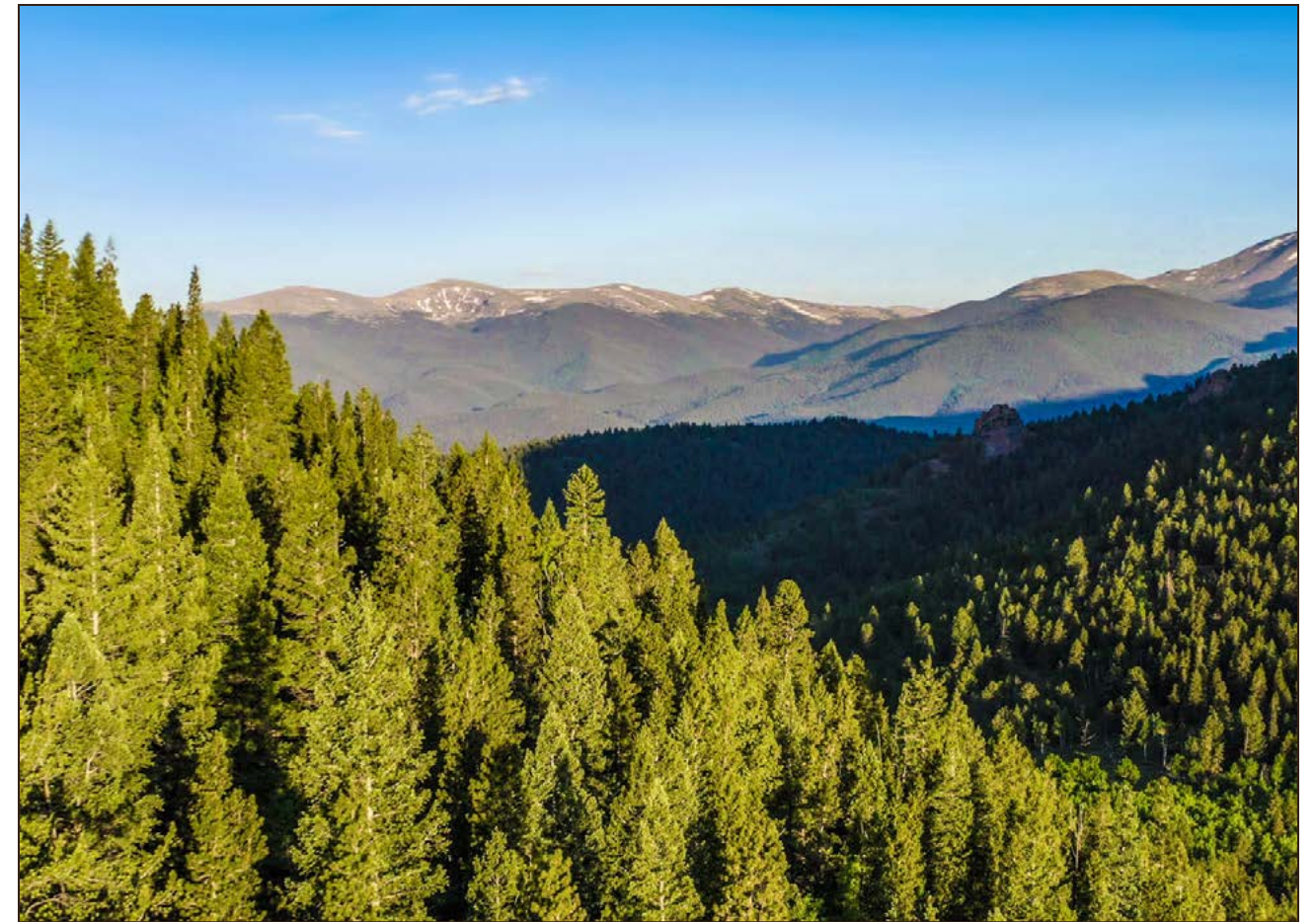
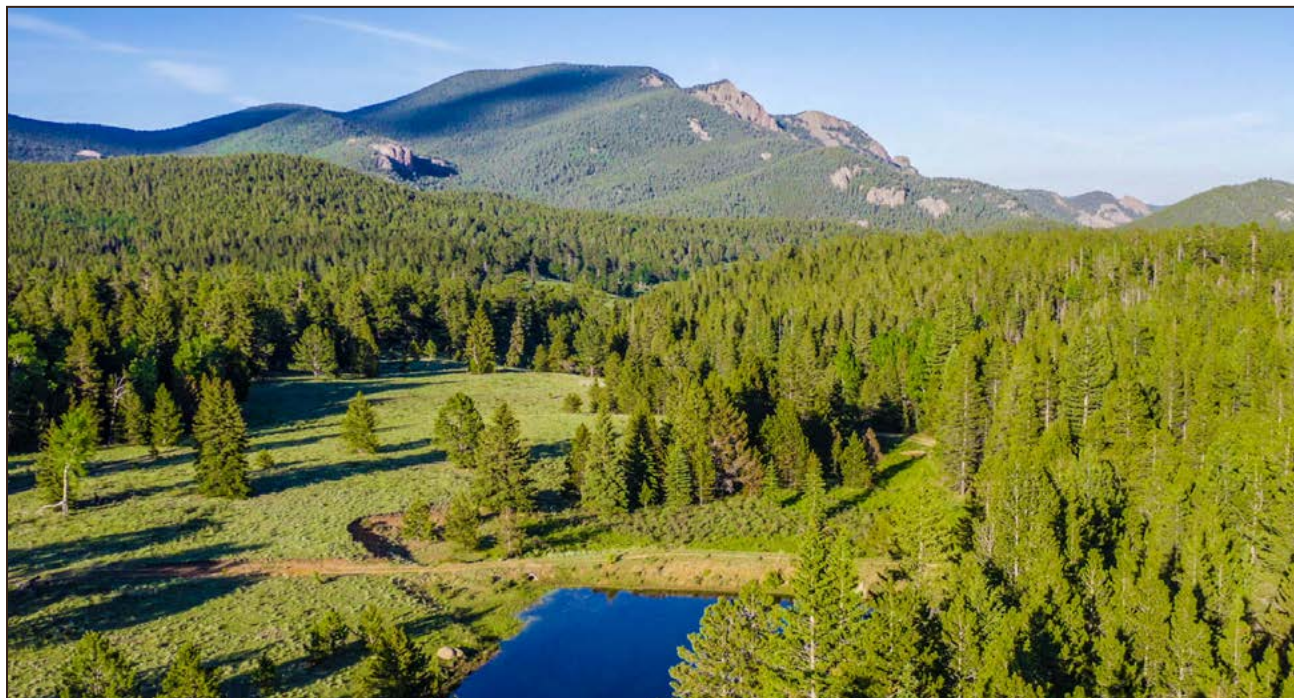


## LOCATION

Beaver Meadows Ranch is located just 6± miles north of Pine Junction and 46± miles from downtown Denver, Colorado. This pristine and private 713± property is nestled between national forest land, a state park, and other private property, making it a quiet and undisturbed mountain paradise. One of the benefits of this location is its proximity to Denver, Boulder, and other cities on the Front Range.



The property rests on a piece of land bordered to the north and west by Pike National Forest.



North Elk Creek babbles through the northeastern corner of the property, making its way to Elk Creek farther south. Private parcels hug the eastern and southern borders, and the southeastern tip of the property connects to Staunton State Park, where a deeded easement provides vehicular access to and through the park.

Wide-open meadows are interspersed with thick forests, rolling hills, and craggy outcrops. The property features owner-maintained roads from Hwy 285 all the way to the property's single-family dwelling.



