

**JamesLandCo.com**

*Investment Grade & Lifestyle  
Real Estate*

# *Many Wings Ranch Moffat County, Colorado*



*Presented By:*

**CREED JAMES**

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# *Many Wings Ranch*

## *Moffat County, Colorado*



**Price:** *Reduced to \$1,500,000!!!*

**Features:** *Excellent Deer & Elk Hunting, Beautiful Views of Juniper Mountain, 30 Ac. Dryland Alfalfa, Easy Access Throughout Ranch, Borders BLM*

**Location:** *Maybell, Colorado*

**Acreage:** *490 Deeded Acres +/-, 388 Acres +/- State Lease*

**Improvements:** *Home, Guest Cabin, Shop, Garage, Hunting Blind*

**Taxes:** *\$3,063.28 (2019)*

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# *Many Wings Ranch*

## *Moffat County, Colorado*

### Brokers Comments

The Many Wings Ranch is located approximately 4 miles southeast of Maybell, Colorado. Nestled at the base of Juniper Mountain, this incredible hunting property consists of 490 deeded acres +/- which includes 30 acres of dryland alfalfa hay ground with the balance in improved pasture and timber covered hillsides. Running along the west boundary of the ranch is County Road 57, an oil surfaced county road, providing good access. The improvements are off grid and built on a bench above the county road providing excellent privacy and outstanding views.

Improvements on the ranch include a 4,678 sq. ft. 3 bed, 3.5 bath home, a 660 sq. ft 2 bed, 1.5 bath cabin, a 40' X 60' shop, a small garage housing a backup generator (18 KW) and the solar panel system, a walk in cooler, a 40 foot observation tower and numerous hunting stands / blinds scattered throughout the ranch. The main ranch house features 21 foot cathedral ceilings, an open kitchen, dining area, master suite, hot tub with spa room, walk in closets, game room, trophy room, interior shop and 16' X 50' covered porch. The two story cabin faces east and has a covered deck with incredible views of the property and Juniper Mountain



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The shop has 16 foot doors and provides ample room to store equipment. In the shop, there is a cleaning and processing area with winches to hang game from during the fall harvest. With views stretching into Wyoming and Utah, the observation tower features a wash basin and stool and fantastic views of the ranch. There is a 600 foot permitted domestic well that pumps into a 2,000 gallon holding tank that gravity feeds to the home, cabin and shop.



Running through the ranch is a series of gravel roads allowing easy access to all areas of the ranch. Water throughout the ranch is provided by a developed spring that feeds 5 tanks and three 9,500 gallon holding tanks. Bordering the ranch to the east is thousands of acres of BLM offering even more opportunities for hunting and recreation.

Located in GMU 211, the Many Wings Ranch has been ran as a hunting ranch and typically takes in 8 hunters during the second and third seasons with very high success rates for deer and elk. If you are looking for a well improved hunting and outdoor recreation property this ranch might be for you. A 388 acre Colorado State Land lease completes this offering.



