



**CARIBOU RANCH**  
**NEDERLAND, COLORADO**





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**NEDERLAND, COLORADO**

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**\$48,500,000 | 1,700± ACRES**

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**TRUSTED** *by* **GENERATIONS,**  
*for* **GENERATIONS**

Land... that's where it all begins. Whether it is ranch land or family retreats, working cattle ranches, plantations, farms, estancias, timber or recreational ranches for sale, it all starts with the land.

Since 1946, Hall and Hall has specialized in serving the owners and prospective owners of quality rural real estate by providing mortgage loans, appraisals, land management, auction and brokerage services within a unique, integrated partnership structure.

Our business began by cultivating long-term relationships built upon personal service and expert counsel. We have continued to grow today by being client-focused and results-oriented—because while it all starts with the land, we know it ends with you.

WITH OFFICES IN:

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DENVER, COLORADO	MISSOULA, MONTANA
EATON, COLORADO	VALENTINE, NEBRASKA
STEAMBOAT SPRINGS, COLORADO	COLLEGE STATION, TEXAS
SUN VALLEY, IDAHO	LAREDO, TEXAS
TETON VALLEY, IDAHO	LUBBOCK, TEXAS
HUTCHINSON, KANSAS	WEATHERFORD, TEXAS
SHERIDAN, WYOMING	DALLAS, TEXAS
BILLINGS, MONTANA	TUTTLE, OKLAHOMA
BOZEMAN, MONTANA	ARCADIA, OKLAHOMA
CHARLOTTESVILLE, VIRGINIA	

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**SALES | AUCTIONS | FINANCE | APPRAISALS | MANAGEMENT**

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## EXECUTIVE SUMMARY

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*Located just over an hour from Denver International Airport and with easy access to Denver, Boulder, and Rocky Mountain Metropolitan Airport just off the Peak-to-Peak Highway, Caribou Ranch comprises 1,700± deeded acres. The property has been well maintained under the same ownership for over a decade, with a storied past as a former Arabian horse breeding ranch and world-renowned recording studio.*







*Part of this property's exceptional nature is its location along the front range. Most of the property borders public lands and Boulder County open space. It lies south of the Indian Peaks Wilderness, a protected wilderness area since 1978. With an altitude reaching up*

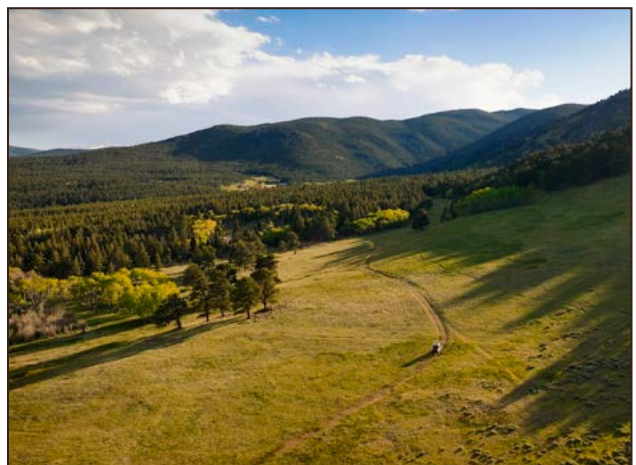


*to 10,000 feet and the main compound at 8,400 feet, the ranch opens up to views of the majestic snow-capped Indian Peaks to the west. Sweeping pastured valleys—an uncommon feature at this altitude—extend to the property's western boundary. A sanctuary for abundant wildlife, the ranch property is home to moose, fox, coyote, bear, and hundreds of elk who graze the grassy fields and wildflower meadows in the summer and lounge beneath golden aspen trees and mature pine forests in the fall.*

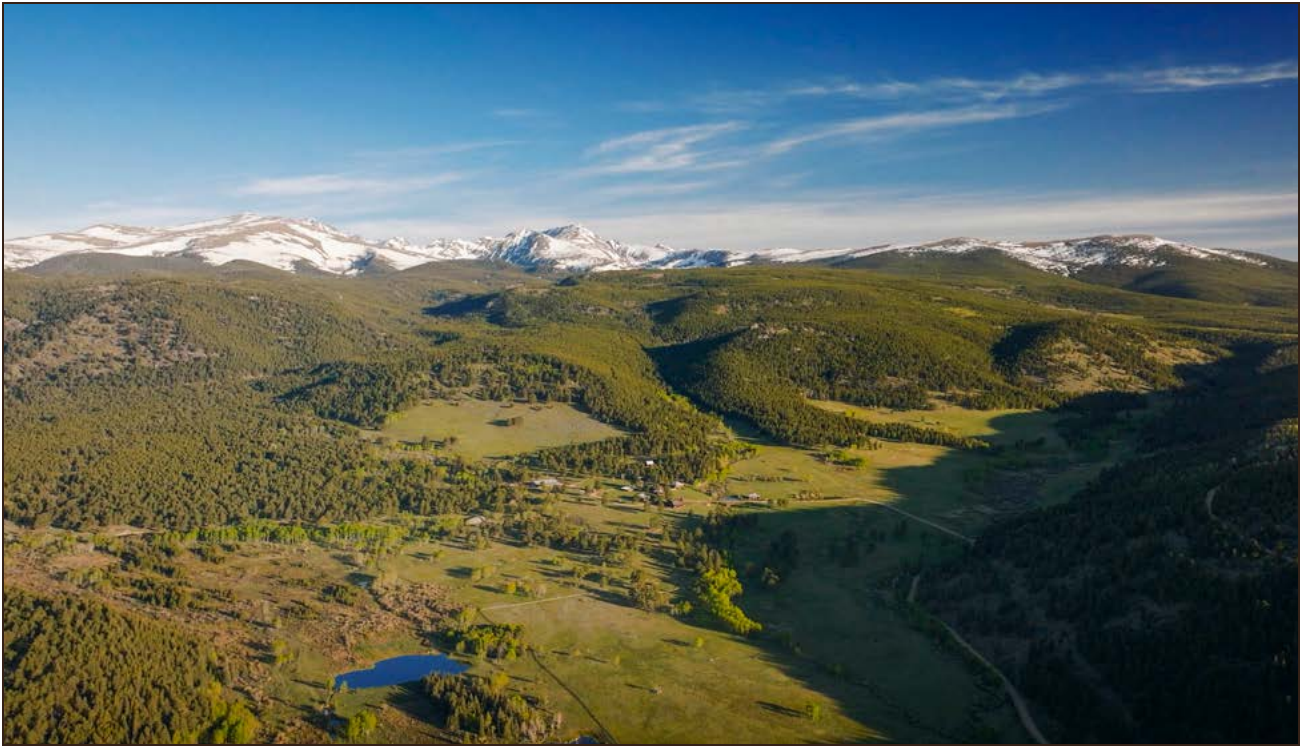




*Several structures exist on the property, including a six-room lodge with a gathering space, five guest cabins, two horse barns, two equipment buildings, a riding area, and an additional home that needs to either be renovated or removed from the property. A handful of the buildings date back to the 1880s when the property was used as a mining base camp during the Pike's Peak Gold Rush era. Caribou Ranch has benefitted from thoughtful and committed land stewardship practices that have enhanced the wildlife habitat and protected its incredible access to recreational opportunities on and around the property. A conservation easement ensures the property will continue to be protected while providing a tremendous amount of latitude for the next owner.*