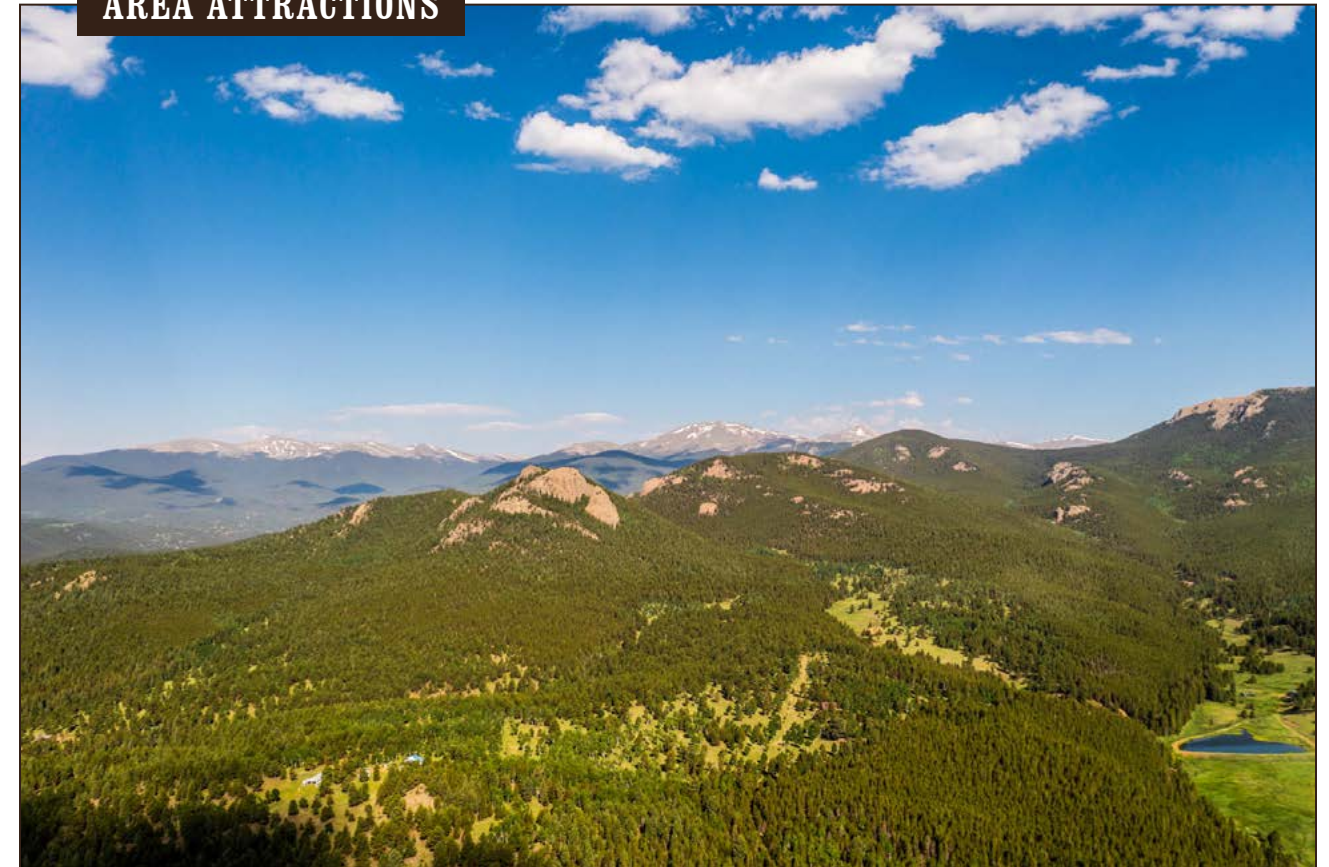


### LOCALE

One reason Beaver Meadows Ranch is so remarkable is its pristine privacy without sacrificing proximity to the Front Range. Life on Beaver Meadows Ranch means enjoying the wide-open spaces Colorado is known for, as well as the chance to experience Denver’s many diversions.



### AREA ATTRACTIONS



#### DOWNTOWN DENVER

Even from the remote and private beauty of Beaver Meadows Ranch, the draw of downtown Denver is easily accessible. Just over an hour’s drive away, the state’s capital city is a nearby destination for cosmopolitan creature comforts like art museums, concerts and theater, professional sporting events, and high-end shopping. Denver International Airport is less than two hours away.

#### STAUNTON STATE PARK

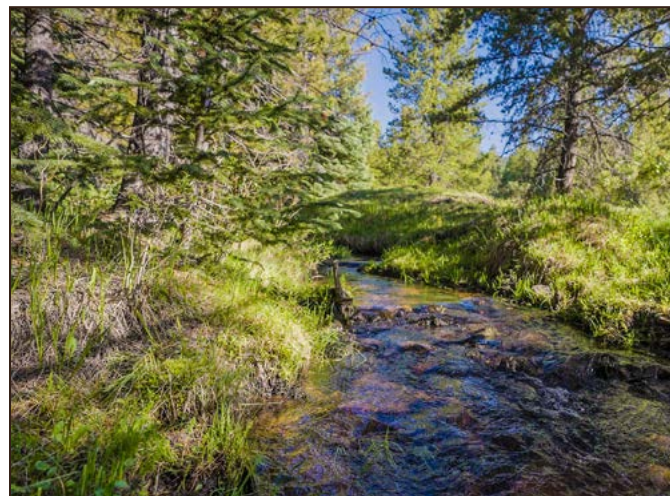
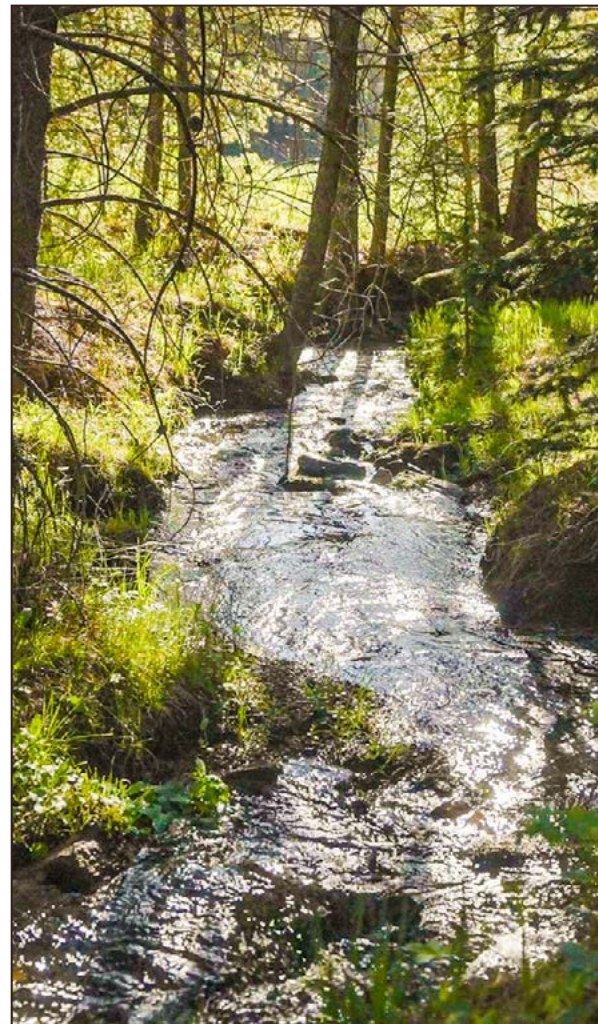
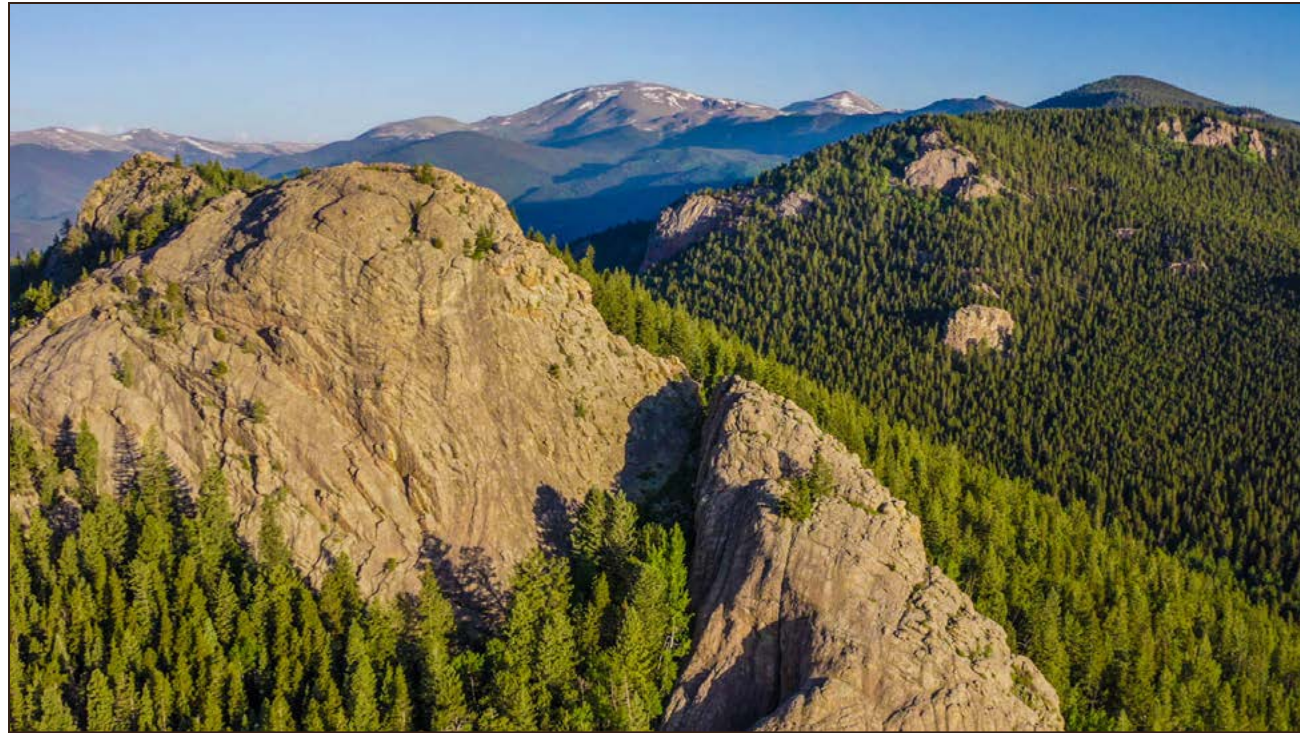
One of Colorado’s newest state parks is just a stone’s throw from Beaver Meadows Ranch.

