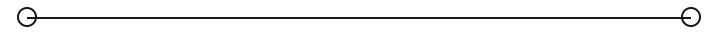


SALE BROCHURE

Sundance Trail Guest Ranch

17931 W COUNTY RD 74E

Red Feather Lakes, CO 80545



PRESENTED BY:

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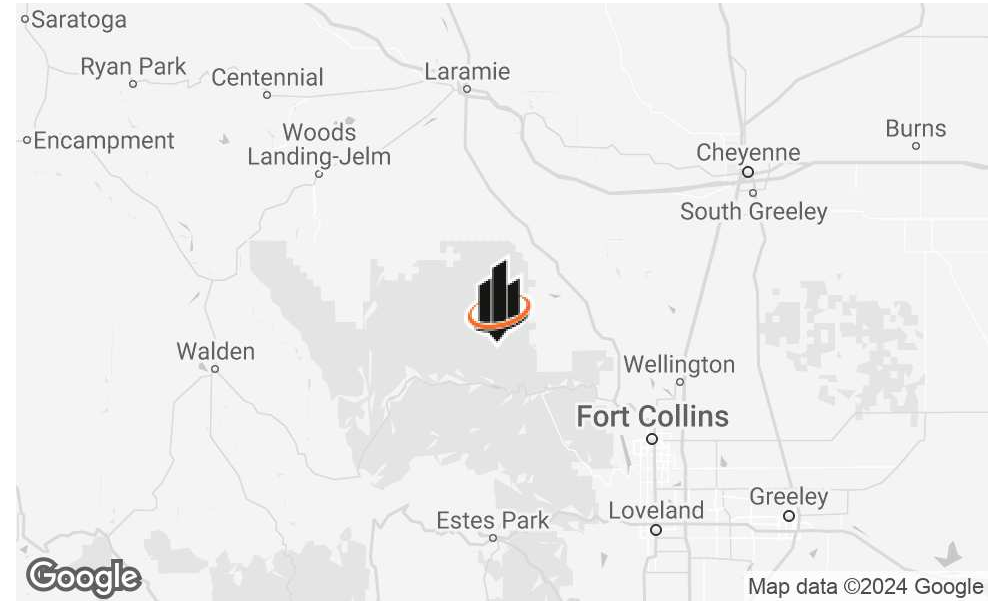
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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

PROPERTY SUMMARY



OFFERING SUMMARY

LISTING PRICE:	\$2,995,000
REV. MULTIPLIER:	3.56x
PRICE/AC:	\$22,351
LOT SIZE:	±137.62 AC
GBA:	±12,261 SF
BROKER OF RECORD (CO):	Michael A. Corbey with Realspace Commercial Real Estate, LLC

PROPERTY OVERVIEW

SVN | Northco is pleased to present, as exclusive advisor to ownership, the sale of Sundance Trail Guest Ranch, a stunning guest ranch property that is located on approximately 137.62 acres of land in Red Feather Lakes, CO ("Property"). The Property is surrounded by 800,000+ acres of the Roosevelt National Forest. The Property features lodge suites and cozy cabins and that can accommodate couples, families, and groups of up to 24 guests. There are numerous activities available at the ranch including horseback riding, river rafting, rock climbing, trout fishing (both river and lake), hiking, a world class 36 hole disc golf course, riflery, trap shooting, tomahawk throwing, archery, mountain biking, professional massage, horse shoes, a pool table and foosball. The ranch also hosts special events throughout the year.

PROPERTY HIGHLIGHTS

- An authentic, all-inclusive Colorado dude ranch on approximately 137.62 acres in the gorgeous Rocky Mountains, surrounded by 800,000+ acres of the Roosevelt National Forest.
- 7 guest units including 4 suites in the main lodge & 3 cabins, plus an owner's residence and staff quarters
- Located approximately 40 minutes from Fort Collins, and two hours to Denver (by vehicle)