## LOCATION

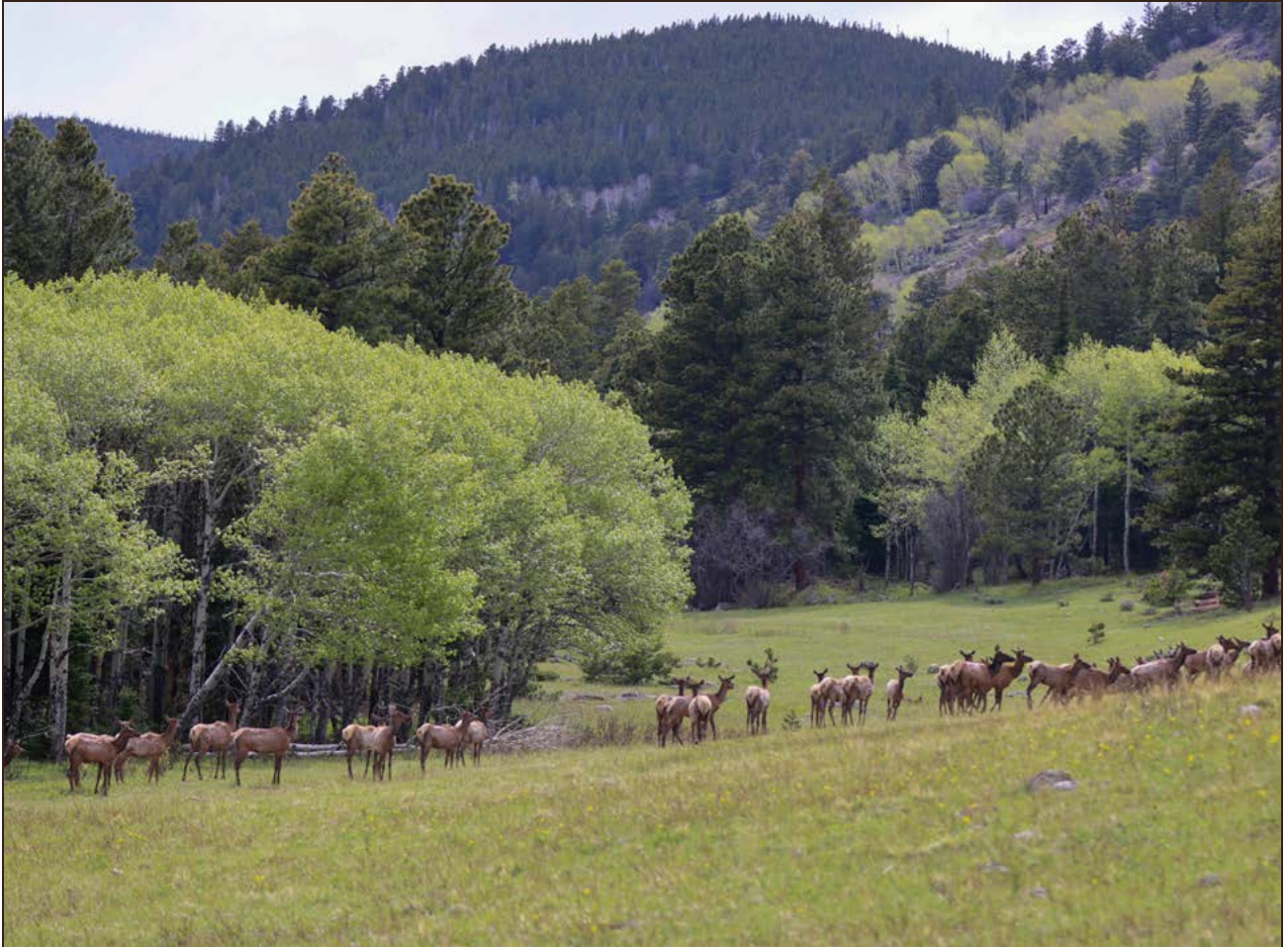
Caribou Ranch is located on Colorado's Front Range, a 30-minute drive from Boulder and just over an hour from Denver International Airport. The ranch is less than five minutes from the town of Nederland. Nearly 80 percent of the ranch borders public lands.





## LOCALE

Caribou Ranch lies in a protected, scenic alpine valley tucked among the peaks of Colorado's Front Range. This region is known for its outdoor recreation and close-knit communities, which are close to cosmopolitan centers but feel like a world apart.





## AREA ATTRACTIONS

### NEDERLAND

One of Colorado's most charming mountain towns, Nederland is a few minutes drive south of Caribou Ranch. This colorful, historical community boasts a compact main street with coffee shops and restaurants, including a stunningly maintained carousel handcrafted by a local artisan and military veteran. It's a perfect home base for hiking, fishing, winter sports, and more.



### ELDORA MOUNTAIN RESORT

Just minutes from Nederland lies Eldora Mountain Resort, a favorite for locals and tourists alike. Eldora operates between November and April, and features 680 acres of terrain and ten lifts. Ski runs for all abilities range from 9,200 to 10,600 feet in elevation.



### BOULDER

Boulder offers a lively community, world-class dining, and a fun cultural destination only 35 minutes away along the winding Boulder Canyon Drive. Here, immerse yourself in the animated energy of a college town—the primary setting for the University of Colorado—with recreational opportunities and outstanding food and dining.



### ROCKY MOUNTAIN NATIONAL PARK

Just 30 minutes north lies one of the country's most incredible national parks: Rocky Mountain National Park, established in 1915. This year-round destination encompasses 415 square miles (265,807 acres) of meadows, alpine lakes, and towering mountain peaks. Over 300 miles of hiking trails make it a must-see for recreationists.



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## **ACREAGE**

Caribou Ranch comprises 1,700± deeded acres. The property lies in it's own incredibly scenic valley along Colorado's Front Range mountains. The lands feels as if it is its own designated wilderness area; exceptionally private and comprised of mountain meadows, native grasses and interspersed with mature aspen and pine forests.

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## **CLIMATE AND ELEVATION**

Thanks to its location at 8,400 feet in altitude, Caribou Ranch experiences months of warm sunny days in the summer, balanced by cool nights just about year-round. Summer temperatures can rise into the mid-70s, while winter highs are typically in the 30s. Snowfall can last into spring, transitioning to sporadic thunderstorms in early summer. The property's elevation ranges from around 8,400± feet at the lowest point to approximately 8,650± feet at the highest point.

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## GENERAL DESCRIPTION

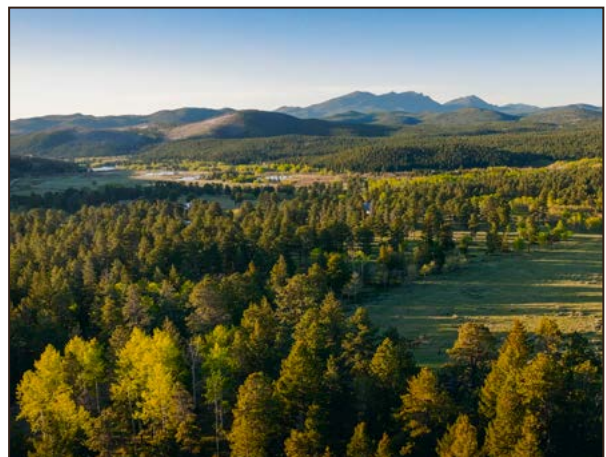


Caribou Ranch comprises 1,700± deeded acres of secluded, undeveloped, and exceptionally scenic land along Colorado's Front Range. Just north of the charming town of Nederland, Caribou Ranch has preserved a stretch of land that probably feels like it did 100 years ago or more.

It's unique for an undeveloped valley like this to exist on the Front Range. Approaching through the front gates, views of majestic snow-dusted Indian Peaks rise in the distance. The land then levels into a flat pastured valley—uncommon for this altitude of 8,400 feet. The valley extends to the property's western border, providing a sanctuary for elk and other wildlife that graze on the grasses and drink from the numerous streams and ponds—the largest of which is over three acres in size. North Boulder Creek, Delonde Creek, Fisher

Creek, and Como Creek flow year-round through the ranch.

The primary vegetation is grassland and hayfields, interspersed with mature pine and aspen forests. The undulating valley rises to hilly outlooks, opening to views of snow-covered peaks in the distance.