Opened to the public in 2013, this 3,828-acre area (which encompasses the namesake Staunton Ranch) traces its history through the centuries as homesteads, ranchland, a logging operation, and a sportsman’s club. Today, mountain bikers, hikers, tent campers, and rock climbers flock to the area to enjoy the varying terrain, including low meadows, wetlands, and rocky cliffs.

#### GUANELLA PASS

Guanella Pass Road is known on the Front Range as a must-see drive for viewing fall foliage. From Beaver Meadows Ranch, it’s just over an hour to the pass and a three-hour loop through Georgetown and back down through Evergreen.





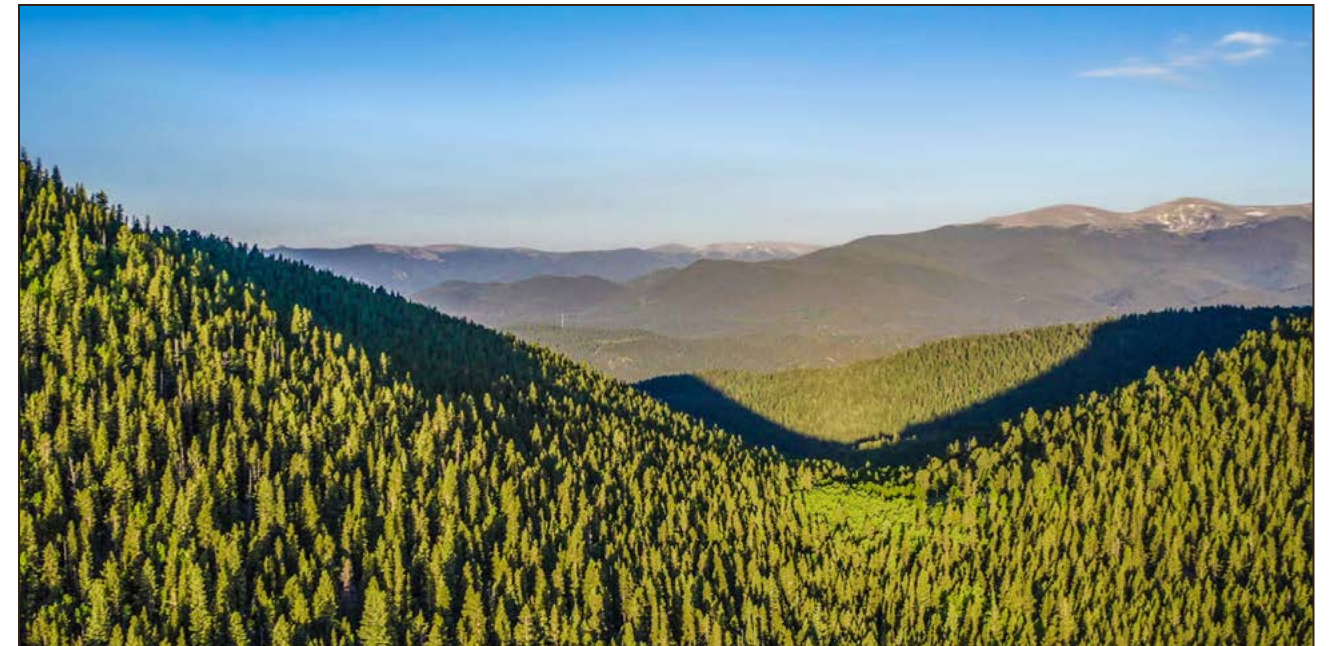


## GENERAL DESCRIPTION

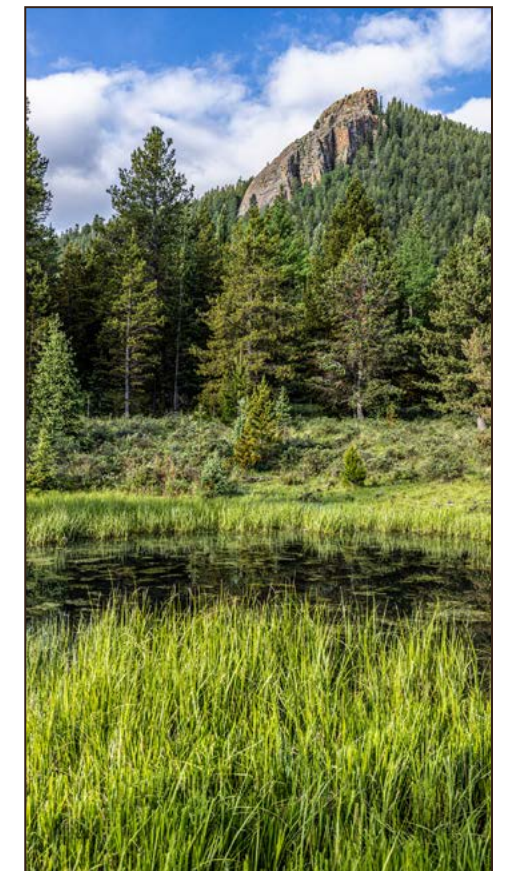
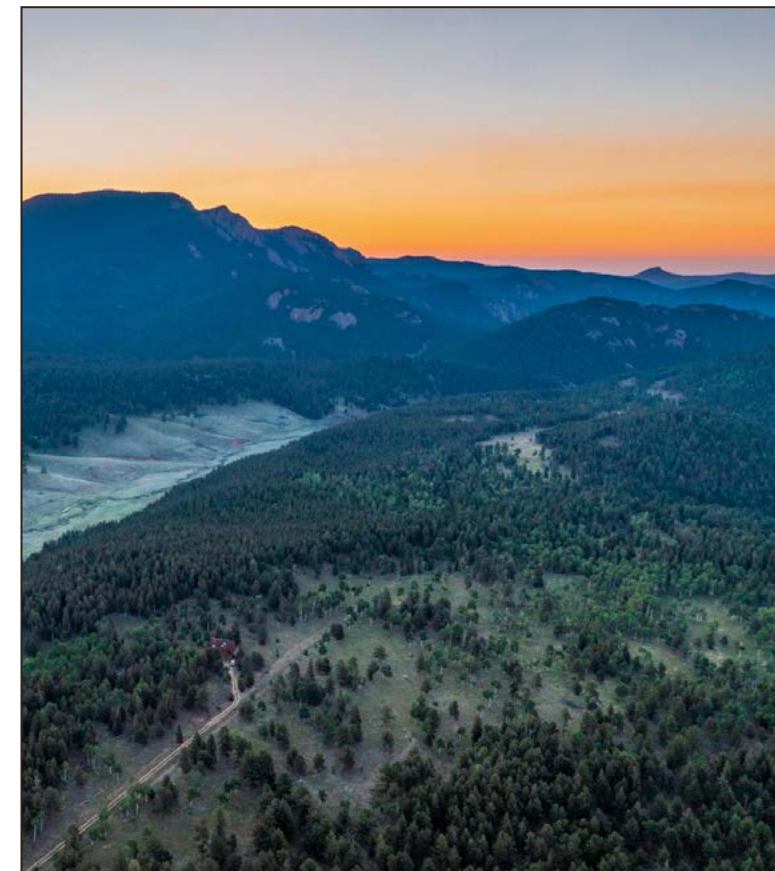
On a beautiful piece of land between national forest land and a state park, Beaver Meadows Ranch represents some of the best in beauty and privacy when it comes to land for purchase on Colorado's Front Range.



Beaver Meadows Ranch spans more than 700 acres of varied terrain, from low-lying meadows to forested pastureland to craggy granite outcroppings. Located in Park County on the southern border of Pike National Forest, Beaver Meadows Ranch touches North Elk Creek on the northeast side and connects to Staunton State Park on the southeast corner. All of the land lies within 9,200 to 9,800 feet in elevation, with foliage and flowers that transform throughout four distinct seasons. Lush stands of pine, fir, spruce, and aspen trees create habitats for squirrels, wild turkeys, foxes, bobcats, all matter of birds, and the occasional bear. Wildflowers burst into vibrant color in the spring and summer, and aspen leaves shimmer golden in the fall. With Colorado's almost daily sunshine, the land beckons even in winter. An ongoing lease agreement with a local cowboy cements the agriculture tax benefit as well as the perk of controlling growth and mitigating fire danger through responsible grazing.



There are wide-open spaces for watching the elk and cattle graze or exploring the forests and meadows. The untouched nature of this property is part of its appeal, and an existing single family dwelling offers the perfect launchpad for a new adventure. Only 6 miles from Hwy 285, Beaver Meadows Ranch is easily accessible, yet feels worlds away from the Denver-metro area with a stunning sense of peace, privacy, and beauty.



