

BRAUN  **worldbid**

AUCTION

APRIL 22ND, 2026 CT NOON



4 LAND PARCELS

COUNTY ROAD 620 | GRANBY, CO 80446

OFFERING MEMORANDUM

Braun International (Auction Company) and Colorado Urban Living (Broker) has been engaged by Owner for the sale of the property. The Property is being offered for sale in an “As Is, Where Is” condition, and Owner and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum.

The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Neither the enclosed materials nor any information contained herein is to be used for any other purpose or made available to any other person without the express written consent of the Owner.

The use of this Offering Memorandum and the information provided herein is subject to change.

The enclosed materials are being provided solely to facilitate the prospective buyer's own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Owner or any of their respective representatives, affiliates, offers, employees, shareholders, partners or directors, as to the accuracy or completeness of the information contained herein.

All interested parties shall make their own measurements of the property or engage a third party to verify any and all measurements of the property contained herein. This offering memorandum has been prepared to provide summary unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject Property. The information contained herein is not a substitute for a thorough due diligence investigation. Braun International Real Estate has not made any investigation and makes no warranty or representation with respect to the income or expenses for the Property, the size and square footage of the Property and improvements, the presence or absence of contaminating substances, PCB's, or asbestos.

The compliance with Local, County, State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject Property. All potential buyers must take appropriate measures to verify all of the information set forth herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein.

Neither the Agent nor the Owner shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projects, and conclusions without reliance upon the material contained herein.

Owner reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for Sale at any time and for any reason. Owner and Agent expressly reserve the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/ or to terminate discussions with any entity at any time, with or without notice. The seller has established a reserved price. If the reserve price is not met, the seller, at their own option, may elect to sell the property or not sell the property.

This offering is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Owner. Owner shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until the binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by Owner and any conditions to Owner's obligations thereunder have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to Agent or Owner promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Owner or Agent.

By accepting this marketing brochure, you agree to release Braun International Real Estate, and the representing agent(s), and hold them harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/ or purchase of this Property.

4 LAND PARCELS

COUNTY ROAD 620 | GRANBY, CO 80446

INVESTMENT SUMMARY

- Offering Summary
- Investment Highlights
- Property Photos
- Plat Map

PROPERTY OVERVIEW

- Location Aerial

DEMOGRAPHICS & INCOME PROFILE

- Granby, Colorado

AUCTION INFORMATION

- Due Diligence Available

CONTACT INFORMATION

NICKI THOMPSON

- Email: denveragent@gmail.com
- Phone: 303.456.2128
- coloradourbanliving.com

TODD WOHL DRE#01912556

- Email: Todd@BraunCo.com
- Phone: 866.568.6638 x 100
- BraunCo.com

OFFERING SUMMARY - PARCEL 1

PROPERTY INFORMATION

Property Address	County Road 620 Granby, CO 80446
APN	1329-223-00-010

SITE DESCRIPTION

Property Type	Vacant Land
Location	Rural
Lot Size	249,163 SF
Topography	Level
View	Valley/Woods

PRICING OVERVIEW - NO RESERVE

Starting Bid Price	\$99,000
Appraised For	\$270,000
Estimated Sale Range	\$150,000 to \$270,000

THE OFFERING

Parcel 1: APN 1329-223-00-010, County Road 620 (5.72 acres land) - Metes & Bounds 76

All 5.72 AC all that PT of NW4SW4 lying N of CO road 620 SEC 22 T2N R76 conveyed in B/111 P/88 less all TRS sold and/or platted

The site is located on the northeast southwest side of County Road, Granby, CO. It is irregular in shape (almost triangular) and totaling some 249,163 square feet of site area and known as APN: 1329-223-000-010, according to Fidelity Title Company Records. The property has frontage on County Road 620 and some frontage on the Colorado River. The site is generally flat with a slight slope towards the Colorado River.



OFFERING SUMMARY - PARCEL 2

PROPERTY INFORMATION

Property Address	County Road 620 Granby, CO 80446
APN	1329-223-01-019

SITE DESCRIPTION

Property Type	Residential
Bedroom	2
Bathroom	1
Living Area	648 SF
Lot Size	12,632 SF
View	Mountains/Woods

PRICING OVERVIEW - NO RESERVE

Starting Bid Price	\$99,000
Appraised For	\$260,000
Estimated Sale Range	\$150,000 to \$260,000

THE OFFERING

Parcel 2: APN 1329-223-01-019, County Road 620 (12,632 SF land) - TRIPLE H SUBDIVISION

Lot: 5

The site is located on the southwest side of County Road, Granby, CO. It is rectangular in shape and totaling some 12,632 square feet of site area and known as APN: 1329-223-01-019, according to Fidelity Title Company Records. The property has an unpaved dirt road to the cabin.





