

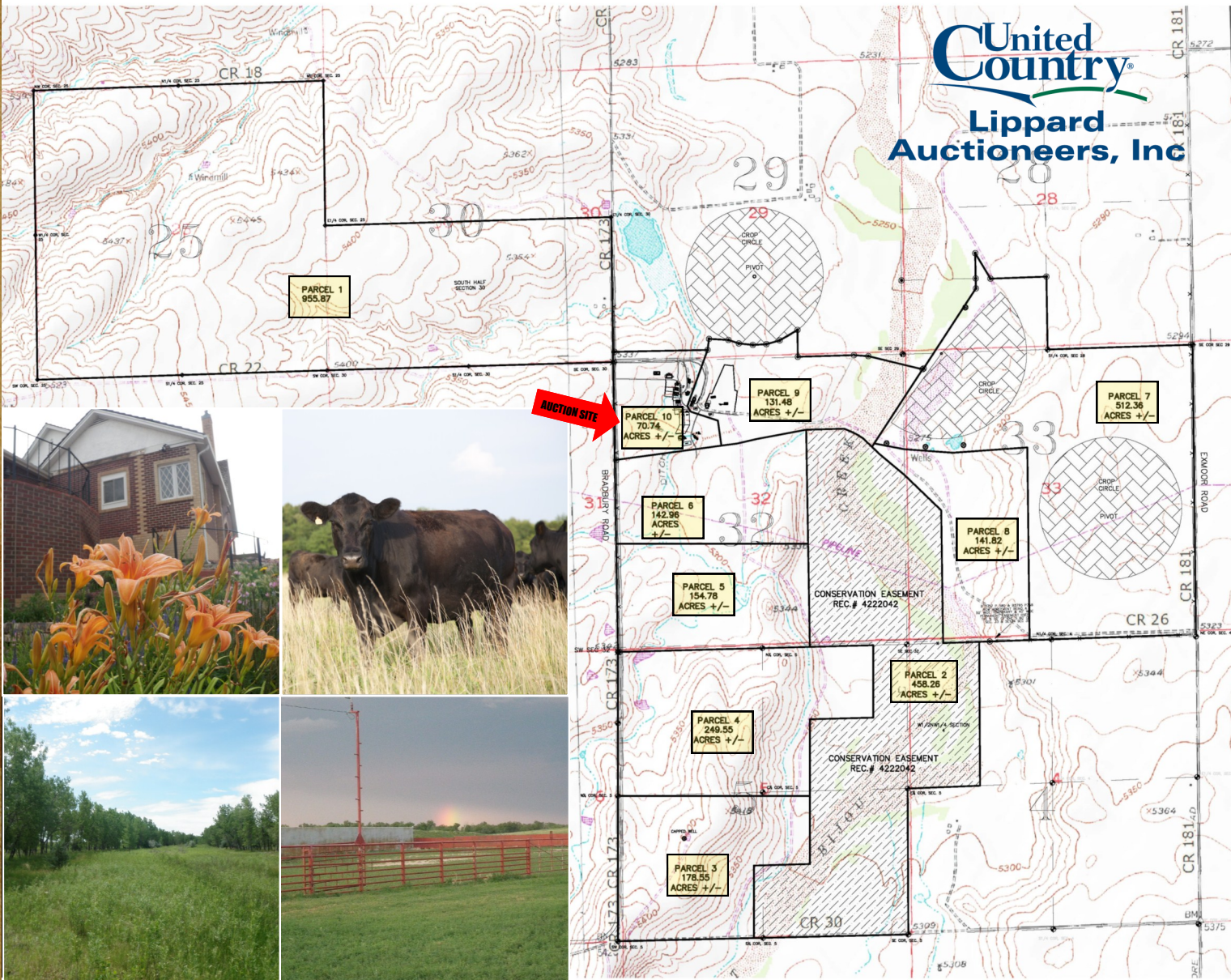
# Sunny Valley Angus Ranch ~ Byers, Colorado

# Tract Map

SUNNY VALLEY RANCH  
COUNTY OF ARAPAHOE, STATE OF COLORADO



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The Sunny Valley Angus Ranch is a diversified farming and ranching operation encompassing over 5,260± acres with capabilities that allow for a wide variety of other uses such as excellent recreational Wildlife hunting for Mule Deer, Pronghorn Antelope, Whitetail Deer and Turkey! The ranch could be operated as a commercial scale operation for a variety of livestock such as cattle, horse, sheep, goat, or lamas. The ranch provides a mixture of pivot-irrigated meadows, open pasture and native grass, dry land farm ground, gently rolling hills, and the West Bijou Creek which flows intermittently through the property. This is an excellent investment opportunity, for more information contact John Stratman with Mason Morse Ranch Company.