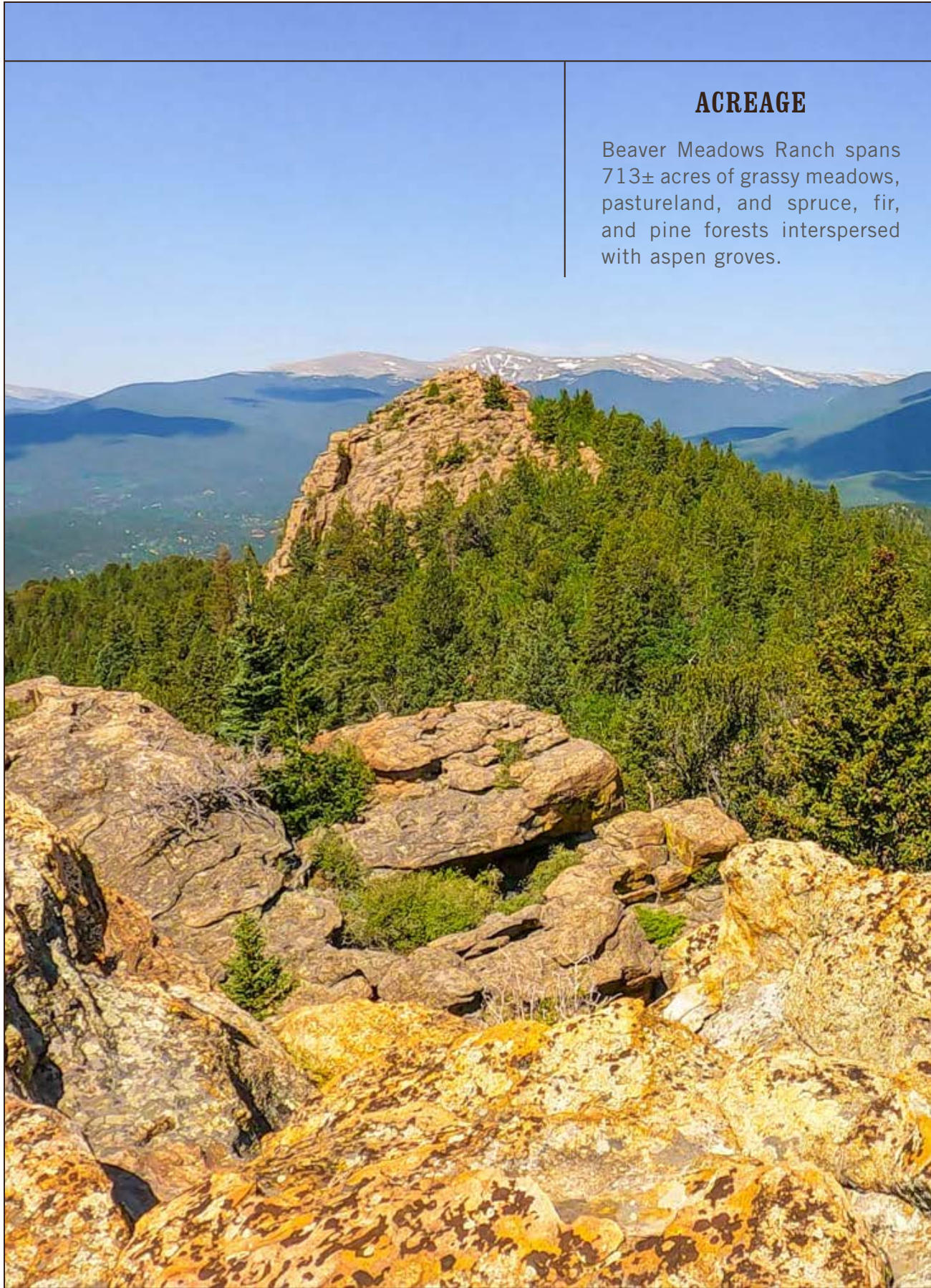


## IMPROVEMENTS

A 1,732-square-foot, two-story dwelling sits on the property, inviting a future owner to make it their own. The two-car garage provides ample secure parking and storage. The main finished living spaces consist of a kitchen, dining, living room, two bedrooms, and bathroom on the main level, plus a master suite and bedroom upstairs. Original finishes include carpet, hardwood floors, glazed tile, and wood cabinets. Electric baseboard heat, as well as a wood burning fireplace, offer cozy warmth in the colder months. A wood deck on the south side of the dwelling is an ideal place to absorb afternoon sunshine.

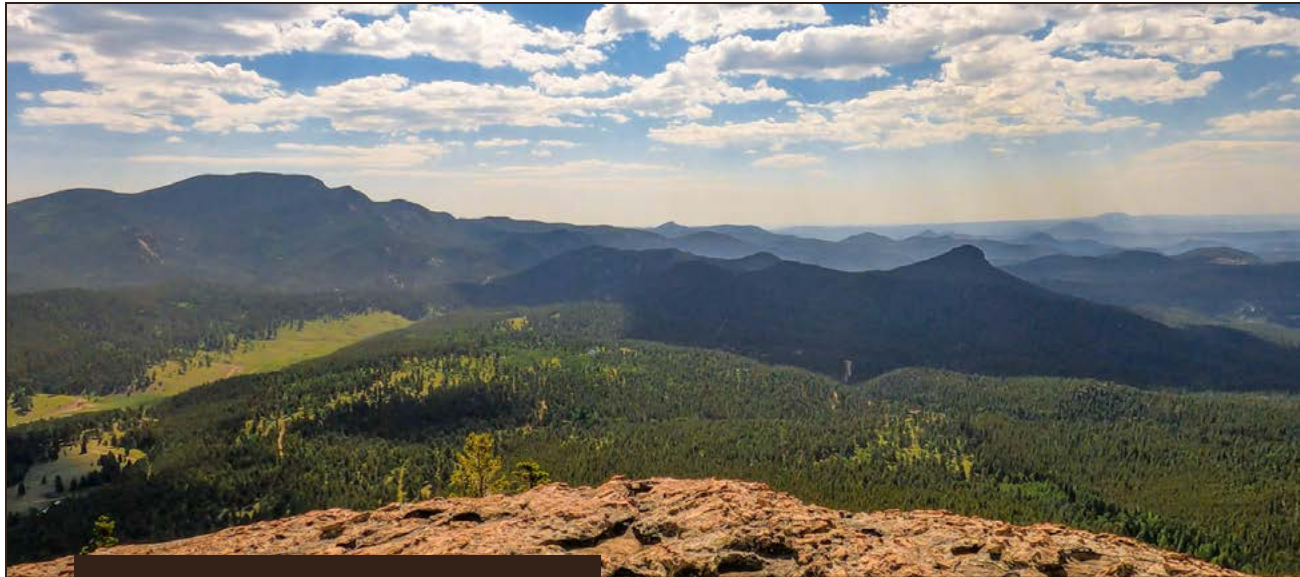




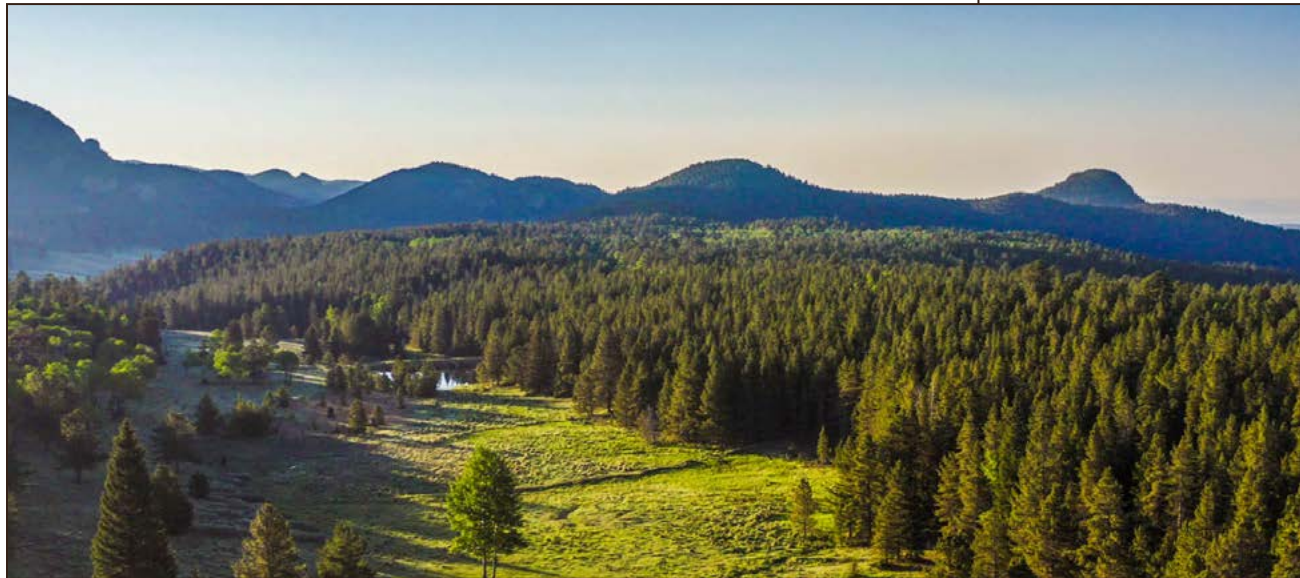
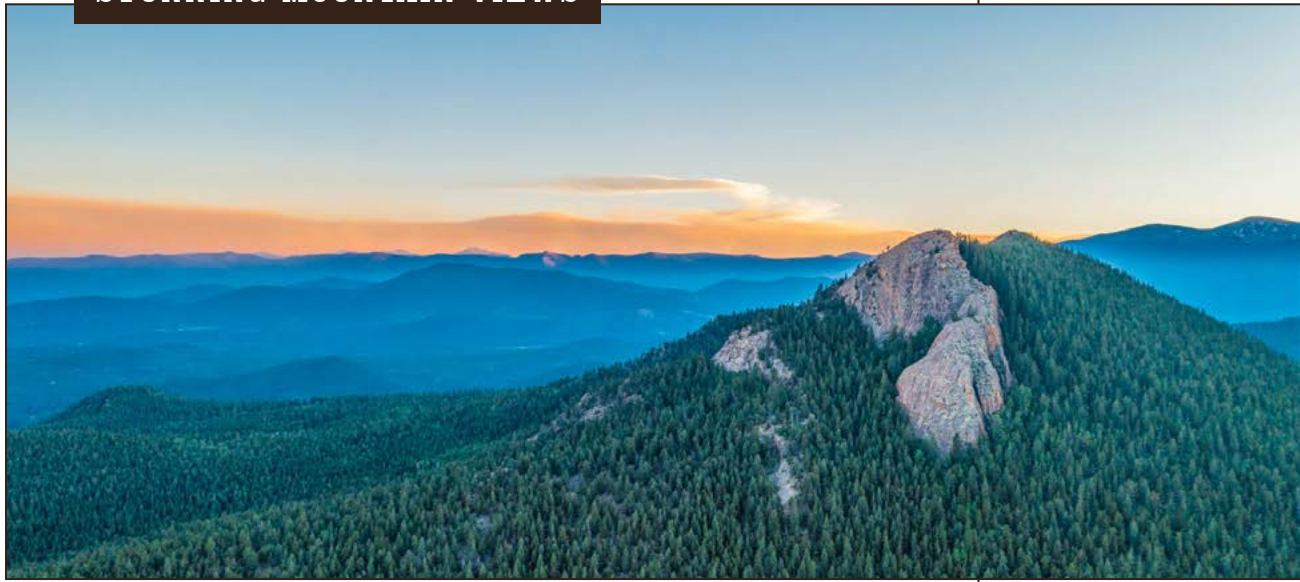