SALE HIGHLIGHTS



SALE HIGHLIGHTS

- Originally built in 1971, the Property has been continuously improved over the years. In addition to "one-time" projects, there are also a number of interior rooms that are painted each year, and furniture and mattresses are replaced on a continuous cycle.
- The Property has been operating as Sundance Trail Guest Ranch for over 30 years (since 1992). It now enjoys significant recognition in a variety of markets, and ranks very highly on search engines for relevant keywords.
- Extremely remote, with only the James C. Kennedy Mountain Campus of the University of Denver (across Red Feather Lakes Road) being a neighboring property
- The Property features a wide variety of outdoor activities to suit enthusiasts of all ages, including: horseback trail rides, fishing, riflery, archery, disc golf, river rafting, rock climbing, hiking, massage, and a game room that has a pool table, shuffleboard table, and foosball table.
- The Property is a member of both the state and national dude ranch associations: the Colorado Dude and Guest Ranch Association (where one of the owners sat on the Marketing committee for 4 years), as well as the national Dude Ranchers Association. The Property is the smallest guest ranch in the Colorado Dude and Guest Ranch Association, which gives it a unique and marketable niche.
- There is currently a herd of 38 horses, which are included in the list price.
- 36 holes of championship level disc golf (the last 18 holes were completed in 2022). Designed by renowned course designer Bill Wright.
- A great place for weddings, family reunions, or other types of events
- There is significant additional land that could be utilized for the development of additional amenities, additional cabins, yurts, or residences for creating a personal getaway
- There are two wells servicing the Property, and a C.D.P.H.E. licensed class "D" water supply, treatment and distribution system

SALE HIGHLIGHTS

SALE HIGHLIGHTS

- There is one small pond which holds 120,000 gallons of water and is maintained as a fire pond. See "Property and Buildings" detail in the due diligence vault for additional information regarding wildfire prevention (the protection is extensive given the fact that one of the owners is a former wildfire fighter)
- Zoning: O - Open; special use permit from 12/22/93 allowing a guest ranch. Note that new Special Operating Permits are no longer available as they require extensive environmental impact studies which the Forest Service cannot administer. Current permits, such as those held by the Property, can be transferred to the new owner with local Forest Service approval.
- USDA Forest Service Special Operating Permit to provide trail riding
- PIDS: 29070-00-041, 29080-00-042, 29070-00-072, 29064-00-076 (Larimer County). The subject site consists of four (4) contiguous parcels
- Further information including financials, etc. can be found in the document vault on the property website: <https://northco.com/>