**A PRISTINE, PROTECTED PROPERTY  
STEEPED IN LOCAL HISTORY AND  
BURSTING WITH POSSIBILITIES**



## IMPROVEMENTS

There are several historical structures on the Caribou Ranch. Many of them still bear the traces of the property's storied history dating back to the 1860s when the area's early railroad line, the Switzerland Trail Narrow Gauge from Boulder, flooded the area with miners seeking their fortunes. Today, the ranch is a tranquil respite with hints of its colorful past.



### ADDITIONAL BUILDING

Constructed in the 1980s using a cabin from the 1860s, this structure is a 9,133± square-foot, three-bedroom, two-bath, two-story building with a walk-out basement, constructed of primarily log and stone. Features include multiple stone fireplaces, a wood front porch and upper deck, and a multidirectional gabled roof. (Please note this structure is not habitable and can either be wholly remodeled or torn down and materials donated to Habitat for Humanity).





## GUEST CABINS

There are five guest cabins, each named for notable Native American persons:

- Ouray (Currently serves as the owner's primary residence; 3,126± square feet, four bedrooms and two baths built in 1953)
  - Redwing (554± square feet, two bedrooms and one bath built in 1910)
  - Wigwam (1,174± square feet, three bedrooms and two baths built in 1919)
  - Chipeta (860± square feet, two bedrooms, and one bath, built in 1920)









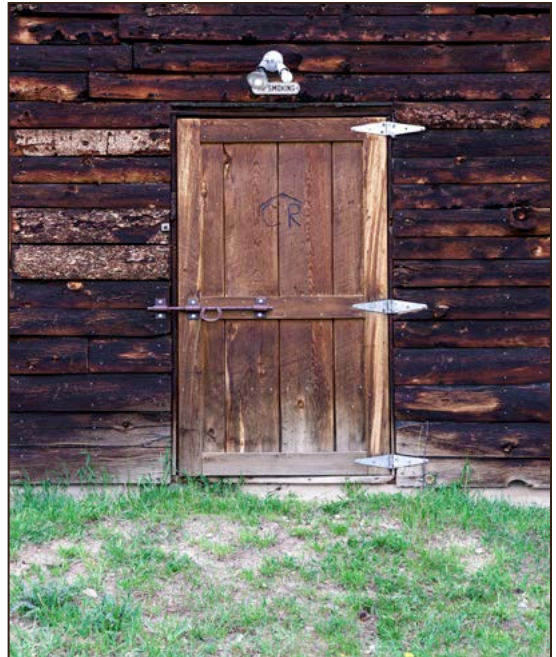




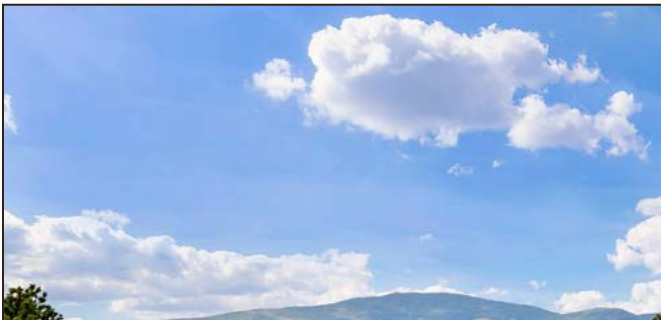


## BARNS AND OUTBUILDINGS

The property includes an 11,100± square-foot equipment barn and shop, a 1,904± square-foot horse/hay barn (both built in 1968), a 2,145± multi-purpose barn (built in 1937), an equipment shed (built in 1919), and a 486± square-foot blacksmith shop.







### **ADDITIONAL IMPROVEMENTS**

In addition, there is an office (1,688± square feet), a six-bedroom guest lodge (2,781± square feet, built in 1947), a dining hall (4,136± square feet), a historic recording studio (6,662± square feet) and a 3,372± square-foot caretaker unit on buffer lands.



## RECREATIONAL CONSIDERATIONS

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Recreational opportunities abound on the Caribou Ranch. The well-maintained roads offer access throughout the property, with hiking, biking, and fly fishing the primary outdoor recreation opportunities. For mountain bikers, over ten miles of singletrack were built on the property in a way that flows with and does not interfere with the landscape. The gentle terrain is excellent for hiking and even camping.



Of course, the recreational opportunities continue off the ranch as well. Nearby hiking and snowshoeing are superb in the Indian Peaks Wilderness and Rocky Mountain National Park. Some of the finest downhill and Nordic skiing ski areas in the state are within a few hours drive of the property.







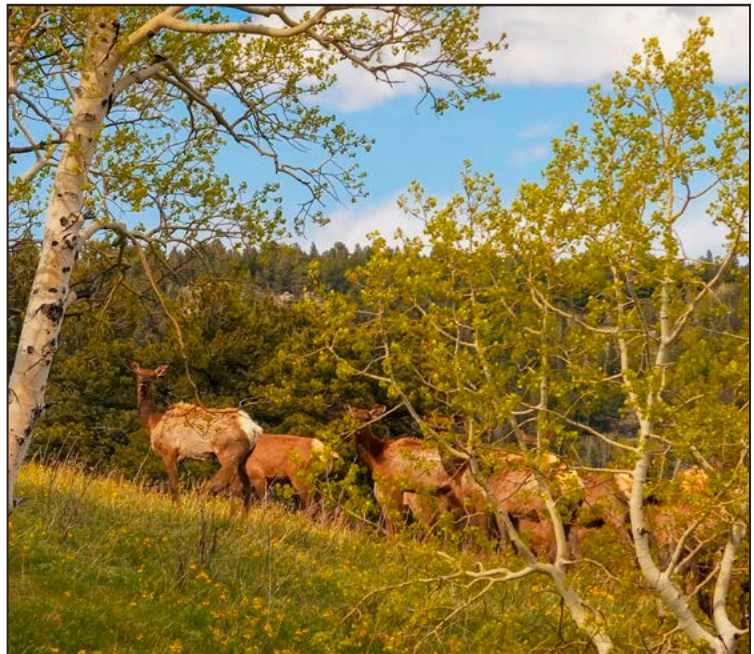
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## WILDLIFE RESOURCES

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Located in Game Management Unit 29, Caribou Ranch is a haven for migrating wildlife populations, including elk, lynx, bobcats, fox, coyotes, elk, deer, moose, and bears. The ranch owners offer elk hunting to friends and family as a means of managing the elk overpopulation.

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## WATER RIGHTS

Any and all seller-owned water rights appurtenant to the property are included in the sale.

The Caribou Ranch includes an extensive water rights portfolio, generally sourced from Como Creek and North Boulder Creek, that facilitates the various irrigation, piscatorial, stock watering, and domestic uses on the property, utilizing ditch rights with appropriations dating back to the 1870s, adjudicated ponds, contractual water rights, springs, and plans for augmentation. Key elements include:



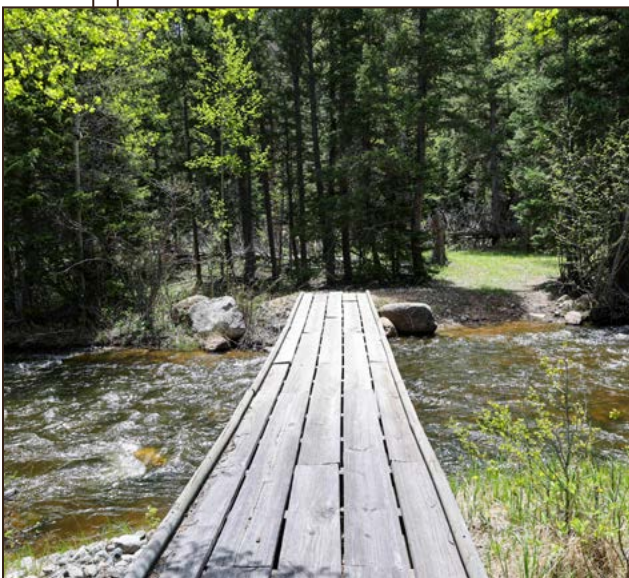
- Irrigation water sources. Several hundred acres of meadow/pasture are irrigated on the Caribou Ranch from sources including:
- Como Ditch Nos. 1 through 4 were adjudicated for irrigation use in Civil Action 4842, Boulder County, District Court (1907), with appropriation dates between 1871 and 1873. These decreed ditches have combined diversion rates of up to 58 CFS and allow for annual diversions of up to 585 acre-feet from North Boulder Creek and Como Creek.
- Up to 156.8 acre-feet of water is annually available pursuant to a contractual agreement between the city of Boulder and the ranch. Such water can be diverted from North Boulder Creek for irrigation on the ranch in Sections 1 & 2, T1S, R73W, and Section 36, T1N, R73W.
- There are 15 adjudicated springs on the ranch, cumulatively decreed for the irrigation of up to 211 acres. The springs were adjudicated in Case Nos. W-7179 and W-7222, District Court, Water Division No. 1, Colorado.
- Domestic water sources.