**ACREAGE**

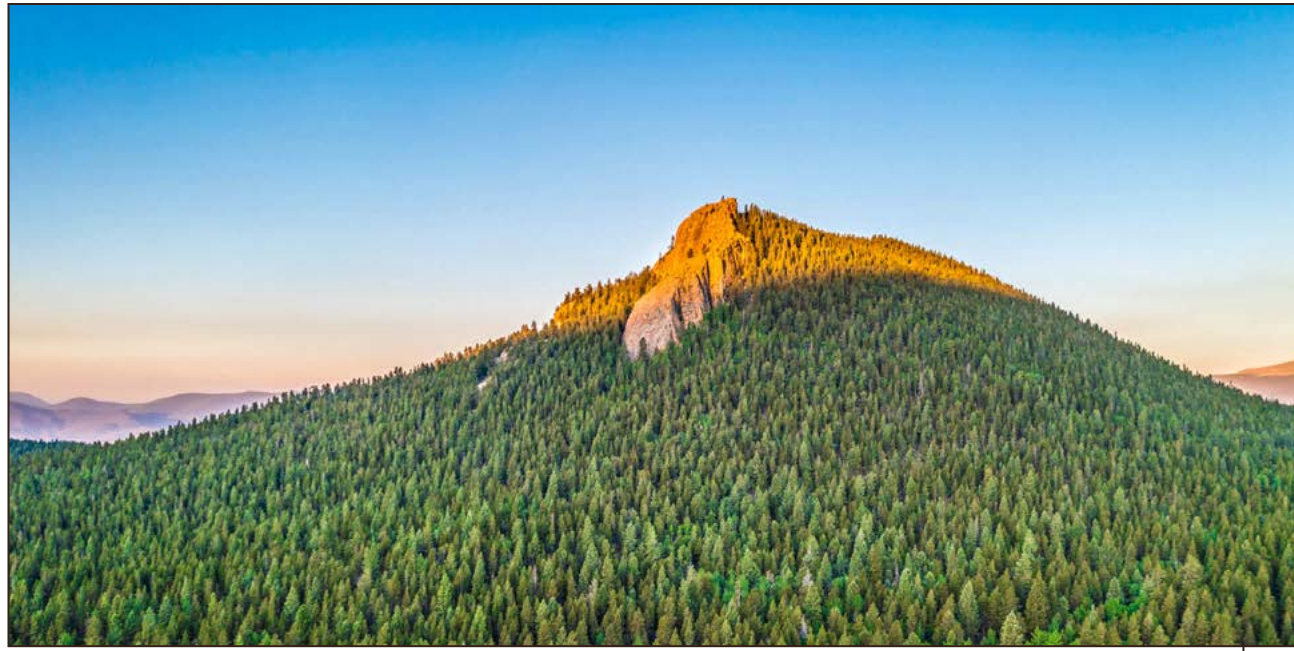
Beaver Meadows Ranch spans 713± acres of grassy meadows, pastureland, and spruce, fir, and pine forests interspersed with aspen groves.



**STUNNING MOUNTAIN VIEWS**

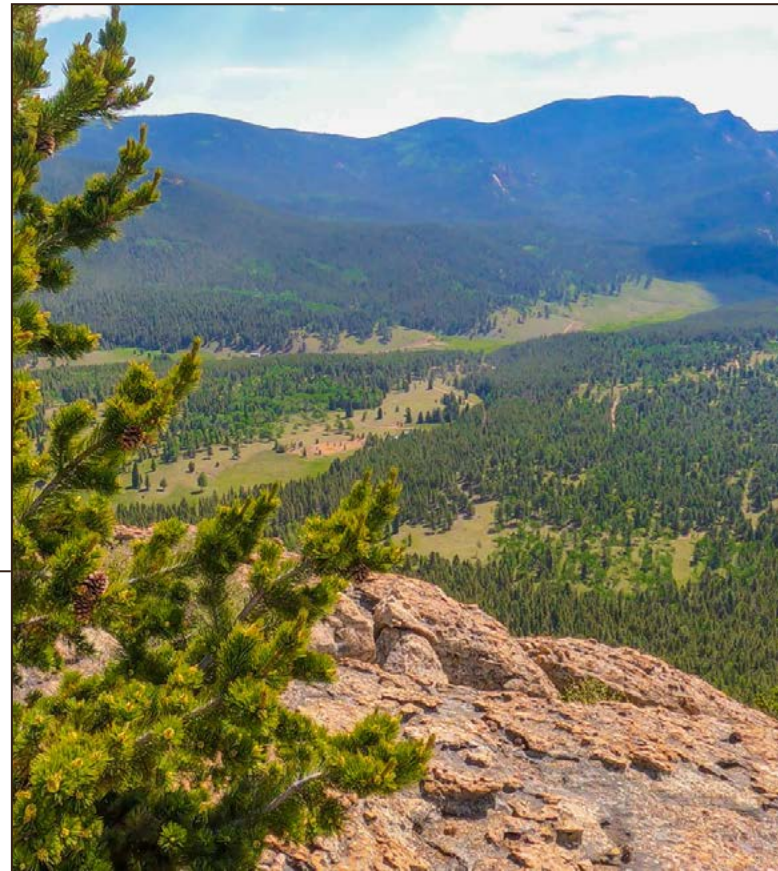




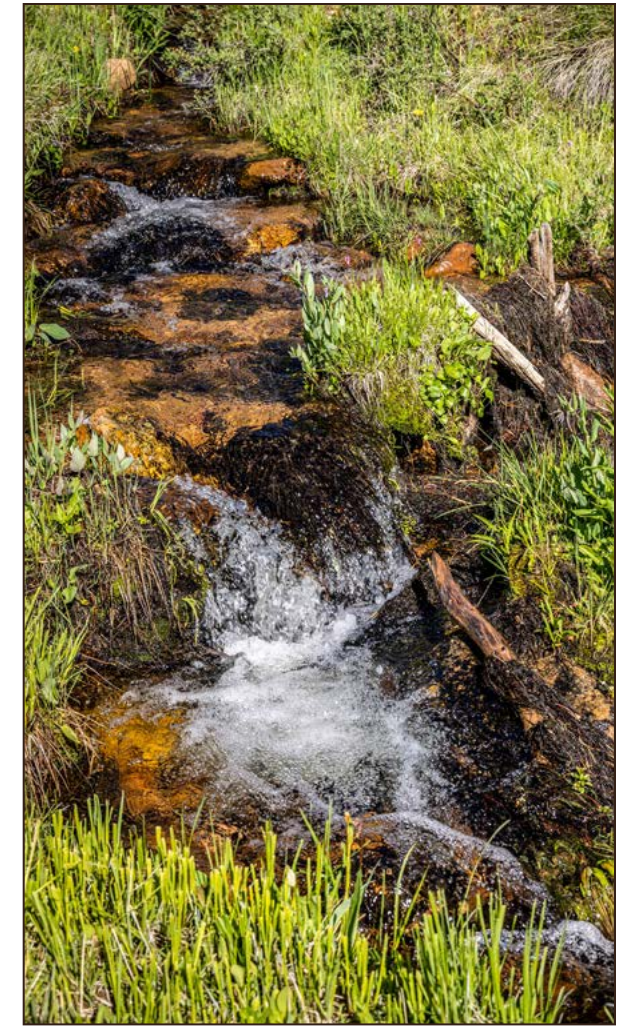


### CLIMATE AND ELEVATION

Beaver Meadows Ranch sees four distinct seasons and plenty of sunshine during each one. Summer temperatures average in the high 70s, while winter averages hover in the high 40s.



