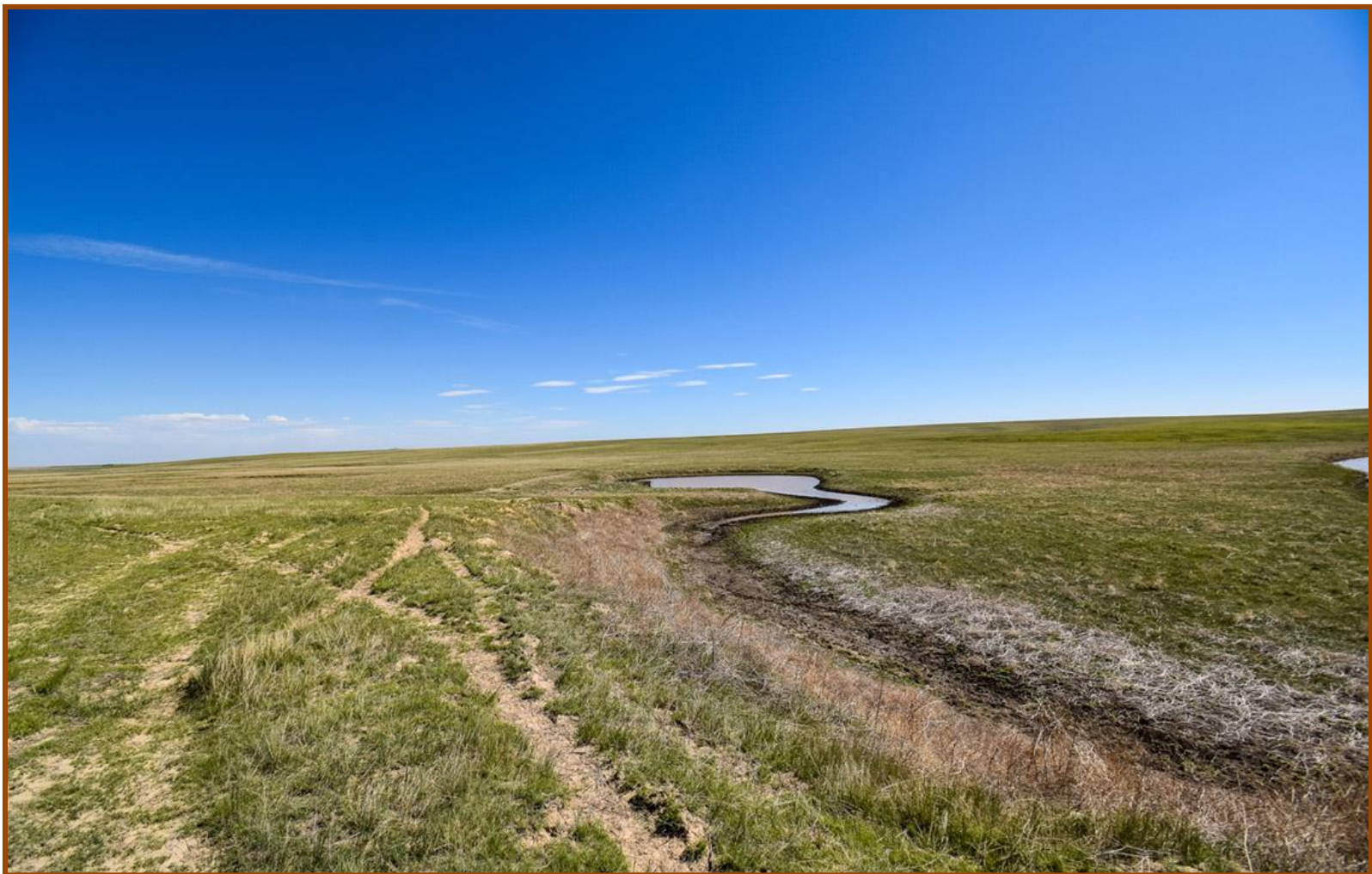




**CLARK & ASSOCIATES  
LAND BROKERS, LLC**

Specializing in Farm, Ranch, Recreational & Auction Properties

*Proudly Presents*



***DRY GULCH RANCH***

***Woodrow, Washington County, Colorado***

*The Dry Gulch Ranch is comprised of 2,755.9± deeded acres of both pasture land and dry land farm ground, plus 640± acres of State of Colorado lease acres.*