OFFERING SUMMARY - PARCEL 3

PROPERTY INFORMATION

Property Address	77 County Road 6202 Granby, CO 80446
APN	1329-223-02-020

SITE DESCRIPTION

Property Type	Vacant Land
Location	Rural
Lot Size	9,148 SF
Topography	Level
View	Colorado River/Woods/ Mountains

PRICING OVERVIEW - NO RESERVE

Starting Bid Price	\$15,000
Appraised For	\$60,000
Estimated Sale Range	\$20,000 to \$60,000

THE OFFERING

Parcel 3: APN 1329-223-02-020, 77 County Road 6202 (9,148 SF land) - TRIPLE H

SUBDIVISION Lot: 15 SECOND FILING

The site is located on the northeast north side of County Road 6202, Granby, CO. It is rectangular in shape and totaling some 9,148 square feet of site area and known as APN: 1329-223-02-020, according to Fidelity Title Company Records. The property has frontage on County Road 6202 which is paved.



PROPERTY PHOTO - PARCEL 3



OFFERING SUMMARY - PARCEL 4

PROPERTY INFORMATION

Property Address	County Road 6202 Granby, CO 80446
APN	1329-223-02-021

SITE DESCRIPTION

Property Type	Vacant Land
Location	Rural
Lot Size	84,071 SF
Topography	Slope
View	Colorado River/Woods/ Mountains

PRICING OVERVIEW - NO RESERVE

Starting Bid Price	\$99,000
Appraised For	\$260,000
Estimated Sale Range	\$150,000 to \$270,000

THE OFFERING

Parcel 4: APN 1329-223-02-021, County Road 6202 (1.93 acres land) - TRIPLE H SUBDIVISION

Lot: 6 - 13 SECOND FILING

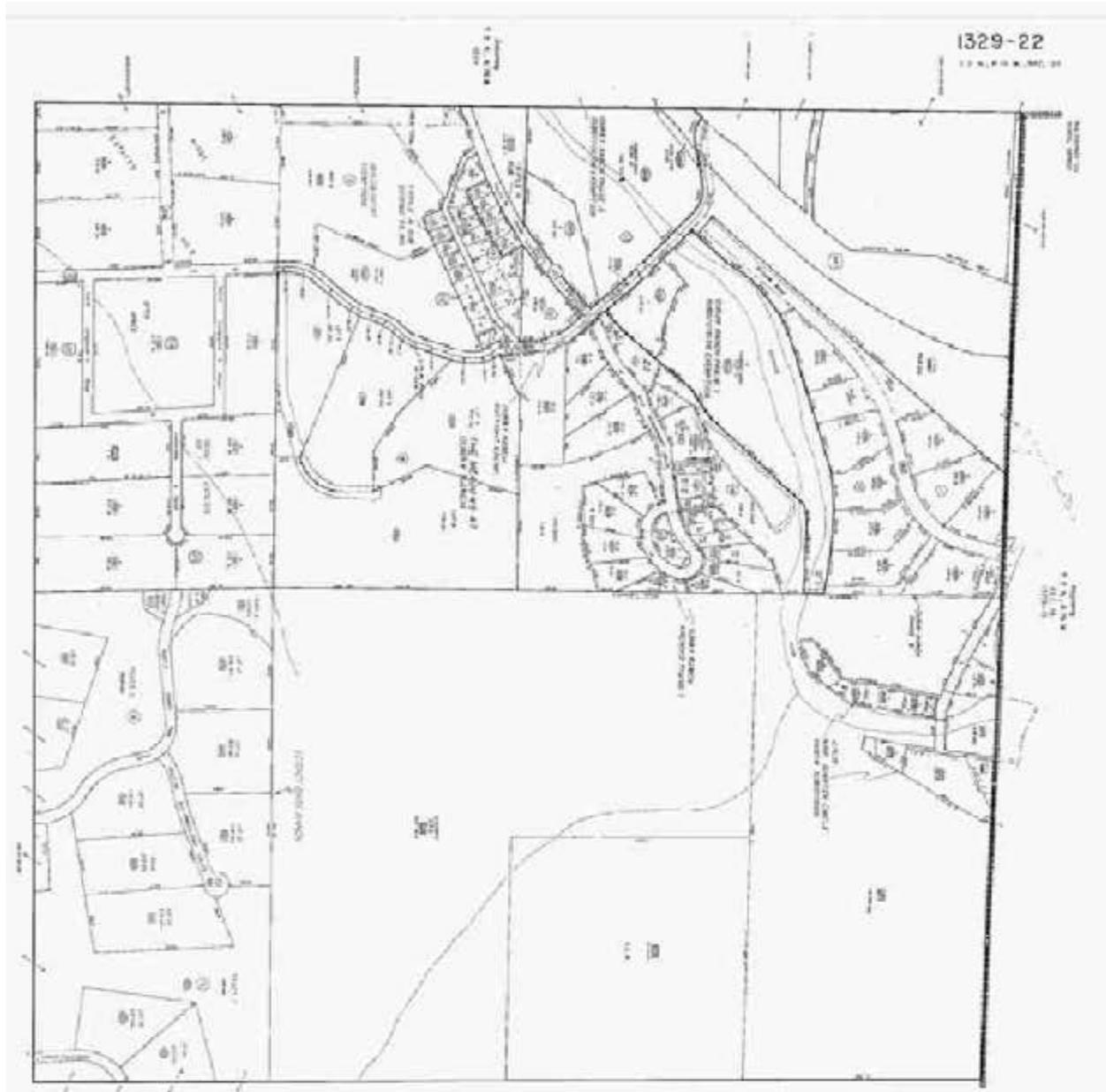
The site is located on the north side of County Road 6202, Granby, CO. It is irregular in shape and totaling some 84,071 square feet of site area and is known as APN: 1329-223-02-021, according to Fidelity Title Company Records. The property has frontage on County Road 6202 which is paved. There are no improvements on site.