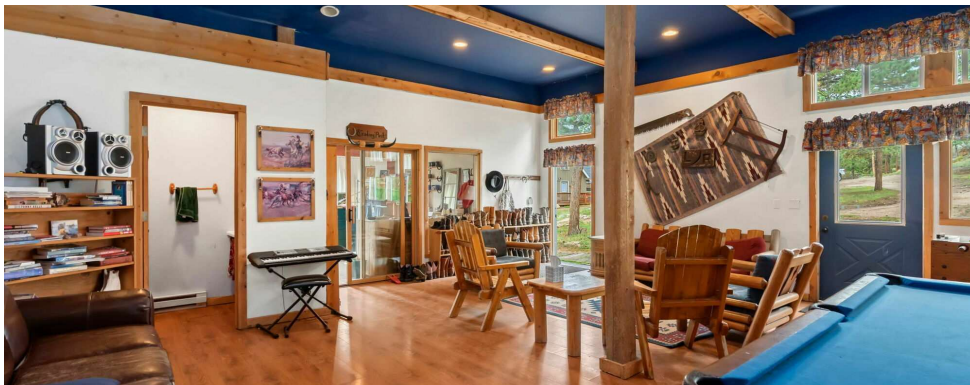


RANCH EXPERIENCES & ACTIVITIES

- **Horseback Riding (Year-Round):** Guests enjoy learning how to ride horseback.
- **Private Riding Lessons and Coaching (Year-Round):** The wranglers take pleasure in teaching and coaching, ensuring that guests are up in the saddle and enjoying the ride in no time. Over the course of the week, riders improve their skills.
- **River Rafting (Summer Season):** Experienced guides lead guests on raft trips, offering a range of experiences from leisurely float trips to exhilarating white water expeditions on the Cache La Poudre River.
- **Rock Climbing (Summer Season):** Guests can join an introductory rock climbing class. This hands-on class covers knot tying, proper belay techniques, basic movement techniques, communication, terminology, an introduction to bouldering, and outdoor safety awareness. All technical gear, including ropes and helmets, is provided.
- **Shooting & Archery (Summer Season):** For guests who have mastered the .22 caliber rifles and “Big Bertha” (a 50 caliber black powder muzzle-loading Civil War replica), lessons and the challenge of shooting flying clay targets are available. An archery range and tomahawk throwing are also offered.
- **Hiking (Year-Round):** Sundance provides several hiking trails on the property, as well as trips to nearby trailheads, catering to hiking enthusiasts of all levels.
- **Game Room Fun:** Guests can engage their competitive spirit in a fully-equipped recreation room, which includes foosball, a pool table, shuffleboard, and a variety of other exciting games. It offers endless fun for visitors of all ages.
- **Square Dancing (Summer Season):** After dinner, guests can enjoy square dancing with the help of a professional caller. Basic moves are taught, and as the night progresses, more challenging dances are introduced. A special line dance is taught at the end of the evening by the staff.



RANCH EXPERIENCES & ACTIVITIES CONTINUED



- **Hot Tub (Year-Round):** After a long day of outdoor activities, there is no better way to relax than in the hot tub. Guests can enjoy a nightcap while stargazing from the spacious deck.
- **Campfires (Summer Season):** Several scheduled campfire evenings are held each week, each featuring different entertainment such as cowboy singing, poetry, and a special kids' campfire. S'mores are always part of the experience.
- **Fishing (Summer Season):** Guests can enjoy fun fishing in nearby lakes for trout or try more serious fly fishing on the nearby "Wild and Scenic" river.
- **World-Class Disc Golf (Year-Round):** Disc golf adds a new element of fun to the dude ranch experience. Guests are invited to give this exciting game a try.
- **Relaxing in a Hammock (Year-Round):** Guests can relax in one of the many hammocks scattered around the ranch, enjoying the wildlife and scenery. They may spot a beautiful Stellar's Jay or simply take a nap in the afternoon sun.
- **Massage (Year-Round):** Massage therapy services are available, focusing on relaxation, injury rehabilitation, and management of chronic pain.
- **Murder Mystery Weekends (Fall, Winter & Spring Season):** During the colder months, murder mystery weekends are a favorite activity. Once a month, when 8 to 12 participants are willing, a "victim" is found, and the fun begins as guests work to solve the mystery.
- **Family Reunions (Fall, Winter & Spring Season):** The ranch offers an "all-inclusive" family vacation experience, perfect for family reunions. Guests can enjoy a Colorado mountain lodge vacation with genuine western hospitality.
- **Weddings & Elopements (Fall, Winter & Spring Season):** For those looking for a genuine western wedding, the ranch offers a charming and hospitable venue. More details can be found at coloradorusticweddings.com.

LODGING OVERVIEW - ACCOMMODATES ABOUT 7 FAMILIES, OR 24 GUESTS

MAIN LODGE UNITS

- **Apache** - Sleeps 4, handicap accessible, seating area
- **Buffalo** - Sleeps 6, handicap accessible
- **Eagle** - (Honeymoon Suite) - Sleeps 3, fireplace
- **Dakota** - Sleeps 2

RECREATION BARN

- Jacuzzi
- Foosball
- Horseshoes
- Pool Table
- Satellite Internet
- Gift Shop
- Laundry Service
- Massage Suite

CABINS

- **Montana Cabin** - Sleeps 9, 2 bathrooms, living room
- **Woodside Cabin** - Sleeps 4, studio
- **Wyoming Cabin**- Sleeps 4, seating area



THE MAIN LODGE



THE MAIN LODGE

- 3,450 square feet
- 4 guest suites (Apache, Buffalo, Eagle, Dakota)
- Parlor, Dining
- Recently remodeled kitchen and food prep area
- Liquor store
- Porch & Decks
- Built as a home in 1971, converted to a lodge in 1993
- Heat supplied by propane fired hot water heater



OWNER'S RESIDENCE



- 2,280 square feet
- 2 units, separately keyed
- Could be used as owner's quarters, manager's quarters, rented out to guests, or a combination of both
- 4 bedrooms
- 4 bathrooms
- 2 kitchens/dining rooms
- 2 offices/den rooms
- Sun room
- Each side has a primary bedroom with en suite bathroom and walk-in closet