## LOCATION & ACCESS

Dry Gulch Ranch has county-maintained gravel road access off of County Road M to the main corrals and steel shop. Starting from Woodrow, Colorado travel South on Highway 71 for 10 miles and turn left (east) towards County Road 19; travel on County Road 19 for 4 miles and turn left onto County Road L; continue 2 miles on County Road L and take a right on County Road 21; travel for approximately 1 miles to County Road M and turn right; travel a little over a mile south, arriving at the barns and steel building on the left hand side.

If traveling from Highway 36 turn north on County Road P and travel for approximately 9 miles until reaching County Road 21; turn left on County Road 21 and travel for 2 miles; at County Road M, turn left (south) and travel a little over a mile, the property will be on the left and the lean-to barns and steel building can be seen.

Several towns and cities in proximity to the property include:

- |   |                     |
|---|---------------------|
| • Woodrow, Colorado (population N/A )       | 8 miles northwest   |
| • Brush, Colorado (population 5,339)        | 27 miles northwest  |
| • Akron, Colorado (population 1,675)        | 25 miles northeast  |
| • Fort Morgan, Colorado (population 11,597) | 31 miles northwest  |
| • Sterling, Colorado (population 13,735)    | 54 miles northeast  |
| • Cheyenne, Wyoming (population 65,132)     | 111 miles northwest |
| • Denver, Colorado (population 715,522)     | 80 miles west       |



## SIZE & DESCRIPTION

**2,755.9± Deeded Acres**  
**640± acre Colorado State Land Board Lease**  
**3,395± Total Acres**

The Dry Gulch Ranch is a contiguous parcel creating an opportunity located under one fence with a total of 3,395.9± acres. The Dry Gulch Ranch consists of approximately 2,095.9± deeded pasture acres and 640± acres of Colorado State Land Board lease, for a total of 2,735.9± pasture grazing acres. To compliment the pasture ground, there are 660± deeded dry land farm ground acres to grow feed, small grains. With the water sources attached the opportunity grazing crop stubble is also possible. The majority of the dry land farm ground soils are Weld silt loams and Colby-Norka loams.

Located on the west end of the property are two lean-to buildings and 480+/- feet of concrete bunk line, which provide adequate shelter for livestock in the winter months or a place to background your own calves in the fall. A set of corrals with continuous fencing and a 2,400 sq. ft. steel shop are located near County Road M for easy access. Investment in cross fencing, water pipelines and water tanks throughout the pasture has created seven separate paddocks for rotational grazing.

Dry Gulch starts at the southeast end of the property and runs north, collecting rainfall into numerous ponds. As the ponds and rainwater collect, it eventually runs into Vega Creek located in the northwest area of the ranch. Short grass prairies dominate much of the landscape with rolling hills into valleys with the majority of the farm ground sitting atop mostly flat to slightly sloping ground on the east and west side.

## CARRYING CAPACITY / RANCH OPERATIONS

The Dry Gulch Ranch has historically been used as a year-round cow/calf operation with supplemental feed through the winter months. The pastures are primarily short prairie sod with grasses such as buffalo, blue grama, needle and thread, western and intermediate wheat grass. The grass is high quality with a variety of hard grass species, rich in protein content. It is common for weight gains of 1.8 pounds per day on yearling cattle. The ranch is cross-fenced for flexible management and efficient grazing rotation. Most interior fences are 3-strand barb wire fences with several automatic waters and cement bottomless tanks throughout the property.