The northern edge of the property descends to 9,200 feet in elevation near North Elk Creek and climbs to 9,800 feet on a rocky crag boasting mountain views in all directions.





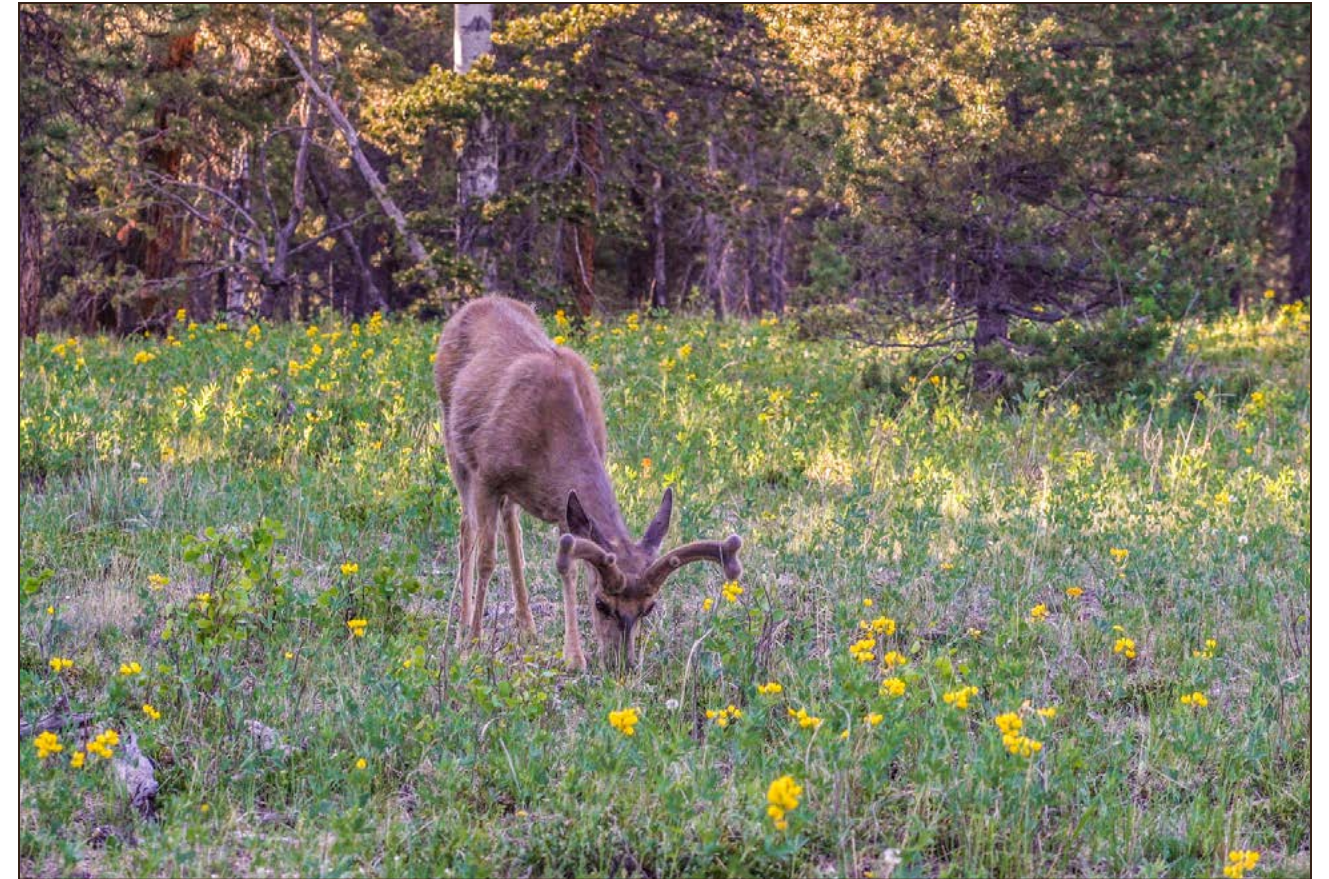
## RECREATIONAL CONSIDERATIONS

Beaver Meadows Ranch is an untouched paradise for the outdoor enthusiast. Spring and summer bring vibrant wildflowers bursting with color across the meadows. Stroll through the aspens in the fall and find yourself surrounded by quaking golden leaves. Don't cross country ski in the winter to take in the land over a sparkling blanket of snow. Hiking opportunities abound in the forests, and the private entry into Staunton State Park offers access to and through a hiking, mountain biking, and rock climbing mecca.

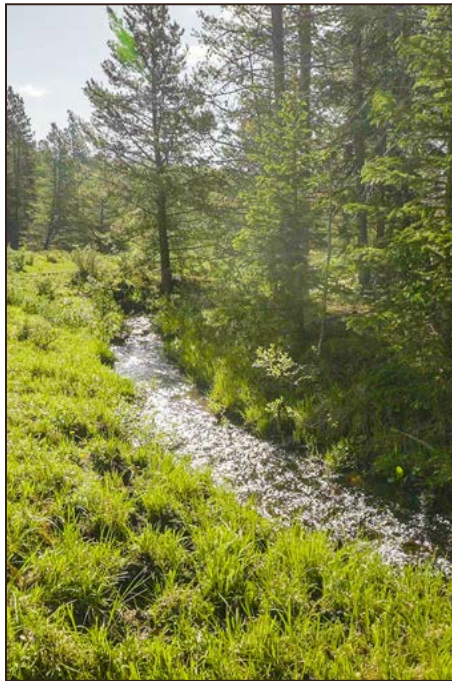


## WILDLIFE RESOURCES

Beaver Meadows Ranch, located in GMU 46, is a natural habitat for all types of wildlife. Mule deer and elk graze among the wooded forests of pine trees, fir trees, blue spruce, and quaking aspen. Occasional foxes and coyotes, as well as a rare black bear or bobcat, migrate through the property.







### **WATER RIGHTS**

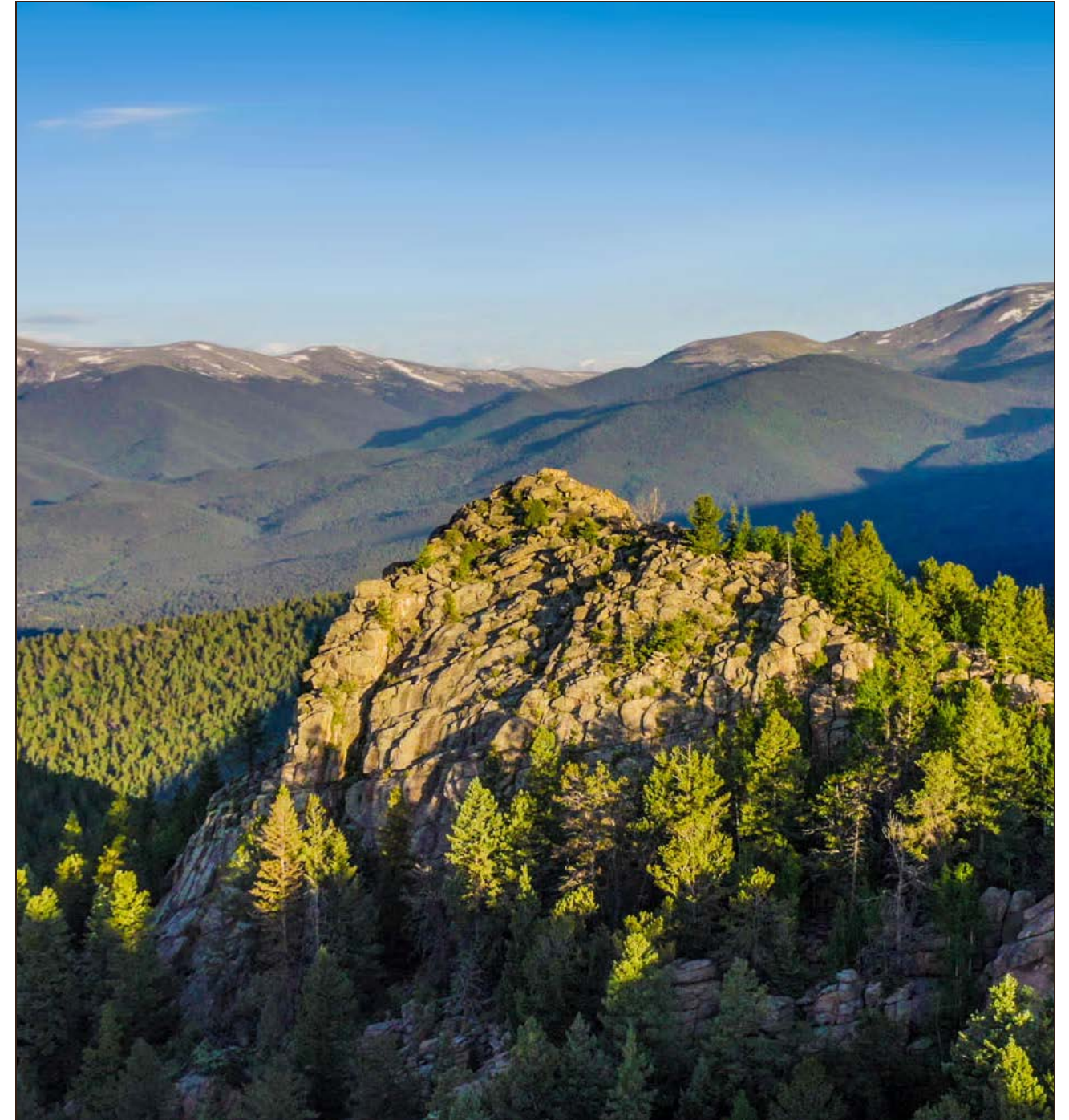
Any and all seller-owned water rights appurtenant to the property are included in the sale. Beaver Meadows Ranch includes two small ponds, approximately a quarter mile of both banks of North Elk Creek, and well water on the property.