RECREATION BARN / STAFF HOUSING



REC BARN / STAFF HOUSING

- Recreation Room: Pool, foosball, shuffleboard tables
- Laundry Room
- Deck with Jacuzzi
- Gift Shop
- Massage therapy room
- Upstairs 4 bedroom, 2 bath staff housing
- Additional staff housing exists above the tack barn as well



THE CELEBRATION CENTER



THE CELEBRATION CENTER CONSISTS OF FIVE AREAS:

- The Carriage House: party room, meeting room, classroom, bathroom
- The Gazebo: used for outdoor weddings. 24' x 14'. Can be fully opened or closed with vinyl window if needed.
- The Labyrinth: used for weddings, retreats, and meditative walking pathway
- The Event/Celebration Building: 1,920sf
- These form 4 sides around a square courtyard



ADDITIONAL PHOTOS

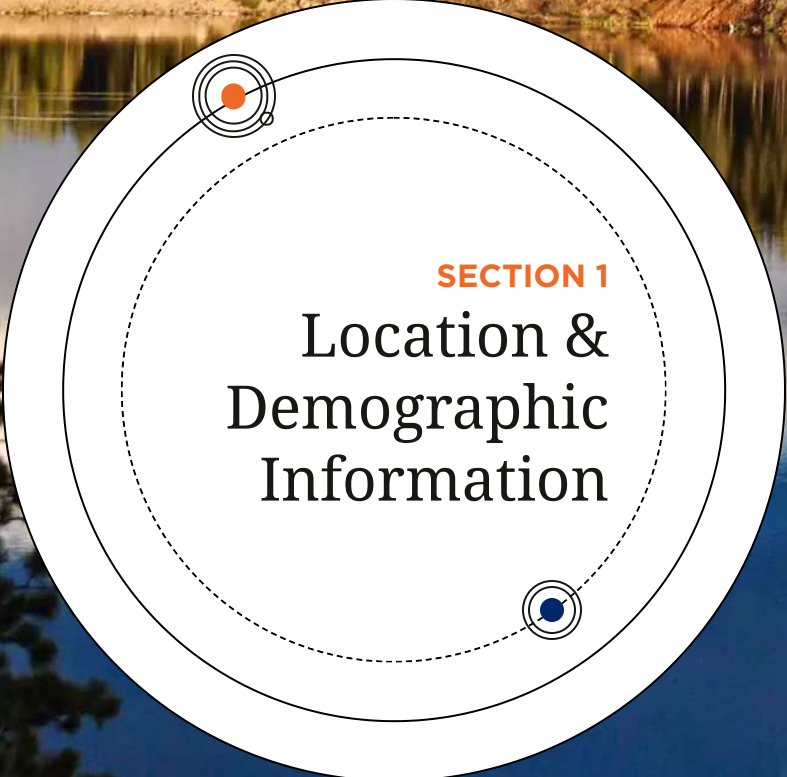


ADDITIONAL PHOTOS



ADDITIONAL PHOTOS





SECTION 1
Location &
Demographic
Information

LOCATION OVERVIEW - RED FEATHER LAKES



Sundance Trail Guest Ranch is located in the heart of the Rockies in Larimer County, Colorado. It is situated in the northern part of the state, about 38 miles northwest of Fort Collins.

Red Feather Lakes surrounded by the Roosevelt National Forest and offers visitors a wide range of outdoor recreational activities, including hiking, fishing, camping, and boating. There are several lakes in the area, including the Red Feather Lakes, Dowdy Lake, and West Lake.

Red Feather lakes is a popular destination for vacationers and second-home owners. The village has a small commercial district with shops, restaurants, and lodging.

Red Feather Lakes is also known for its annual events, such as the Fourth of July parade and fireworks, the Black Powder Shootout, and the Fishing Derby.