In 2023, 2,800 total round bales of oat and forage wheat were baled off of the farm ground. A total of 417.70 FSA wheat base acres with a PLC yield of 31 will transfer with the sale of the property.

“Carrying capacity and yields can vary due to weather conditions and management practices. Interested parties should conduct their own analysis.”





## SOILS

### **Farm Ground Soils**

- Weld Silt Loam 47.25%
- Colby-Norka Loams 26.94%
- Norka-Colby Loams 18.7%
- Colby Loams 4.09%
- Bridgeport Silt Loams 2.13%
- <1% Nunn Clay Loams and Haverson Silty Clay Loams

## REAL ESTATE TAXES

According to the Washington County Assessor's records, the real estate taxes for the Dry Gulch Ranch are approximately \$2,667.04 annually.

## MINERAL RIGHTS

Any and all mineral rights associated with the property and owned by Seller, if any, will be conveyed to the Buyer at day of closing.

## WATER RESOURCES

- Numerous wells are on the property and piped together to provide ample water for watering livestock.
- Several seasonal ponds are throughout the property along Dry Gulch and Vega Creek.
- Any and all water rights currently owned by seller, if any, shall transfer to buyer.



## RECREATION & WILDLIFE

Mule deer and antelope can be found on the ranch. Several draws and ponds draw deer and antelope to both ends of the ranch. With farm ground adjacent to the ranch, several populations of upland game birds and coyotes can be found roaming about.

Jackson Lake State Park and Prewitt Reservoir State Wildlife Area are both about an hour driving distance from the ranch. Please see the Colorado Parks and Wildlife web-site at <https://cpw.state.co.us/> for specific dates and hunting regulations.

## COMMUNITY AMENITIES

Dry Gulch Ranch is located in Washington County and is strategically located in the center of northeastern Colorado. Major highways include: Interstate- 76, U.S. Highways 34 and 36, State Highways 61, 63 and 71. The county is within 115 miles of Denver and has quick access to U.S. trade routes. Most of the land is dedicated to family farming and ranching. The population is approximately 4,814. Akron is the county seat and is also home to the Washington County Museum, Colorado Plains Regional Airport, Washington County Golf Course, Washington County Fairgrounds and Events Center with the first home-owned carnival in Colorado. Akron and the surrounding towns offer quality of life without the hustle and bustle of the city. <https://washingtoncounty.colorado.gov/historical-information>

Woodrow, Colorado is located about 8 miles northwest of the ranch where the local post office is located. Brush, Colorado is a short drive directly north on Highway 71 where you will find shopping, medical facilities at the East Morgan County Hospital, Eben Ezer Care Center, K-12 school system, banks, restaurants, a nine-hole municipal golf course and Brush Municipal Airport. <https://www.brushcolo.com/>

Conveniently located in a major feeding area of the United States, multiple large feedlots are within an hour drive from the ranch. Two livestock sale barns in the area include Livestock Exchange LLC in Brush, Colorado and Sterling Livestock Commission located in Sterling, Colorado.

## AIRPORT INFORMATION

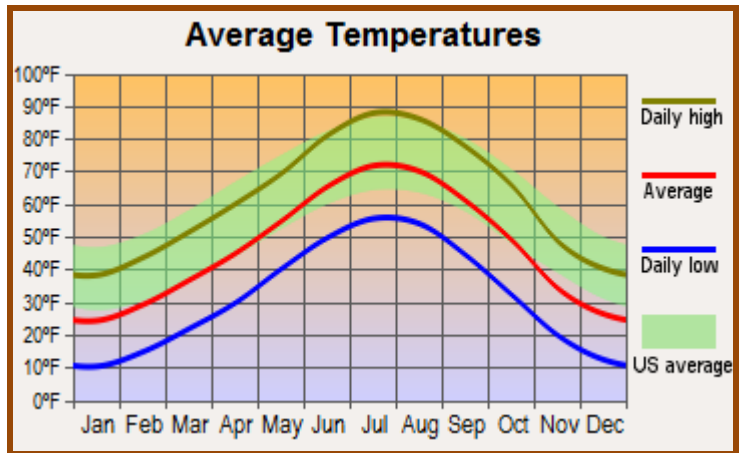
Brush Municipal Airport is located 2 miles east of Brush, Colorado and has an asphalt runway which measures 4,300' x 60'. Additional information is available at <https://www.brushcolo.com/residents/airport.php> Several other municipal airports are in the area include Fort Morgan, Colorado and Akron, Colorado.