- A natural spring tributary to Como Creek supplies potable water for the various ranch homestead structures, including the main hall and recording studio. The spring was adjudicated in Case No. 16CW3134 and is included in a plan for augmentation approved in the same case. Augmentation water is supplied by the city of Boulder pursuant to a contractual agreement.

- Several “exempt” wells are located on certain ranch parcels and provide domestic water for such parcels.







- Four trout ponds, with a total surface acreage of approximately eight acres, have been constructed as part of the ranch's overall fishery habitat enhancement projects. Water rights for the ponds, including a plan for augmentation, were originally adjudicated in Case No. 98CW447, District Court, Water Division No. 1, Colorado, and are further subject to certain agreements between the ranch and the city of Boulder.

- Piscatorial water rights.





- Several additional ponds on the ranch were adjudicated in Case Nos. W-7255 and W-7238, District Court, Water Division No. 1, Colorado.
- The city of Boulder’s municipal water supply includes rights on North Boulder Creek, and several of the city’s municipal diversion and storage structures are located both upstream and downstream of the ranch. As noted above, the ranch has entered into certain agreements with the city of Boulder that, among other things, provide for irrigation and augmentation water to be used by the ranch and seek to ensure live stream flow in North Boulder Creek through the ranch.

Additional information regarding the Caribou Ranch water rights is available upon request.



## **MINERAL RIGHTS**

Any and all seller-owned mineral rights appurtenant to the property are included in the sale.



*an incredibly rare opportunity*



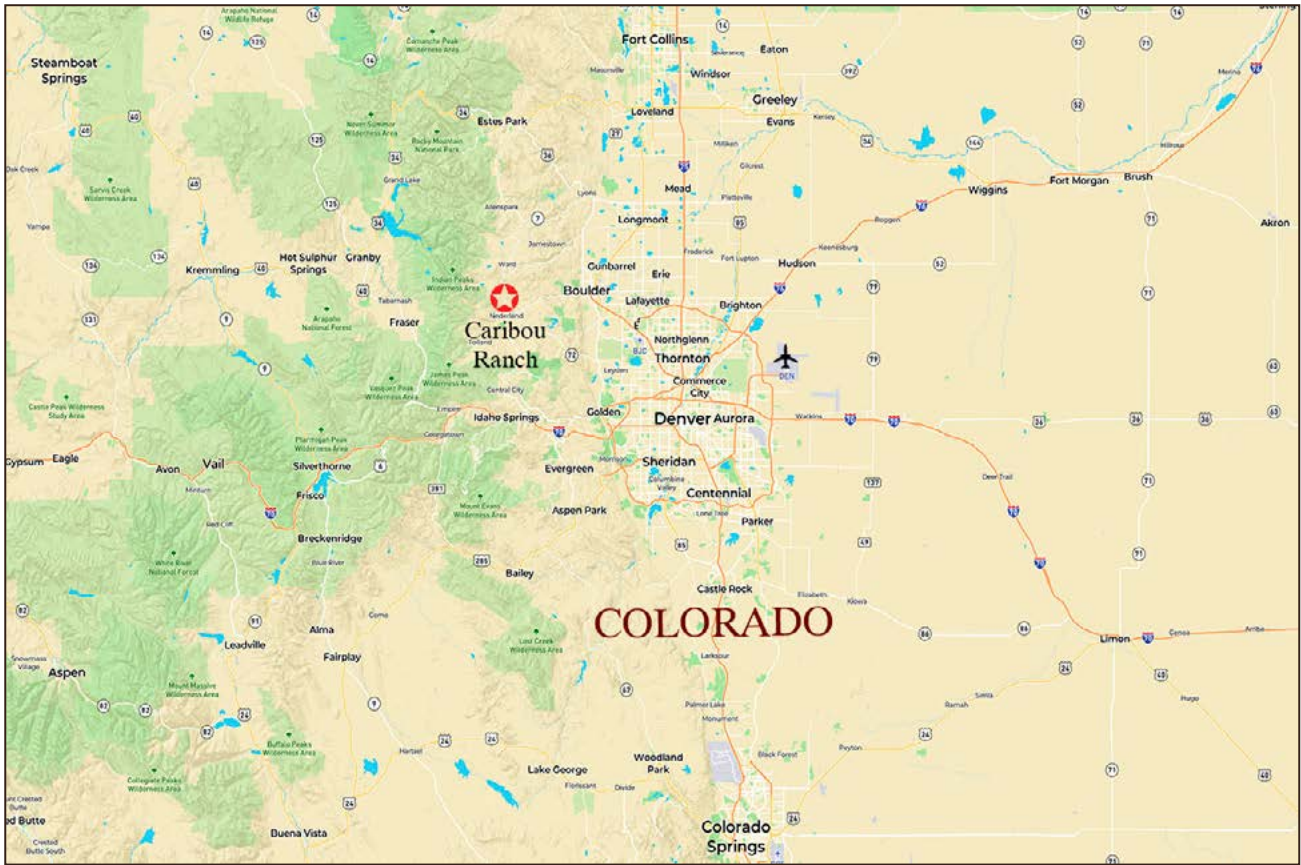




## **BROKER COMMENTS**

*The rarity of the Caribou Ranch officially presented back to the market is just that: an incredibly rare opportunity. Some of the many attributes of this property include its location, accessibility, privacy, landscape, views, infrastructure, diverse topography, abundance of surface water, unique history, and numerous unique physical features. Hall and Hall is extremely privileged to represent world-class properties, and the Caribou Ranch is nothing less than extraordinary. In today's ranch and luxury recreational real estate market, the Caribou Ranch is exceptionally scarce.*

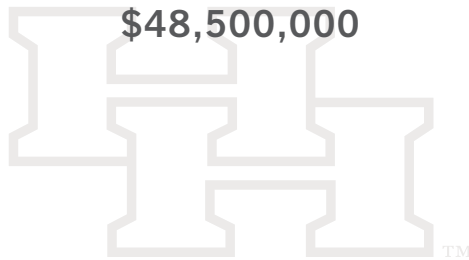




*Click on map above for link to MapRight map of property.*

## PRICE

**\$48,500,000**



*Information provided by Hall and Hall concerning real estate listed for sale is believed to be reliable but is not guaranteed and should be independently verified by potential purchasers. Information is subject to change, withdrawal, or correction. Hall and Hall makes no representations or warranties about the property or the accuracy or completeness of the information concerning the property including, without limitation: that the actual square footage, measurements, acreage, zoning, tax information, school district and other factors that may affect the value or use of the property may vary from that listed or shown in maps or public records and may change; the property's condition, income potential, or compliance with applicable laws or regulations; that estimates of potential rents, income, expenses, and capitalization rates may not be achieved; that some photographs of the property may be digitally enhanced; the legality or enforceability of any covenants, conditions or restrictions that may affect the use any enjoyment of the property; and any changes in market conditions or the future investment value of real estate listed for sale. Hall and Hall is not liable for any inaccuracies, errors, or omissions concerning information about the property or losses that result from the use of this information. Information provided by Hall and Hall concerning the property is not a substitute for inspections, surveys, title searches or other due diligence by potential purchasers. Potential purchasers should perform their own due diligence including legal and financial review before purchasing.*