PROPERTY PHOTO - PARCEL 4

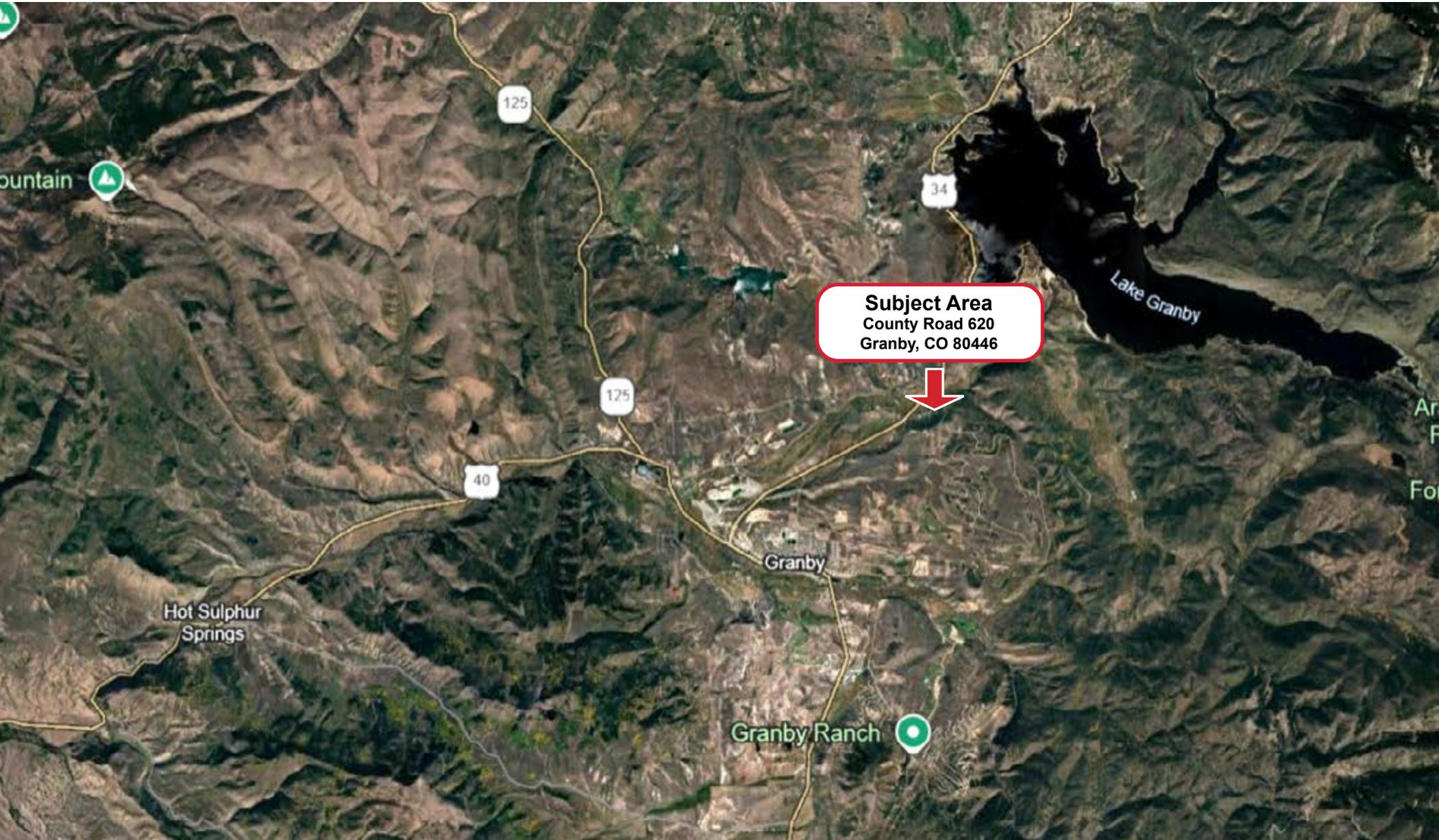


PLAT MAP



LOCATION AERIAL

COUNTY ROAD 620 | GRANBY, CO 80446



GRANBY, COLORADO



Granby, Colorado, is a high-altitude (approx. 7,935 ft) mountain town in Grand County, serving as a year-round recreation hub and "basecamp" for the Rocky Mountains with over 250 days of sunshine. Located near Rocky Mountain National Park and Lake Granby, it offers skiing at Granby Ranch, hiking, fishing, and boating, along with a charming downtown.

Key Details About Granby:

Recreation: Popular activities include downhill/cross-country skiing, snowshoeing, hiking, biking, golf, fishing, and horseback riding.

Location: Situated in the heart of Grand County, it is close to Winter Park, Grand Lake, and the headwaters of the Colorado River.

Climate: High alpine environment with cold, snowy winters and mild summers, experiencing over 128 inches of snow annually.

Community: A small, growing town with roughly 2,000–2,200 residents, providing essential services, local dining, and shopping.

Key Areas: Includes the Granby Ranch ski/golf resort, Grand Elk community, and proximity to Lake Granby.

WORLDBID AUCTION | APRIL 22ND, 2026 CT NOON

AUCTION: BIDS DUE PRIOR TO OR ON APRIL 22ND, 2026 CT NOON

THE PROPERTIES WILL BE SOLD AT ANY PRICE TO THE HIGHEST BIDDER | NO RESERVE

BIDDING PROCEDURES:

- Your Sealed bid must be submitted on the Braun Sealed Bid auction purchase contract.