Commercial airline service is available at Denver, Colorado. Denver International Airport is open 24-hours-a-day, seven days a week and is served by most major airlines and select charters, providing nonstop daily service to more than 130 national and international destinations. For more information, visit the official website for Denver International Airport at [www.flydenver.com](http://www.flydenver.com).



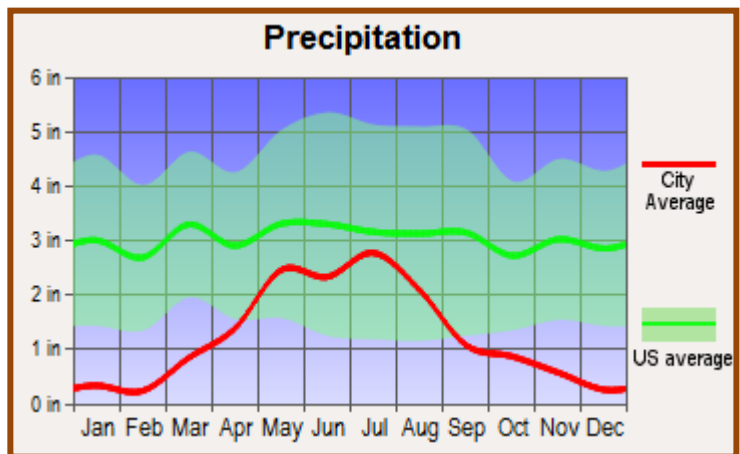
## CLIMATE

According to the High Plains Regional Climate Center at the University of Nebraska, the average annual precipitation for the Woodrow, Colorado area is approximately 15.9 inches including 32.2 inches of snowfall. The average high temperature in January is 42 degrees, while the low is 9 degrees. The average high temperature in July is 92 degrees, while the low is 58 degrees. The charts to the right are courtesy of [www.city-data.com](http://www.city-data.com).



## STATE OF COLORADO

Colorado, which joined the union as the 38th state in 1876 is America's eighth largest state in terms of land mass. The state's population, as of the last census, is 5,842,000. Located in the Rocky Mountain region of the western United States, the state's abundant and varied natural resources attracted the ancient Pueblo peoples and, later, the Plains Indians. First explored by Europeans in the late 1500s (the Spanish referred to



the region as "Colorado" for its red-colored earth), the area was ceded to the United States in 1848 with the Treaty of Guadalupe Hidalgo that ended the Mexican-American War (1846-48). In 1858, the discovery of gold in Colorado attracted new settlers. During the Plains Indian Wars (1860s-80s), Colorado's wild frontier was the scene of intense fighting between Native Americans and white settlers. In the 21st century, Colorado continues to rely on its natural resources as well as agriculture and tourism to sustain its economy.

Colorado is famous for:

- World-Class Skiing
- Mesa Verde Ancient Cliff Village
- Great Sand Dunes
- Pike's Peak
- Rocky Mountain National Forest
- World's Highest Highway

## OFFERING PRICE

### **Price Reduced to \$2,999,000**

Acceptable terms for purchasing this property include, but are not limited to cash at closing, new loan, or 1031 tax exchange. No portion of the purchase transaction will be financed by the seller. The Seller reserves the right to effectuate a tax-deferred real estate exchange for all or part of the sales price, pursuant to Section 1031 of the Internal Revenue Code and the Treasury Regulations promulgated there under with no liability or expense to be incurred by the Buyer (in connection with the Seller's tax-deferred exchange).