## ADDITIONAL SERVICES OFFERED BY HALL AND HALL

- 1. MANAGEMENT SERVICES** – Hall and Hall’s Management Division has a very clear mission—to represent the owner and to ensure that his or her experience is a positive one. Services are customized to suit the owner’s needs. They often begin with the recruiting and hiring of a suitable ranch manager or caretaker and are followed by the development of a management or operating plan along with appropriate budgets. Ongoing services include bill paying, ranch oversight, and consulting services as needed. Even the most sophisticated and experienced ranch owners appreciate the value of a management firm representing them and providing advice on local area practices and costs. [Jerome Chvilicek](#), [Dan Bergstrom](#) at (406) 656-7500, or [Jim Fryer](#) at (406) 587-3090 are available to describe and discuss these services in detail and welcome your call.
- 2. RESOURCE ENHANCEMENT SERVICES** – Increasingly the value of a ranch is measured by the quality of each and every one of its resources. Coincidentally, the enhancement of a ranch’s resources also increases the pleasure that one derives from the ownership of a ranch. Our management services have included the assessment of everything from wildlife habitat to bird habitat to water resources and fisheries and the subsequent oversight of the process involved with the enhancement of these resources. [Jerome Chvilicek](#), [Dan Bergstrom](#) at (406) 656-7500, or [Jim Fryer](#) at (406) 587-3090 are available to describe and discuss these services in detail and welcome your call.
- 3. AUCTIONS** - Hall and Hall Auctions offer “Another Solution” to create liquidity for the owners of Investment-Quality Rural Real Estate. Our auction team has experience in marketing farmland, rangeland, timberland and recreational properties throughout the nation. Extreme attention to detail and complete transparency coupled with Hall and Hall’s “Rolodex” of more than 40,000 targeted owners and buyers of rural real estate help assure that there are multiple bidders at each auction. In addition, the unique Hall and Hall partnership model creates a teamwork approach that helps to assure that we realize true market value on auction day. For more information on our auction services contact [Scott Shuman](#) at (800) 829-8747.
- 4. APPRAISALS** - Staying abreast of ancillary market influences in ever-changing economic conditions requires a broad professional network to tap into. Finding an appraiser who not only understands the numbers but also the differences in value from one area to another is a critical part of making an informed decision. The appraisal team at Hall and Hall, formed entirely of Accredited Members of the American Society of Farm Managers and Rural Appraisers (ASFMRA), has that critical network of brokers and lending professionals. This professional network coupled with diverse experience across multiple regions and market segments allows our appraisal team to deliver a quality product in a reasonable timeframe. [Chad Dugger](#) at (806) 698-6882 is available to describe and discuss these services in detail and welcomes your call.
- 5. SPECIALIZED LENDING** - Since 1946 Hall and Hall has created a legacy by efficiently providing capital to landowners. In addition to traditional farm and ranch loans, we specialize in understanding the unique aspects of placing loans on ranches where value may be influenced by recreational features, location and improvements and repayment may come from outside sources. Our extensive experience and efficient processing allows us to quickly tell you whether we can provide the required financing.

Competitive Pricing | Flexible Terms | Efficient Processing

[Tina Hamm](#) or [Scott Moran](#) • (406) 656-7500

[Monte Lyons](#) • (806) 438-0582

[J.T. Holt](#), [Alex Leamon](#) or [Brian McEntire](#) • (806) 698-6882



In Colorado, Buyers should be aware that different real estate 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 (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.

Please contact one of the Hall and Hall brokers for a complete discussion of potential working relationships for this property. A written relationship disclosure will be provided to a prospective buyer prior to engaging in brokerage activities as defined by the Colorado Real Estate Commission.

*[Jeff Buerger](#) of Hall and Hall is the exclusive agent of the Seller.*



## **Caribou Ranch Conservation Easement and Development Rights Summary**

Portions of the Caribou Ranch (the “Ranch”) are enhanced and protected by certain conservation easements (the “Conservation Easements”) held by the Boulder County and the City of Boulder, which include both certain limitations on the use of portions of the Ranch, and also grant perpetually vested development rights in favor of the Ranch. The Conservation Easements generally provide as follows:

### Easement 1. Deed of Conservation Easement (Caribou Ranch Meadow) (Reception No. 2137739):

The conservation easement affects approximately 443 acres within the Ranch and limits the subject property to ranching and other agricultural uses, preservation of the scenic, natural, watershed and open space values of the property. The conservation easement permits, among other things, the maintenance and repair of fences, corrals, ditches and roads on the property and the delivery and use of certain specified water rights; hiking, cross country skiing, picnicking, fishing and other pedestrian activities; the use of all-terrain vehicle, haying, agricultural and other vehicles for agricultural purposes; grazing and riding horses for non-commercial purposes; and construction maintenance and repair of roads into the Caribou City Subdivision and driveways to certain specified lots. The conservation easement prohibits a variety of commercial and other uses that may be detrimental to the preservation and protection of the scenic and aesthetic values of the Property, including any industrial and commercial uses other than the Caribou City Homestead. The conservation easement also prohibits further subdivision of the subject Property without the consent of Boulder County, the City of Boulder and the State Board of Great Outdoors Colorado Trust Fund. Further, the Property may not be conveyed separately from certain Buffer Lands (the DeLonde Parcel, the E1/2 of Parcel 5 and Parcel 6).

### Easement 2. Deed of Conservation Easement in Gross (Estate Lots 1 and 1A, 2 and 2A, 3 and 3A, 4 and 4A and 5 and 5A) (Reception Nos. 2137725, 2137726, 2137727, 2137728, 2137737):

Each of the subject properties are limited to uses of a single-family residential estate made up of a main residence on one of the two lots and a caretaker’s residence on the other, or a combined main and guest/caretaker residence with separate kitchens and living areas on one lot. The total above-grade square footage of the residence on the lots may not exceed 10,000 square feet, including allowable outbuildings. Water wells and septic systems, and other associated fencing, retaining walls and similar structures are also permitted. The conservation easement prohibits a number of uses that are inconsistent with the purposes of the conservation easement, including among others, mining, hunting, timber harvesting and commercial uses. The two lots comprising the property may not be conveyed separately. The conservation easement also prohibits installation of telecommunications facilities and further subdivision of the Property without the consent of the City of Boulder and Boulder County.

### Easement 3. Deed of Conservation Easement in Gross (Caribou City Outlots I and II) (Reception Nos. 2137735 and 2137736):

The conservation easement limits the use of the Property to recreation uses, and prohibits the construction of new structures on the property, with certain exclusions for fences, retaining walls, utility lines and other similar structures. The conservation easement prohibits a number of uses that are inconsistent with the purposes of the conservation easement, including among others, mining, hunting, timber harvesting and commercial uses. The conservation easement also prohibits installation of



telecommunications facilities and further subdivision of the Property without the consent of the City of Boulder and Boulder County.

Easement 4. Deed of Conservation Easement in Gross (Caribou City Lots A, B, C, D) (Reception Nos. 2137729, 2137730, 2137731, 2137732)

The conservation easement limits the use of these properties to single-family residential use, and allows the construction of a single-family residential dwelling not to exceed 5,000 square feet above grade including all allowable outbuildings, provided that the same are built within a prescribed 2-acre building envelope. Water wells and septic systems, and other associated fencing, retaining walls and similar structures are also permitted. The conservation easement prohibits a number of uses that are inconsistent with the purposes of the conservation easement, including among others, mining, hunting, timber harvesting and commercial uses. The conservation easement also prohibits installation of telecommunications facilities and further subdivision of the Property without the consent of the City of Boulder and Boulder County.