- Qualifying round bids are due on April 22nd, 2026 Noon CT and must be emailed info@Braunco.com
- The top 50% bids (by price) of the qualifying round bids received, those bidders will be notified by April 22nd, 2026 3pm CT, they are approved to submit their final bid.
- The bidders who have qualified to bid in the Final Bid round, their bid is due on April 23rd, 2026 Noon CT.
- Both the qualifying and final round bids must be provided on the Braun Sealed Bid auction purchase contract.
- Escrow Shall close no later than May 23rd, 2026.
- The Sealed Bid auction purchase is available at Braunco.com under the commercial real estate auctions tab.
- Auction bids are completely non contingent.
- No exceptions to the date deadlines will be accepted.
- The buyer must provide a 10% deposit with their offer, proof of funds to close the purchase.
- 5% buyers premium must be added to your bid.
- Auction bids must be submitted on the Braun Sealed bid auction purchase contract. Proof of funds to close with your bid.
- You may conduct your inspections anytime.

- PREMILINARY TITLE REPORT
- PROPERTY PROFILE
- SEALED BID PURCHASE CONTRACT
- SELLER DISCLOSURES

CONTACT INFORMATION

NICKI THOMPSON

- Email: denveragent@gmail.com
- Phone: 303.456.2128
- coloradourbanliving.com

TODD WOHL DRE#01912556

- Email: Todd@BraunCo.com
- Phone: 866.568.6638 x 100
- BraunCo.com

DISCLAIMER

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