## CONDITIONS OF SALE

- I. All offers shall be:
  - A. in writing;
  - B. accompanied by an earnest money deposit check in the minimum amount of \$250,000.00 (two hundred fifty thousand dollars and 00 cents); and
  - C. be accompanied with the name, telephone number, and address of the Buyer's personal banker in order to determine financial capability to consummate a purchase.
- II. All earnest money deposits will be deposited in the title company/closing agent's trust account.
- III. The Seller shall provide and pay for an owner's title insurance policy in full satisfaction of the negotiated purchase price.
- IV. Both Buyer and Seller shall be responsible for their own attorney fees.

## FENCES AND BOUNDARY LINES

The seller is making known to all potential purchasers that there may be variations between the deeded property lines and the location of the existing fence boundary lines on the subject property. Seller makes no warranties with regard to location of the fence lines in relationship to the deeded property lines, nor does the seller make any warranties or representations with regard to specific acreage within the fenced property lines. Seller is selling the property in an "as is" condition which includes the location of the fences as they exist.

Boundaries shown on accompanying maps are approximate based on the legal description and may not indicate a survey. Maps are not to scale and are for visual aid only. Their accuracy is not guaranteed.



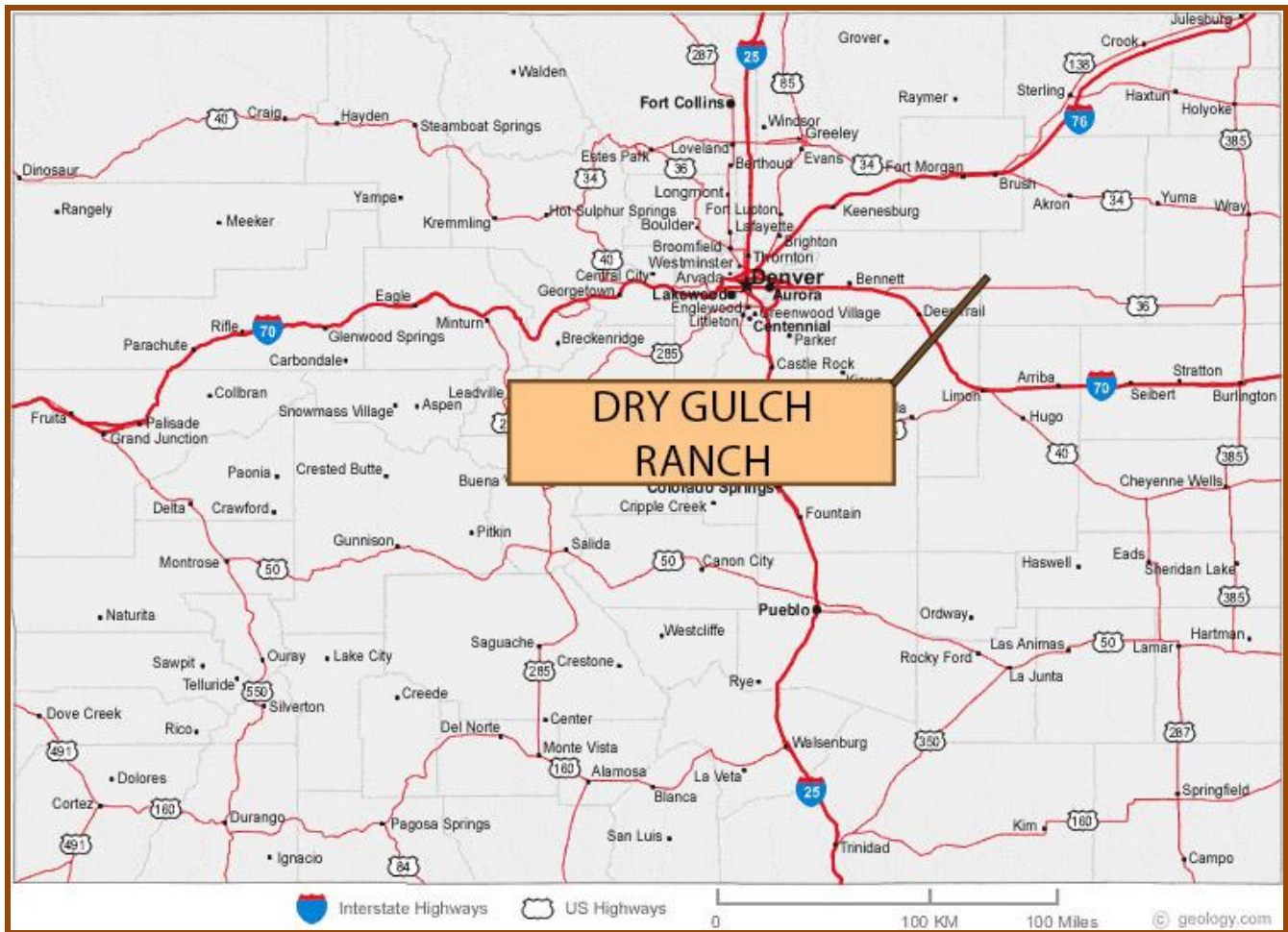
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Clark & Associates Land Brokers, LLC is pleased to have been selected as the Exclusive Agent for the Seller of this outstanding offering. All information has been obtained from sources deemed reliable by Clark & Associates Land Brokers, LLC; however, the accuracy of this information is not guaranteed or warranted by either Clark & Associates Land Brokers, LLC, or the Sellers, and prospective buyers are charged with making and are expected to conduct their own independent investigation of the information contained herein. This offering is subject to prior sale, price change, correction or withdrawal without notice.