Easement 5. Deed of Conservation Easement in Gross (Caribou City Lot E – Fishing Lodge) (Reception No. 2137733)

The conservation easement limits the use of the property to recreation use, and allows the construction on one clubhouse/fishing lodge not to exceed 5,000 square feet above grade including all allowable outbuildings, and related fences, retaining walls, landscaping, utilities and water wells and septic systems. The conservation easement prohibits a number of uses that are inconsistent with the purposes of the conservation easement, including among others, mining, hunting, timber harvesting and commercial uses. The conservation easement also prohibits installation of telecommunications facilities and further subdivision of the Property without the consent of the City of Boulder and Boulder County.

Easement 6. Deed of Conservation Easement in Gross (Caribou City Lot F – Horse Barn) (Reception No. 2137734)

The conservation easement limits the use of the property to recreation use, and allows the construction on one noncommercial 12 stall horse barn not to exceed 8,000 square feet above grade, and related fences, retaining walls, landscaping, utilities and water wells and septic systems. The conservation easement prohibits a number of uses that are inconsistent with the purposes of the conservation easement, including among others, mining, hunting, timber harvesting and commercial uses. The conservation easement also prohibits installation of telecommunications facilities and further subdivision of the Property without the consent of the City of Boulder and Boulder County.

Easement 7. Conservation Easement (DeLonde Parcel) (Reception No. 2013377):

The conservation easement limits the use of the property to ranching and other agricultural uses including pasturing, grazing, feeding and care of livestock, preservation of scenic, natural, watershed and open space values, to permit the delivery of water, and for certain other recreational purposes, including hiking, cross country skiing and similar pedestrian activities. Any change to the property that would impair the scenic and aesthetic values and agricultural resources of the property, as well as a variety of commercial and non-commercial uses are prohibited. Further subdivision of the property is prohibited, as well as any conveyance of the property separately from Parcels 5 and 6 described in the County Agreement. The



conservation easement permits the repair, remodel, rehabilitation, reconstruction and replacement of one existing building on the property; provided that the conservation easement required the demolition all existing structures on the property within 2 years of the date of the conservation easement.

Easement 8. Conservation Easement (Easterly 1/2 of Parcel 5) (Reception No. 2103900):

The conservation easement limits the use of the property to ranching and other agricultural uses including pasturing, grazing, feeding and care of livestock, preservation of scenic, natural, watershed and open space values, to permit the delivery of water, and for certain other recreational purposes, including hiking, cross country skiing and similar pedestrian activities. The conservation easement prohibits the construction of any structures (other than fencing), any change to the property that would impair the scenic and aesthetic values and agricultural resources of the property, as well as a variety of commercial and non-commercial uses. Further subdivision of the property is prohibited, as well as any conveyance of the property separately from the DeLonde Parcel and the Ranch.

Easement 9. Deed of Conservation Easement (Lakewood Parcel) (Reception No. 2137738):

The conservation easement limits the use of the property to ranching and other agricultural uses including pasturing, grazing, feeding and care of livestock, preservation of scenic, natural, watershed and open space values, to permit the delivery of water, and for certain other recreational purposes, including hiking, cross country skiing and similar pedestrian activities. The conservation easement prohibits the construction of any structures (other than fencing), any change to the property that would impair the scenic and aesthetic values and agricultural resources of the property, as well as a variety of commercial and non-commercial uses. Further subdivision of the property is prohibited without the consent of the City of Boulder, Boulder County and the State Board of Great Outdoors Colorado Trust Fund.

Easement 10. Deed of Conservation Easement in Gross (Lakewood Parcel Homesite) (Reception No. 2137740)

The conservation easement limits the use of this property to single-family residential use, and allows the construction of a single-family residential dwelling not to exceed 5,000 square feet above grade including all allowable outbuildings, provided that the same are built within a prescribed building envelope. Water wells and septic systems, and other associated fencing, retaining walls and similar structures are also permitted. The conservation easement prohibits a number of uses that are inconsistent with the purposes of the conservation easement, including among others, mining, hunting, timber harvesting and commercial uses. The conservation easement also prohibits installation of telecommunications facilities and further subdivision of the Property without the consent of the City of Boulder and Boulder County.

Easement 11. Deed of Conservation Easement (Buffer Lands) (Reception No. 2137722):

The conservation easement limits the use of the property to ranching and other agricultural uses including pasturing, grazing, feeding and care of livestock, preservation of scenic, natural, watershed and open space values, and to develop and maintain water resources on the property in connection therewith, and for certain other recreational purposes, including hiking, cross country skiing and similar pedestrian activities. A variety of commercial uses are prohibited on the property. Further subdivision of the property



is prohibited, as well as any conveyance of the property separately from the Ranch, the DeLonde Parcel and Parcel 5 as described in the County Agreement.

Easement 12. Deed of Conservation Easement (Southern Ridge Parcels 1 – 7) (Reception Nos. 2137744, 2137745, 2137746, 2137747, 2137748, 2137749, 2137750):

The conservation easement limits the use of each parcel of approximately 35+ acres to 37+ acre parcel to single-family residential use, and habitat and water quality preservation. Each parcel is permitted to build a single-family residential dwelling which, in the aggregate with any allowable outbuildings, may not exceed a total of 7,500 square feet above grade, and related fences, retaining walls, landscaping, utilities and water wells and septic systems. All improvements must be within a defined 5-acre building envelope. The conservation easement prohibits a number of uses that are inconsistent with the purposes of the conservation easement, including among others, mining, hunting, timber harvesting, maintaining livestock on the parcel and commercial uses. The conservation easement also prohibits installation of telecommunications facilities and further subdivision of the Property without the consent of the City of Boulder and Boulder County.

Easement 13. Deed of Conservation Easement in Gross (Guercio Home Site) (Reception No. 2137741):

The conservation easement limits the use of this parcel to single-family residential use, and habitat and water quality preservation. This parcel is permitted to build a single-family residential dwelling which, in the aggregate with any allowable outbuildings, may not exceed a total of 10,000 square feet above grade, and related fences, retaining walls, landscaping, utilities and water wells and septic systems. All improvements must be within a defined building envelope. The conservation easement prohibits a number of uses that are inconsistent with the purposes of the conservation easement, including among others, mining, hunting, timber harvesting, maintaining livestock on the parcel and commercial uses. The conservation easement also prohibits installation of telecommunications facilities and further subdivision of the property without the consent of the City of Boulder and Boulder County.

Easement 14. Deed of Conservation Easement (Klondyke, Chilcoot & Protector Mining Claim/Recreation Parcel and Dominion, Richmond & Gonden Fleece Mining Claim/Recreation Parcel) (Reception Nos. 2137742 and 2137743):

The conservation easements limit the use of these parcels to single-family residential use, and habitat and water quality preservation. These parcels are permitted to build one residential/recreational dwelling which, in the aggregate with any allowable outbuildings, may not exceed a total of 1,250 square feet above grade, and related fences, retaining walls, landscaping, utilities and water wells and septic systems. All improvements must be constructed within a defined building envelope. The conservation easements prohibit a number of uses that are inconsistent with the purposes of the conservation easement, including among others, mining, hunting, timber harvesting, maintaining livestock on the parcel and commercial uses. The conservation easements also prohibit installation of telecommunications facilities and further subdivision of the property without the consent of the City of Boulder and Boulder County.