**PROPERTY VEIING: Contact John Stratman**  
**(303) 912-8807 or**  
**email [john@ranchland.com](mailto:john@ranchland.com)**

**ORDER OF AUCTION:** parcels will be offered in advertised order and by using the Multi-Parcel bidding system.

**PARCEL #1 -** This parcel contains 960± acres of deeded grassland. The grass varieties include a combination of Buffalo and Blue Grama. The grasslands have been well managed and have not been overgrazed. The fences are in good condition and access is provided throughout this tract by maintained lease roads. In addition to the deeded acres, this parcel offers an additional 2,236± acres of State of Colorado grazing lands lease. The transfers of the State of Colorado Grazing Leases are subject to final approval by the State of Colorado Board of Land Commissioners. The abundant deer, pronghorn antelope and other wildlife makes this a hunting paradise. ***This tract would be a***

***tremendous addition to any livestock production operation or be an outstanding private hunting property!***

**PARCEL # 2 –** This parcel consists of approx. 458.26± acres of Conservation land that prohibits residential and commercial development. The property may be used and maintained for cattle production operation and recreational wildlife habitat and hunting. A hunting cabin may be constructed on this property using the deed guidelines. This is exceptional hunting for large Whitetail deer, Mule deer, Pronghorn Antelope, and Turkey. West Bijou Creek runs through this parcel. There is a very nice spring fed pond adding good fishing and good water fowl hunting. **Easement of will be granted along south boundary of Parcel 3.**

**PARCEL # 3, 4, 5 &6-** These parcels vary in size from 142± acres to 249± acres. These parcels are currently in well maintained native grasses and each of these parcels offer a rolling terrain and an impressive view. The wildlife populations in this area are abundant. Each of these parcels joins Parcel #2, which is the Conservation Easement, on the east property line of each tract. This easement will insure future privacy and wildlife preservation in

the future. ***These parcels are ideal for anyone looking for an acreage or home site in the country!***  
**PARCEL # 7 –** This parcel consists of 217± acres under irrigation, 171.1± acres in dry land cultivation and the balance of 123.7± acres in grassland. The FSA records indicate 185.7± acres of wheat base with an average yield of 23 Bu./A.; 1.2± acre oat base with a yield of 23 Bu./A. and 17.8 acres of corn with an average yield of 83 Bu./A.. The 123.7± acres of grassland has not been overgrazed and is in good condition.

The irrigated cropland contains two center pivots. One system is a 10 tower Reinke tipped at 650 G.P.M. This pivot windshield wipes 87± acres of very productive bottom land. The second pivot is a Valley 8 tower system that has 130± acres under water. This pivot is also tipped at 650 G.P.M. These two systems share a common water source and cannot be operated simultaneously. Water is supplied by 4- vertical shaft electric motors powering 4- turbine pumps with a booster pump to increase pressure to the upper pivot. These systems are in good working order. ***This is an excellent opportunity for investors or anyone interested in production agriculture!***

**PARCEL # 8 –** This parcel includes 141.8± acres of productive grassland and joins the Conservation Easement on the east. This parcel is remote enough to host abundant wildlife yet has quick and easy access from CR 181. Access to this parcel will be granted through parcel 7. ***This is ideal for cattle,***

***horses, terrific hunting or may well be that quite remote building site you have been looking for!***

**PARCEL # 9 –** This parcel consists of approx... 131.48± acres and is improved with the main ranch house that consists of 5,100± sq. ft. and has 6 bedrooms, 4.5 bathrooms, dining, kitchen, breakfast room, utility, large office w/fireplace, large family room w/fireplace, exercise room, etc. The home has hard wood, tile, and carpet floorings, recent window updates, and 2 heating/air conditioning units. There are also a 5 car garage w/4 openers and sprinkler system. This parcel also has a very unique old style wood/metal barn w/hay loft area, heated veterinarian room w/bathroom, calving stalls, and open area large enough for equipment. The balance of the land is mostly rolling grassland with some timber.

**PARCEL # 10 –** This parcel consists of approx. 70.74± and is improved with a Manager's home consisting of 3,000± sq. ft. with 3 bedrooms, 2 baths, kitchen w/large pantry, family room w/fireplace, air conditioning, office and den. There is an employee's home consisting of 1,440± sq. ft. with 2 bedrooms, 1 bath, kitchen, living room, scale room w/office and air conditioning. The buildings consist of a 41'x 66' horse barn w/10 stalls, 50'x 100' metal shop building w/6" concrete floor, grease pit, w/heated store room. Additionally, there is a 50'x 101' metal open building w/concrete

floors, electric, 2- 14' x 20' overhead doors w/openers; 25' x 60' open Quonset w/42" concrete wall; 30' x 60' cement shed w/10' walls; 25' x60' Quonset w/4'6" concrete sidewalls, 36' x 103' feed shed w/5 bays w/partition walls, lots of pipe corrals (most have cement feed bunks, automatic waterers and are lighted. There are several gran storage bins (some with dryer fans and augers).

**SELLER:**  
**M and E**  
**RANCH, LLC**

**EQUIPMENT WILL SELL FOLLOWING THE**  
**REAL ESTATE**

**EQUIPMENT/CATTLE RING:**

93' John Deere 7810 tractor w/ J.D. 740 ldr w/grapple, 7,800 hrs, PS, 3pt, pto, quick hitch, 3 remotes, 18.4R42 rubber, #053198; 79' John Deere 2940 tractor MFW, 5,730 hrs, 3pt, pto, 2 remotes, #399273; John Deere 535 rd baler (twine & net); Hesston 1345 Hydra Swing disc mower; H&S pull type 12 wheel hyd rake; Knight 2250 Reel Augie feed wagon w/digital scale, pto; 2007 Hustler mod. 745 72" gas lawn mower;  
**CATTLE:** Commercial cattle sale ring (18'x24'x7') and auction block



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