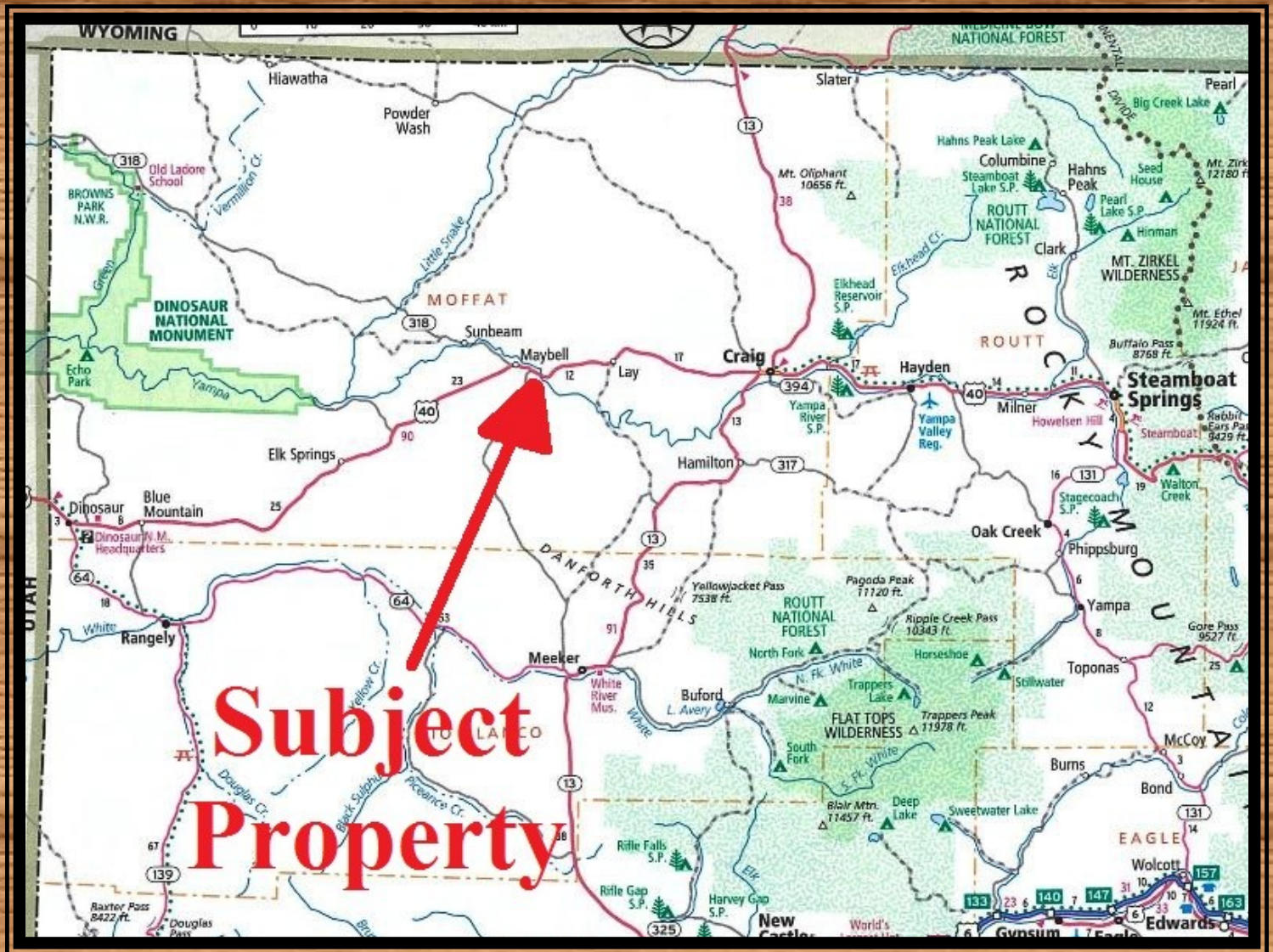
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# Many Wings Ranch Moffat County, Colorado