15. Caribou Ranch Headquarters

No Easements exist for this parcel



*Detailed documents affecting the development of Caribou Ranch are available upon request. The landowner prepared this summary to provide general information to prospective buyers. Please refer to the conservation easements themselves for specific language about the foregoing use summaries. Please feel free to contact Melissa Arnold, Land Officer in Parks & Open Space's Real Estate Division of Boulder County Parks & Open Space (303-678-6266, [marnold@bouldercounty.gov](mailto:marnold@bouldercounty.gov)) with any questions about how Boulder County (as managing partner of the city's and county's joint interests) interprets the conservation easements.*

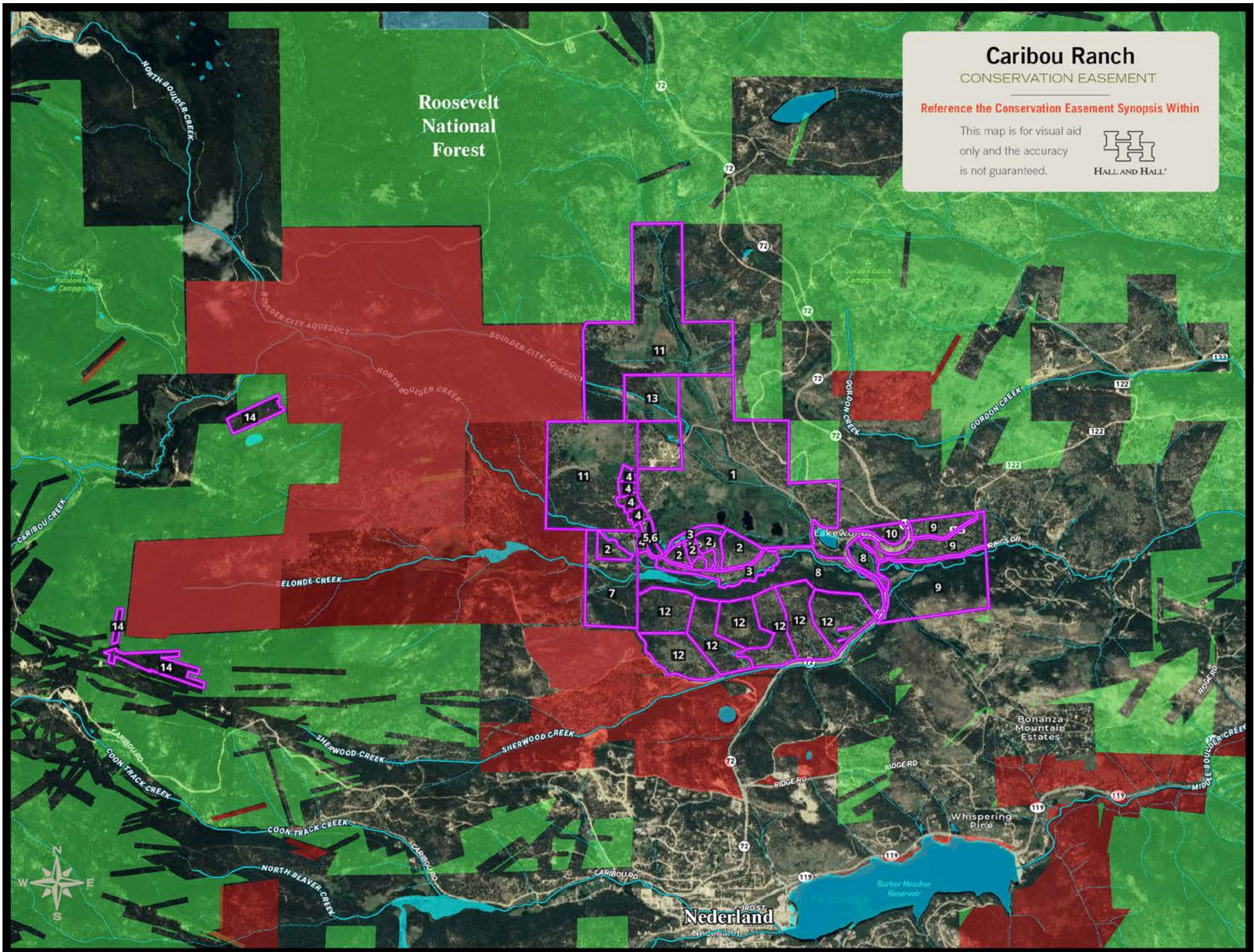


# Caribou Ranch

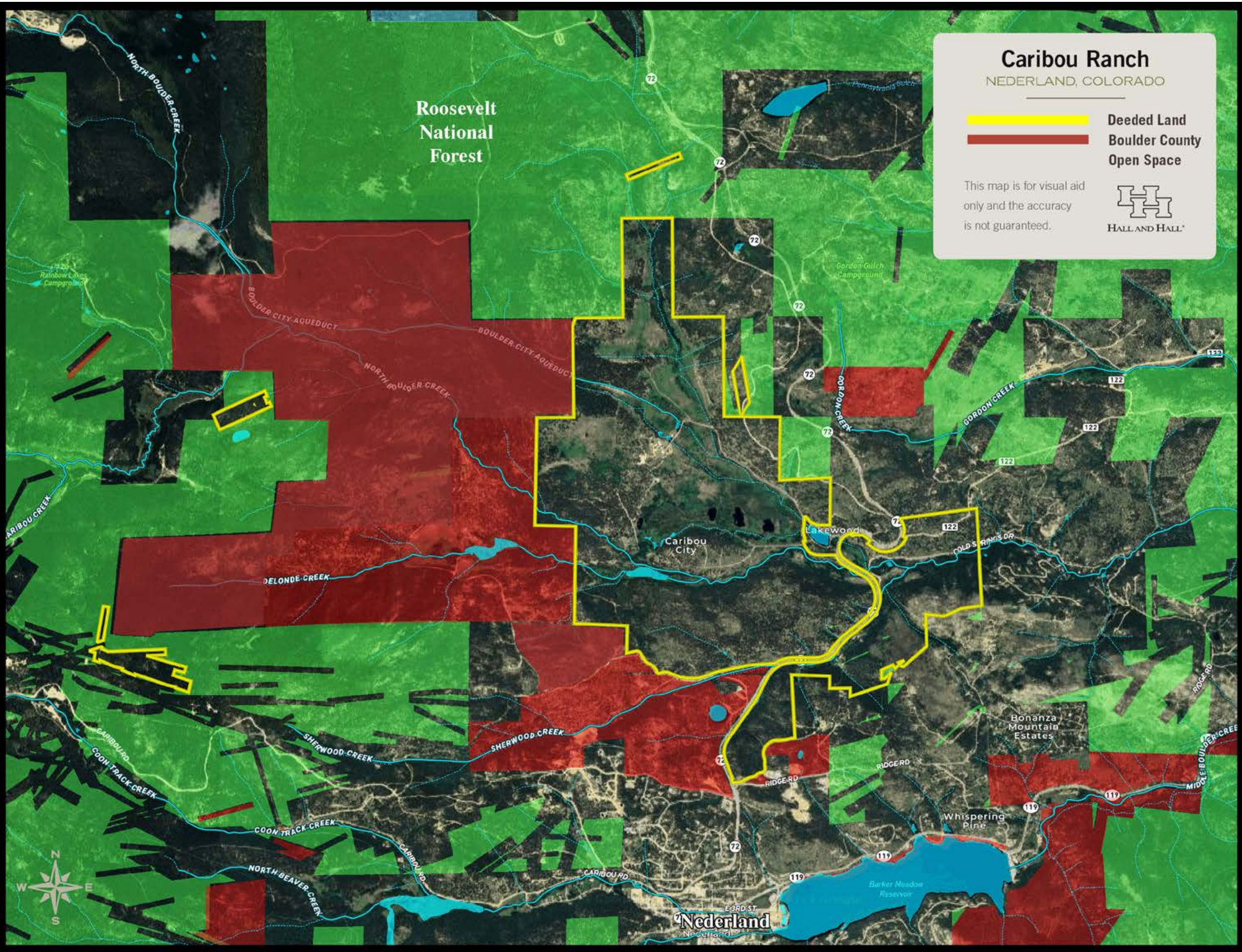
## CONSERVATION EASEMENT

Reference the Conservation Easement Synopsis Within

This map is for visual aid only and the accuracy is not guaranteed.