**Notice to Buyers:** Colorado Real Estate Law requires that the listing Broker and all licensees with the listing Broker make a full disclosure, in all real estate transactions, of whom they are agents and represent in that transaction. All prospective buyers must read, review and sign a Real Estate Brokerage Disclosure form prior to any showings. **Clark & Associates Land Brokers, LLC with its sales staff is an agent of the seller in this listing.**

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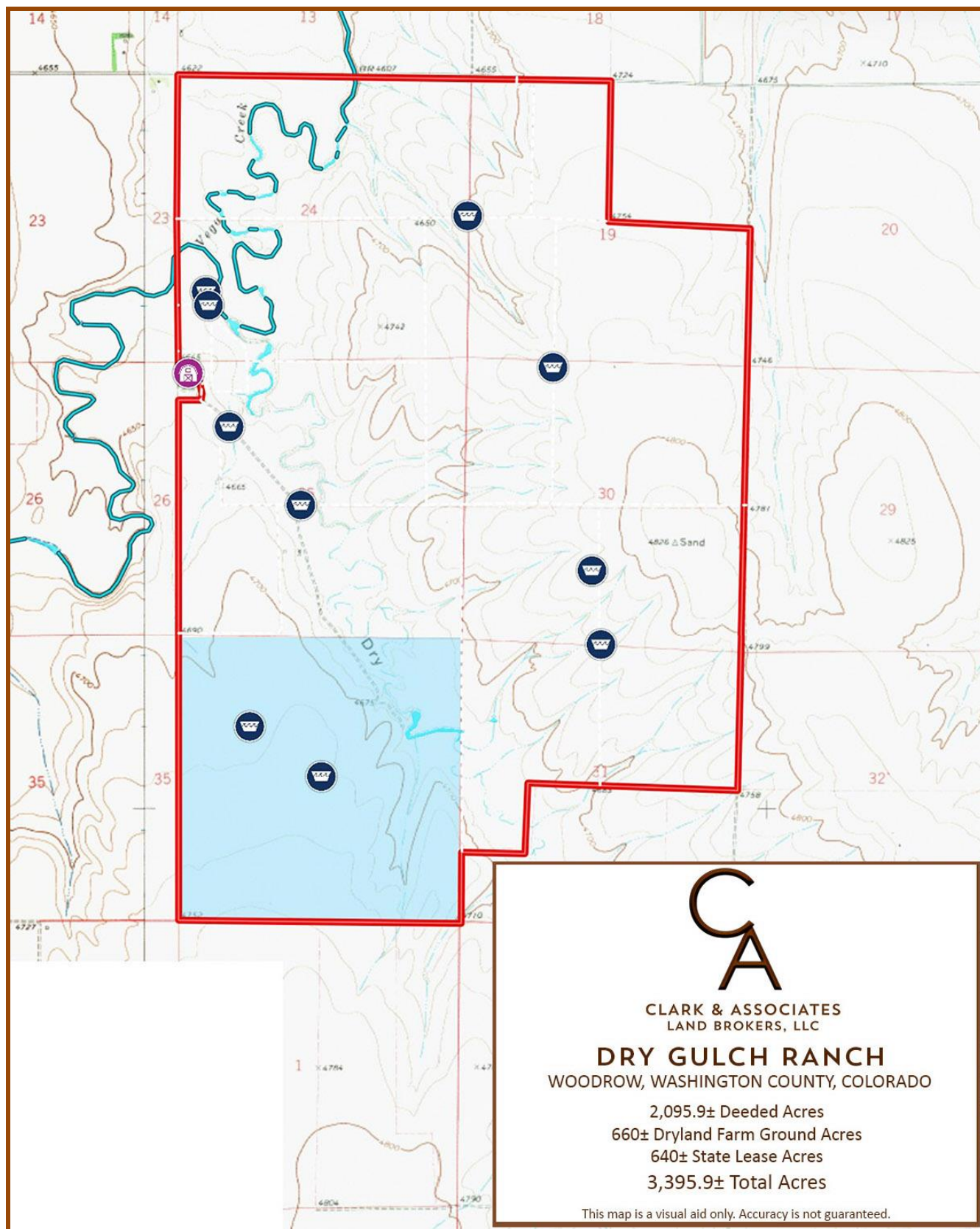
## STATE LOCATION MAP