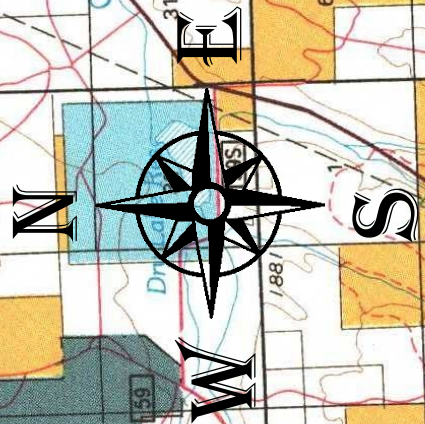
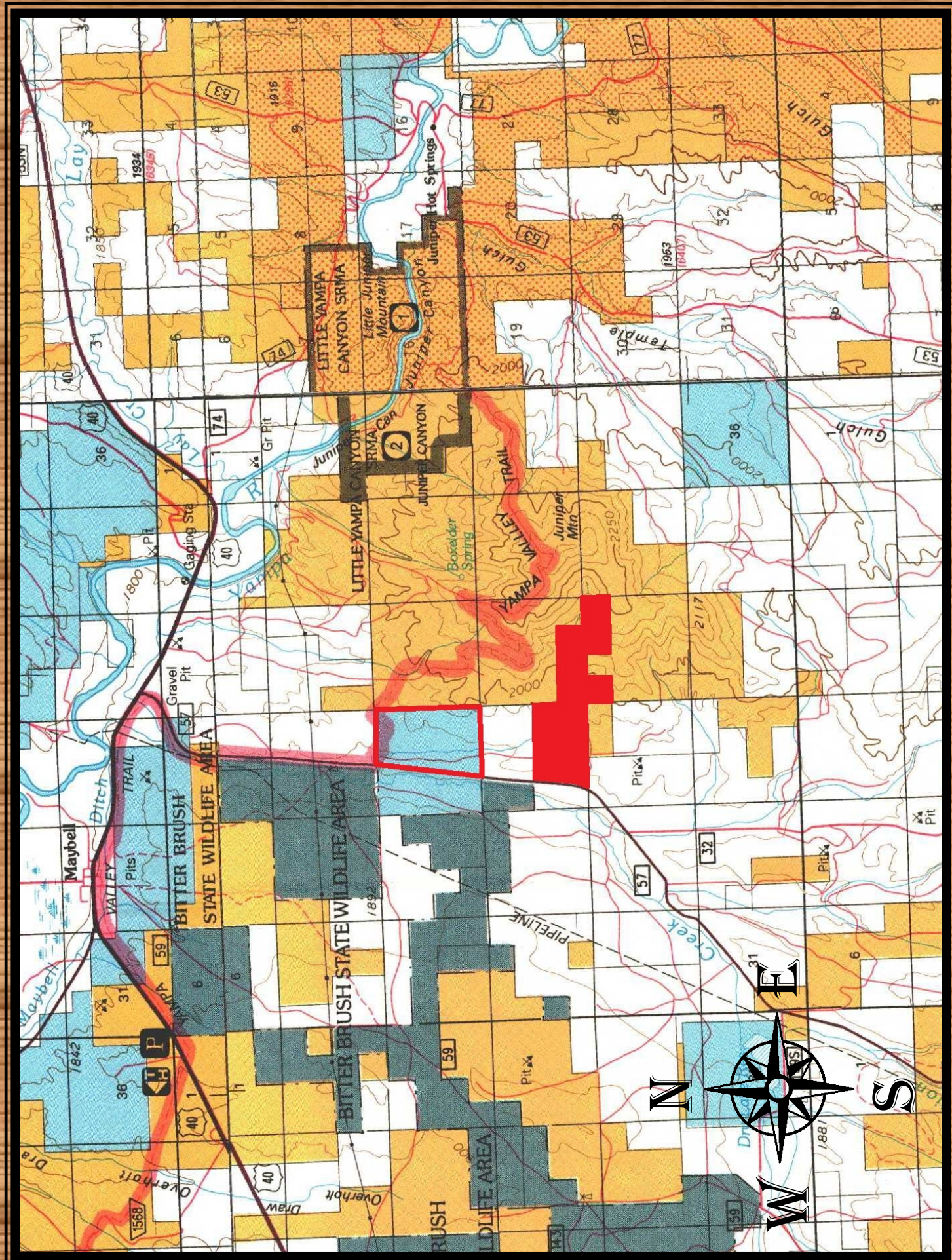


**Note:** The Seller is making known to all potential purchasers that there may be variations between the deeded property lines and the location of the existing fence boundary lines on the subject property. Seller makes no warranties with regard to location of fence lines in relationship to the deeded 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.