# Caribou Ranch

NEDERLAND, COLORADO

- Deeded Land
- Boulder County Open Space

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HALL AND HALL

Roosevelt National Forest

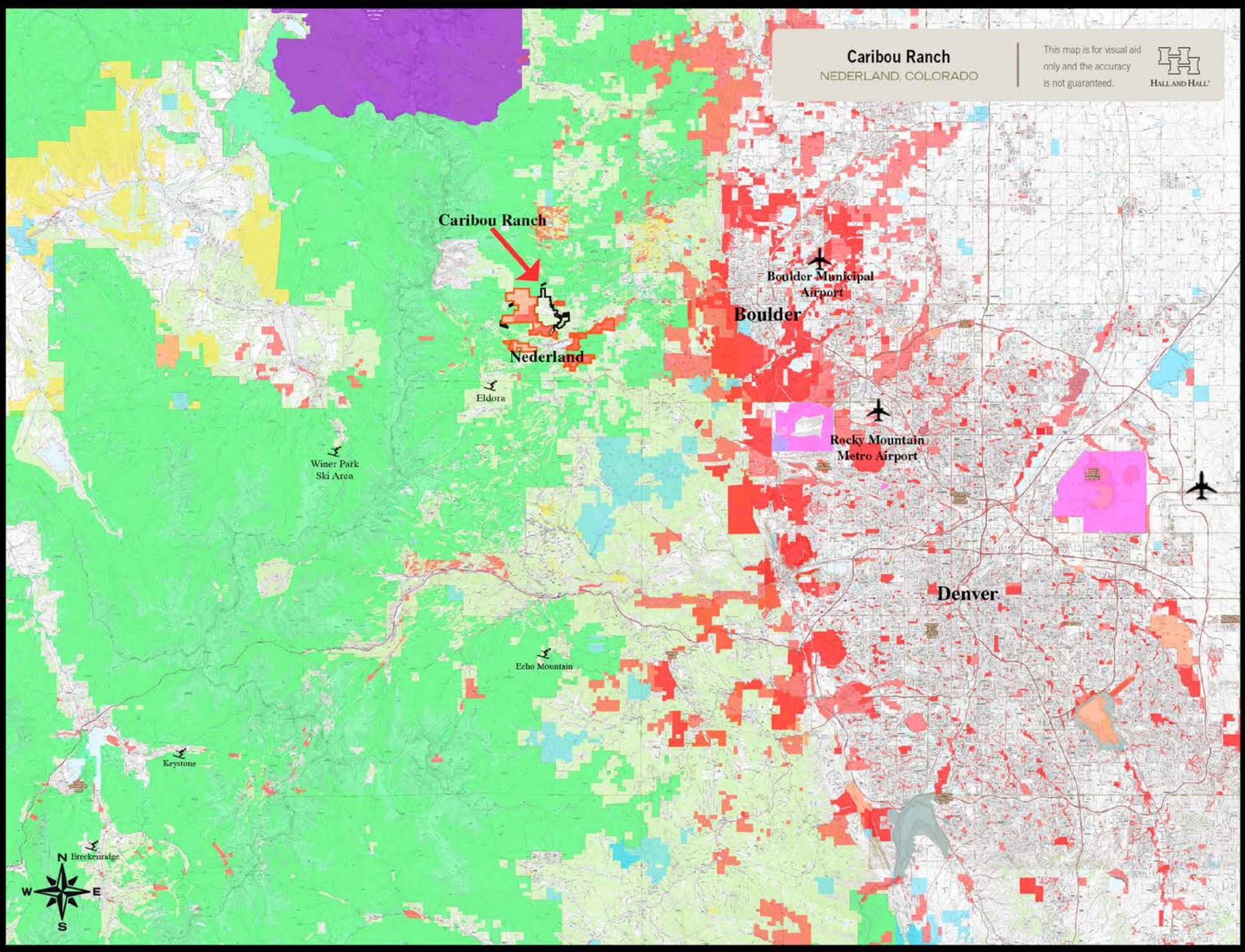
Nederland  
Nederland





**Caribou Ranch**  
NEDERLAND, COLORADO

This map is for visual aid only and the accuracy is not guaranteed.



**Caribou Ranch**



**Nederland**

**Boulder**

Boulder Municipal  
Airport

Rocky Mountain  
Metro Airport

**Denver**

Winer Park  
Ski Area

Eldora

Echo Mountain

Keystone

Breckenridge



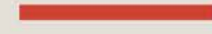


# Caribou Ranch

NEDERLAND, COLORADO



Deeded Land

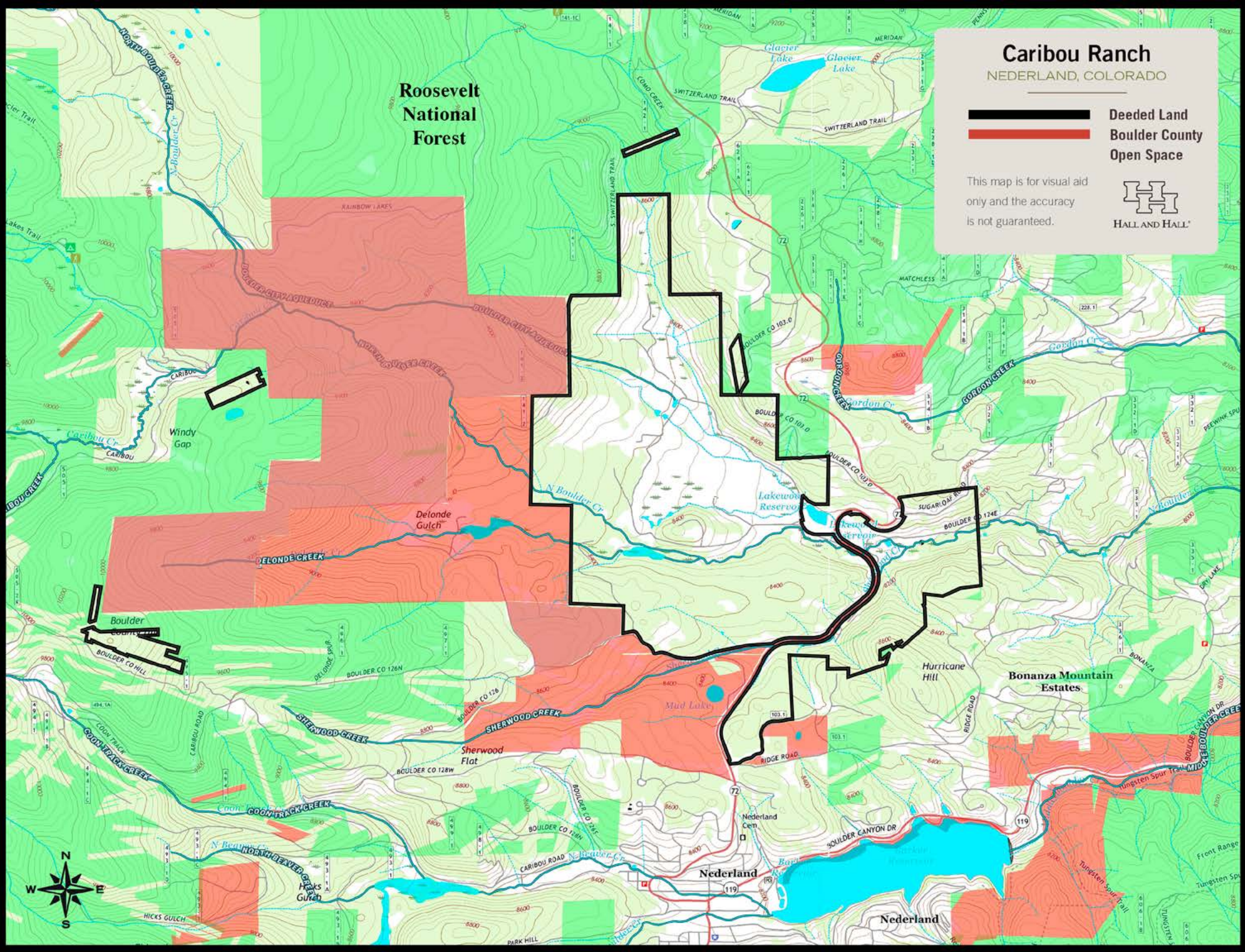


Boulder County  
Open Space

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