### **MINERAL RIGHTS**

Any and all seller-owned mineral rights appurtenant to the property are included in the sale.

### **TAXES**

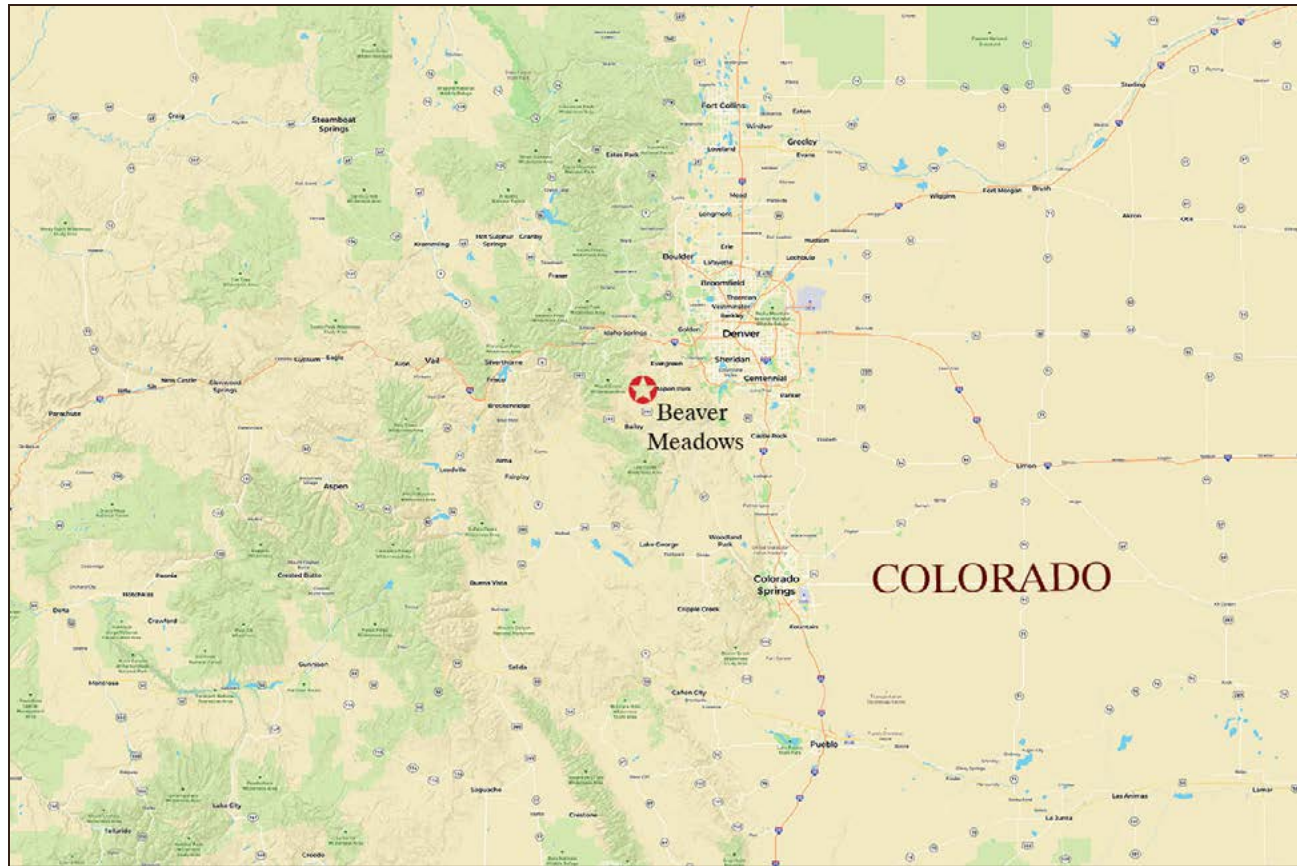
Property taxes are estimated to be less than \$3,000 annually based upon past years.



### **BROKER'S COMMENTS**

*The option of purchasing an extraordinarily private, gentleman's ranch flanked by national forest and with immediate access to Staunton State Park, all while located less than an hour from downtown Denver, is rare and an obvious driver of value. This property is incredibly scenic, easily accessible, offers terrific views, a small creek and ponds, has its own private mountain, 80% heavy timber, opportunity to build to suit, supports abundant migratory wildlife, and presents a terrific opportunity for a conservation easement, long term hold, and/or possible development.*





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

## PRICE

**\$7,750,000**



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](#), or [Dan Bergstrom](#) at (406) 656-7500 or [Jim Fryer](#) at (406) 587-3090 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](#), or [Dan Bergstrom](#) 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.

Competitive Pricing | Flexible Terms | Efficient Processing

[Tina Hamm](#) or [Scott Moran](#) • (406) 656-7500

[Adam Deakin](#) • (970) 716-2120

[Monte Lyons](#) • (806) 698-6882

[J.T. Holt](#) or [Alex Leamon](#) • (806) 698-6884



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:

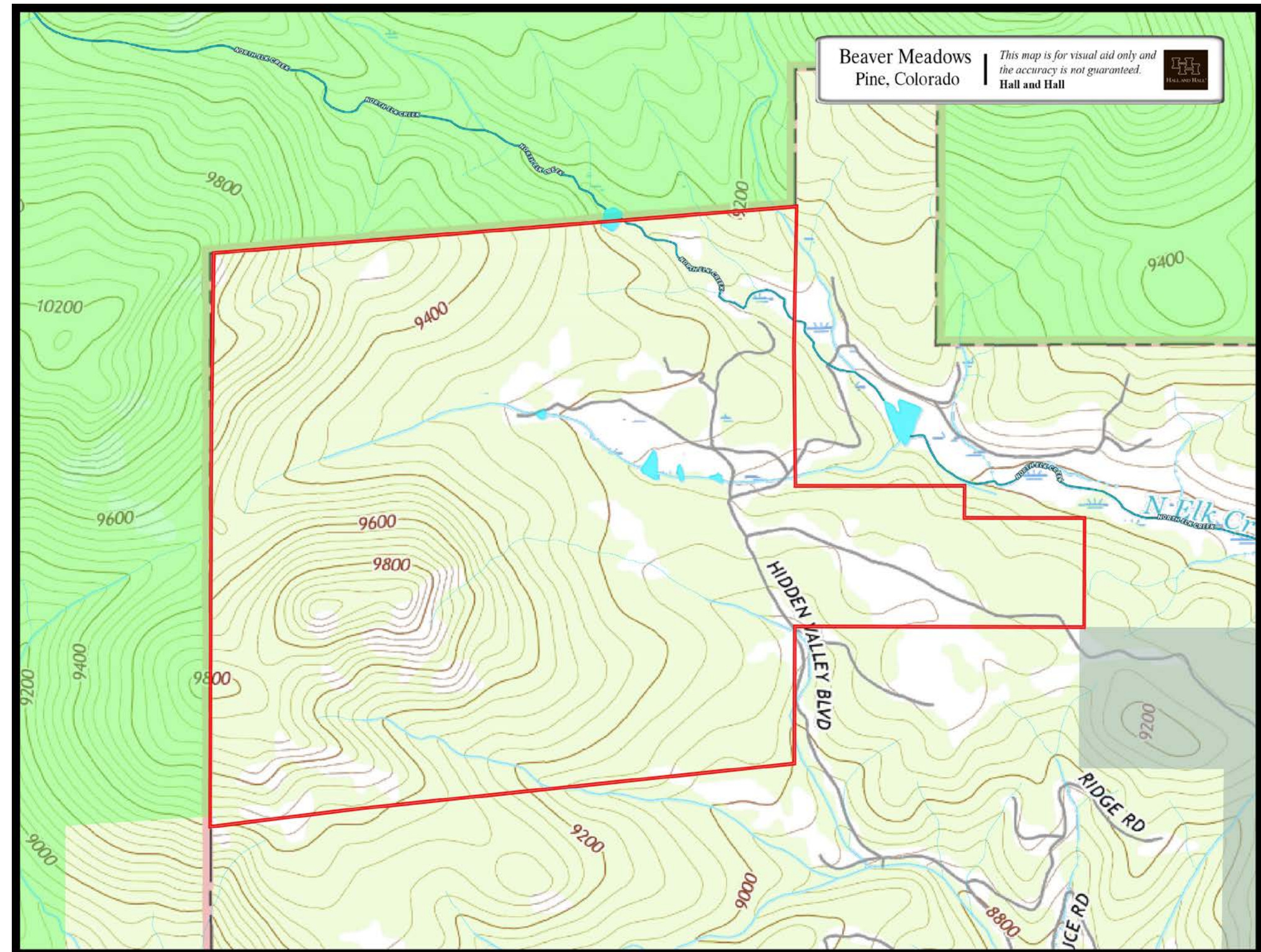
A transaction-broker assists the buyer or seller or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction without being an 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.