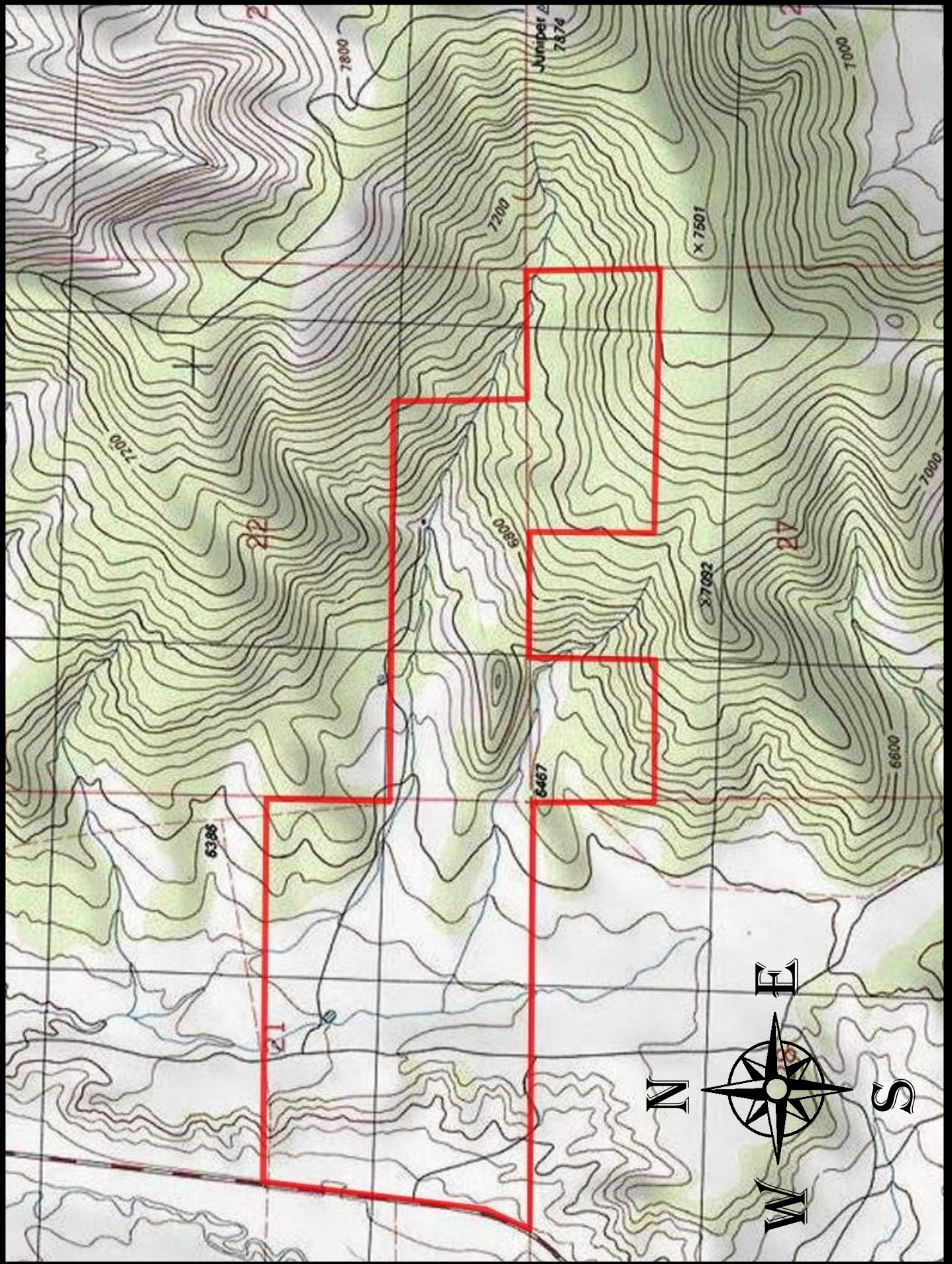
Boundaries shown on accompanying maps are approximate based on the legal description and may not indicate a survey. Maps are not to scale and are visual aids only. Their accuracy is not guaranteed.