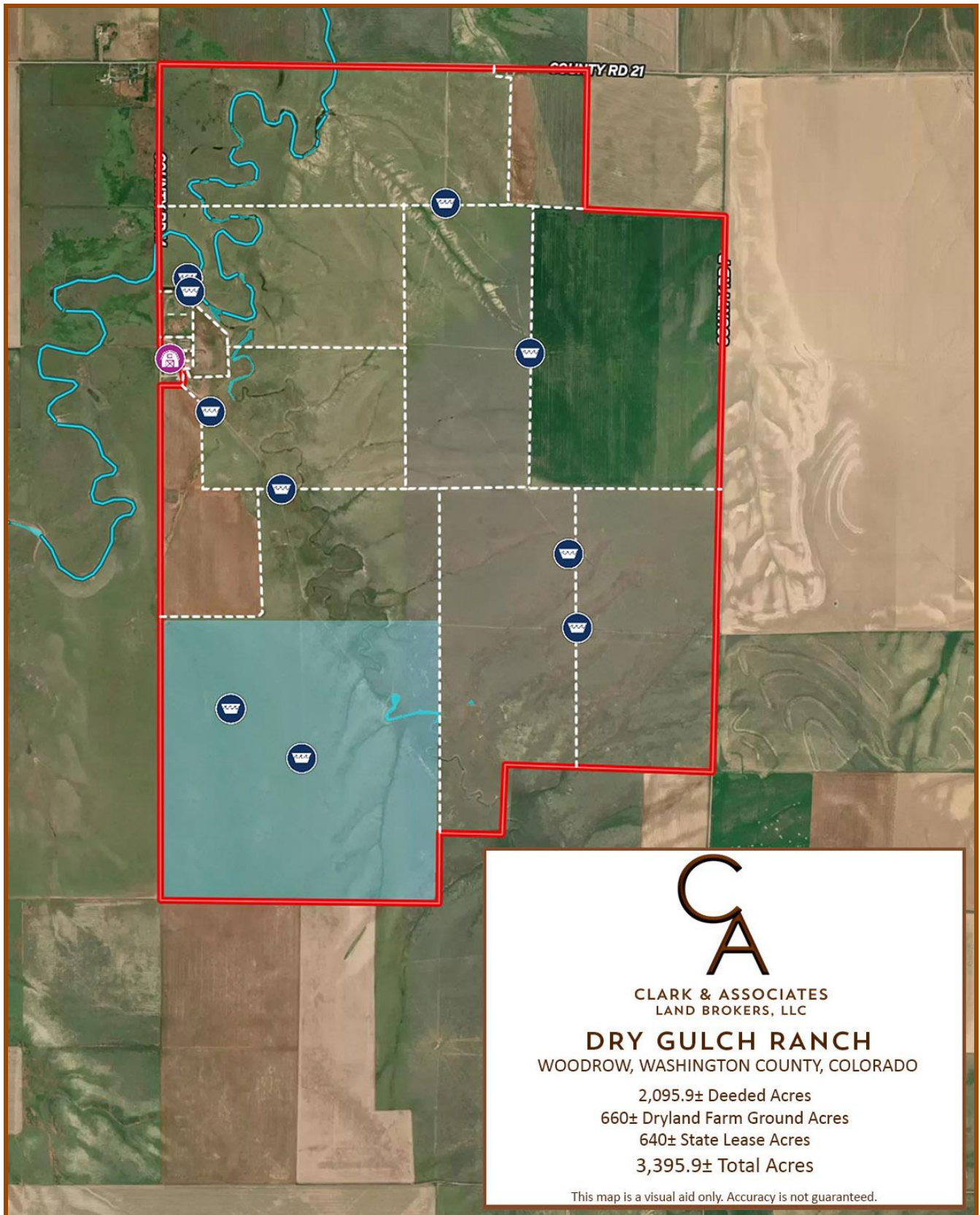
## NOTES

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## DRY GULCH RANCH TOPO MAP



## DRY GULCH RANCH ORTHO MAP



For additional information or to schedule a showing, please contact:



**Shane Baum**  
Associate Broker, REALTOR®

Cell: (970) 467-9090

*shane@clarklandbrokers.com*

Licensed in CO

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**Clark & Associates Land Brokers, LLC**  
Specializing in Farm, Ranch, Recreational & Auction Properties

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736 South Main Street • PO Box 47  
Lusk, WY 82225

**Cheyenne, WY Office**

2092 Road 220  
Cheyenne, WY 82009

**Billings/Miles City, MT Offices**

6806 Alexander Road  
Billings, MT 59105

**Belle Fourche, SD Office**

907 Ziebach Street, Lot 804 • PO Box 307  
Belle Fourche, SD 57717

**Torrington, WY Office**

6465 CR 39  
Torrington, WY 82240

**Wheatland, WY Office**

4398 Palmer Canyon Road  
Wheatland, WY 82201

**Dayton, WY Office**

157 Tongue Canyon Road • PO Box 358  
Dayton, WY 82836

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Licensed in WY



The printed portion of this form, except for differentiated additions, have been approved by the Colorado Real Estate Commission, (DD25-5-09) (Mandatory 7-09)

***DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE SELLER AGENCY, BUYER AGENCY OR TRANSACTION-BROKERAGE.***

**DEFINITIONS OF WORKING RELATIONSHIPS**

For purposes of this document, seller also means “landlord” (which includes sublandlord) and buyer also means “tenant” (which includes subtenant).

**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.

**THIS IS NOT A CONTRACT.**

I acknowledge receipt of this document on\_\_\_\_\_.

**BUYER**\_\_\_\_\_ **DATE** \_\_\_\_\_

On\_\_\_\_\_, Broker provided \_\_\_\_\_

with this document via\_\_\_\_\_and retained a copy for Broker's records.

**BY:**\_\_\_\_\_ **DATE** \_\_\_\_\_