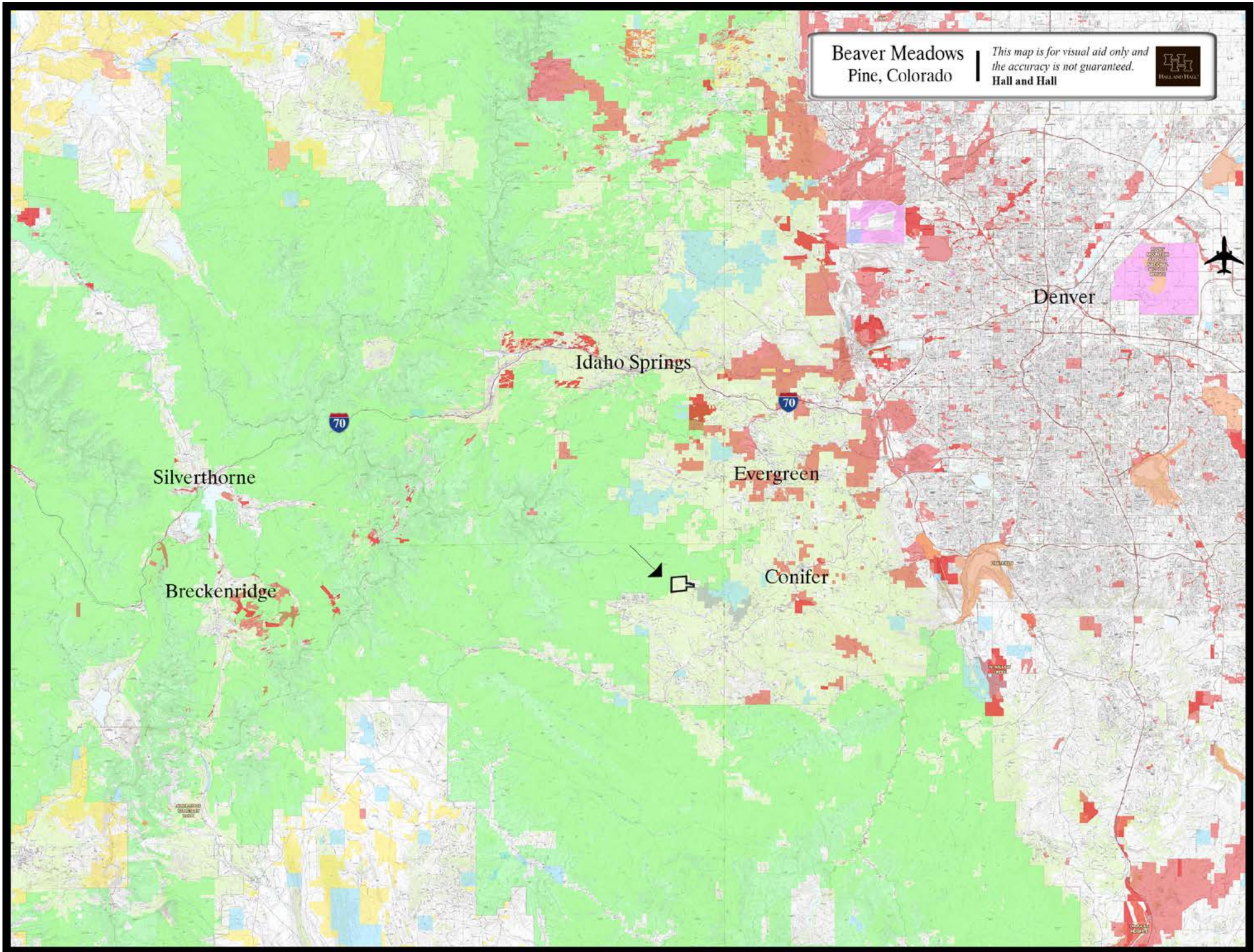
*[Jeff Buerger](#) of Hall and Hall is the exclusive agent of the Seller.*



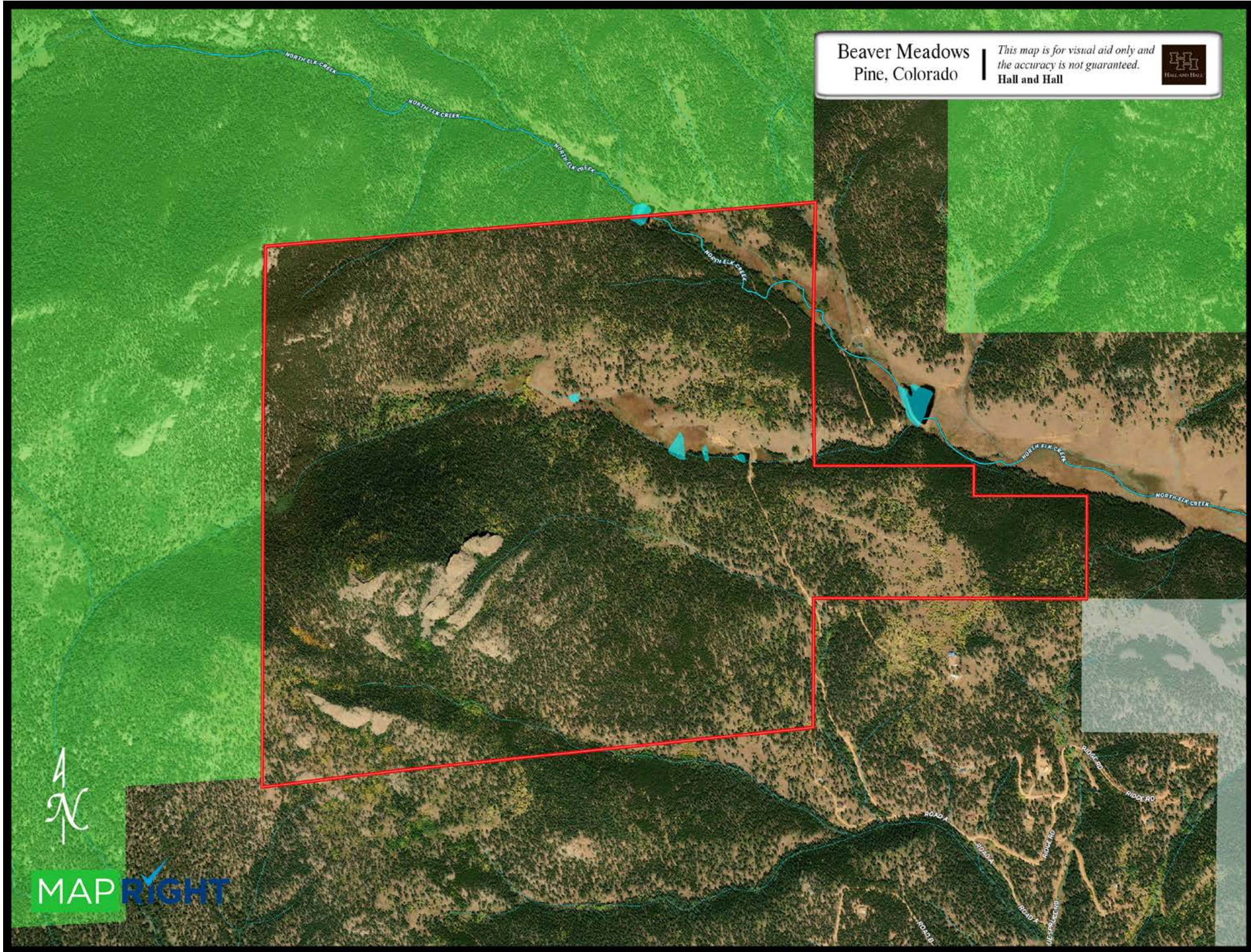


Beaver Meadows  
Pine, Colorado

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







Beaver Meadows  
Pine, Colorado

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Hall and Hall



Dedicated to Land and Landowners Since 1946

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