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### Contact Information

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**Note:** This Information and any other information presented by James Land Company has been obtained from sources deemed to be reliable, but is not guaranteed to be warranted by the sellers or by James Land Company. Prospective buyers are responsible for conducting their own investigation of the property and for analysis of productions.

**Agency Disclosure:** James Land Company and its sales staff are agents of the sellers in the sale of this property. It is also James Land Company's policy to have all potential buyers read and understand an Agency Disclosure form before viewing this or any other property.

**\*\*Buyer, please read the following form prior to engaging in discussion or written agreement on the enclosed property. Know that James Land Company is an agent for the seller.**

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**DIFFERENT 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 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.

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### **RELATIONSHIP BETWEEN BROKER AND BUYER**

Broker and Buyer referenced below have NOT entered into a buyer agency agreement. The working relationship specified below is for a specific property described as:

**Many Wings Ranch**

or real estate which substantially meets the following requirements:

**Hunting Ranches in northwest Colorado**

Buyer understands that Buyer is not liable for Broker's acts or omissions that have not been approved, directed, or ratified by Buyer.

#### **CHECK ONE BOX ONLY:**

☒ **Multiple-Person Firm.** Broker, referenced below, is designated by Brokerage Firm to serve as Broker. If more than one individual is so designated, then references in this document to Broker shall include all persons so designated, including substitute or additional brokers. The brokerage relationship exists only with Broker and does not extend to the employing broker, Brokerage Firm or to any other brokers employed or engaged by Brokerage Firm who are not so designated.

☐ **One-Person Firm.** If Broker is a real estate brokerage firm with only one licensed natural person, then any references to Broker or Brokerage Firm mean both the licensed natural person and brokerage firm who shall serve as Broker.



**CHECK ONE BOX ONLY:**

☒ **Customer.** Broker is the ☒ seller's agent ☐ seller's transaction-broker and Buyer is a customer. Broker intends to perform the following list of tasks: ☒ Show a property ☒ Prepare and Convey written offers, counteroffers and agreements to amend or extend the contract. Broker is not the agent or transaction-broker of Buyer.

☐ **Customer for Broker's Listings – Transaction-Brokerage for Other Properties.** When Broker is the seller's agent or seller's transaction-broker, Buyer is a customer. When Broker is not the seller's agent or seller's transaction-broker, Broker is a transaction-broker assisting Buyer in the transaction. Broker is not the agent of Buyer.

☐ **Transaction-Brokerage Only.** Broker is a transaction-broker assisting the Buyer in the transaction. Broker is not the agent of Buyer.

Buyer consents to Broker's disclosure of Buyer's confidential information to the supervising broker or designee for the purpose of proper supervision, provided such supervising broker or designee does not further disclose such information without consent of Buyer, or use such information to the detriment of Buyer.

**DISCLOSURE OF SETTLEMENT SERVICE COSTS.** Buyer acknowledges that costs, quality, and extent of service vary between different settlement service providers (e.g., attorneys, lenders, inspectors and title companies).

**THIS IS NOT A CONTRACT. IT IS BROKER'S DISCLOSURE OF BROKER'S WORKING RELATIONSHIP.**

If this is a residential transaction, the following provision applies:

**MEGAN'S LAW.** If the presence of a registered sex offender is a matter of concern to Buyer, Buyer understands that Buyer must contact local law enforcement officials regarding obtaining such information.

**BUYER ACKNOWLEDGMENT:**

Buyer acknowledges receipt of this document on \_\_\_\_\_.

\_\_\_\_\_  
Buyer

\_\_\_\_\_  
Buyer

**BROKER ACKNOWLEDGMENT:**

On \_\_\_\_\_, Broker provided \_\_\_\_\_ (Buyer) with  
this document via \_\_\_\_\_ hard copy \_\_\_\_\_ and retained a copy for Broker's records.

Brokerage Firm's Name: \_\_\_\_\_ James Land Company

\_\_\_\_\_  
Broker