REGIONAL MAP



LOCATION MAP



PARCEL MAP



DEMOGRAPHICS MAP & REPORT

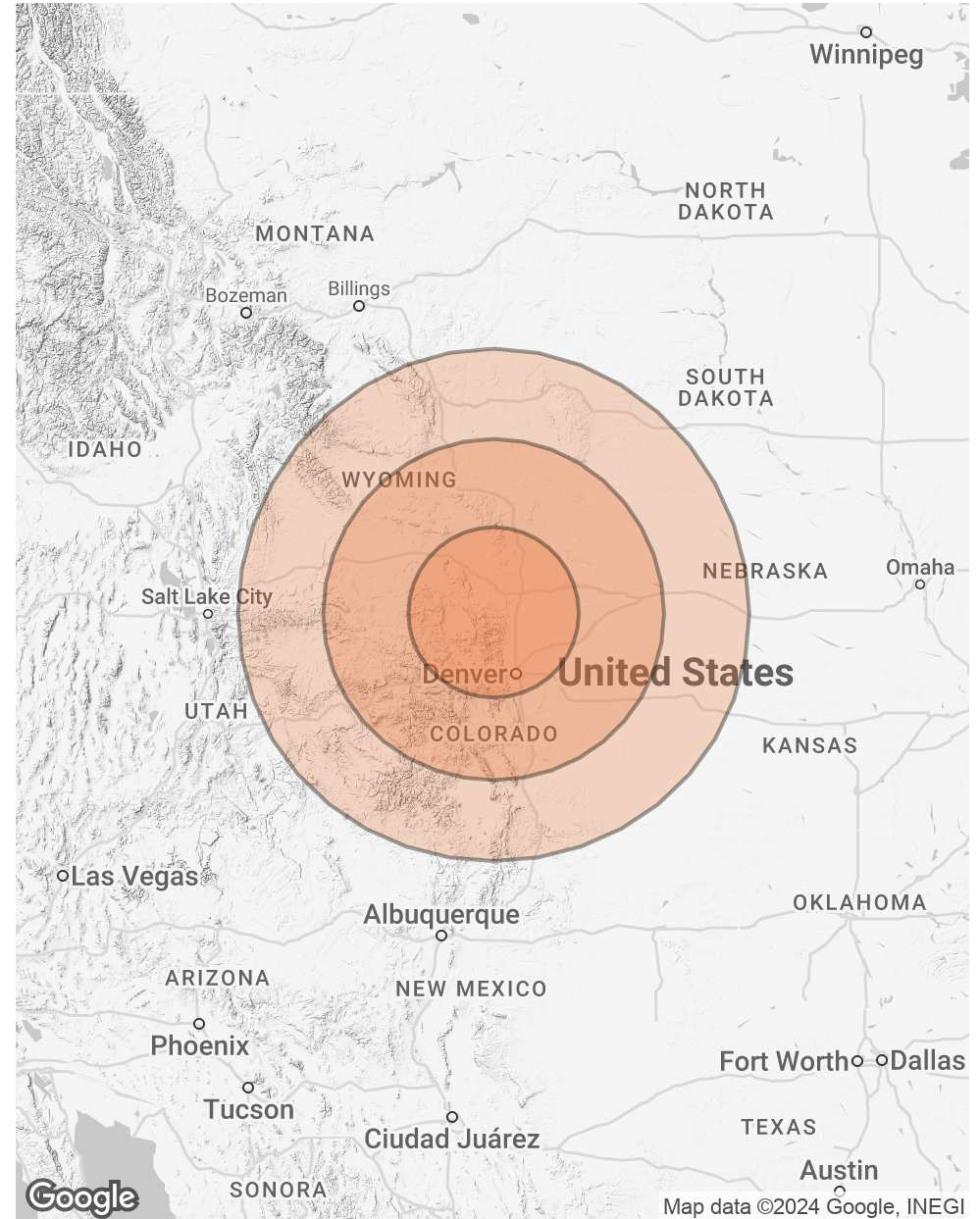
POPULATION

	100 MILES	200 MILES	300 MILES
TOTAL POPULATION	4,084,733	5,723,831	6,770,006
AVERAGE AGE	37.9	38.3	38.6
AVERAGE AGE (MALE)	37.2	37.5	37.8
AVERAGE AGE (FEMALE)	38.8	39.2	39.5

HOUSEHOLDS & INCOME

	100 MILES	200 MILES	300 MILES
TOTAL HOUSEHOLDS	1,665,490	2,370,557	2,887,183
# OF PERSONS PER HH	2.5	2.4	2.3
AVERAGE HH INCOME	\$98,894	\$91,937	\$86,015
AVERAGE HOUSE VALUE	\$410,802	\$376,154	\$352,025

2020 American Community Survey (ACS)





PRESENTED BY:

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