

TEXAS CREEK RANCH

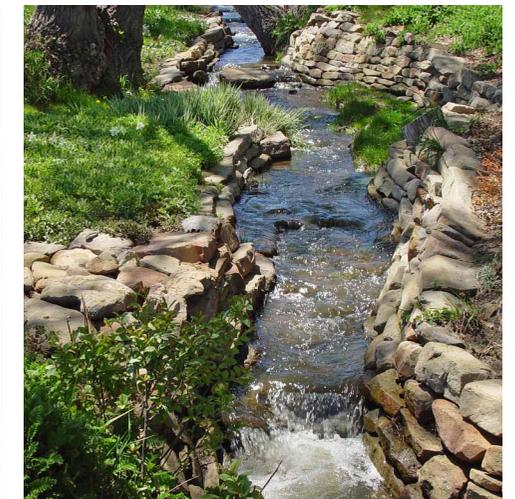
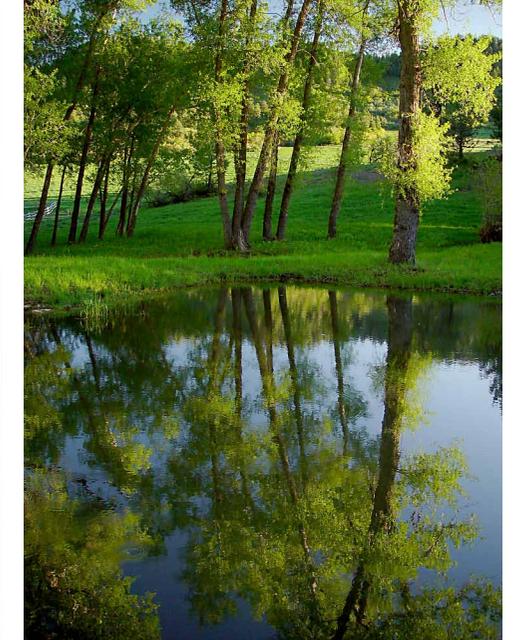
DURANGO • COLORADO

DISCOVER YOUR OWN PRIVATE WILDERNESS: A LUXURY RANCH IN A MAJESTIC SOUTHWESTERN COLORADO VALLEY

Named for a sparkling creek that runs through it, and surrounded by breathtaking views of the San Juan National Forest, Texas Creek Ranch is a premiere 372-acre* estate just 30 minutes from historic downtown Durango, Colorado. The east-to-west orientation of this very private valley ensures that maximum sunshine warms its rolling pastures and meadows as well as the expansive patios and gardens around the main residence and guest house. The protected status of adjacent Bureau of Land Management (BLM) land promises lasting tranquility.

Most recently distinguished as a leading equestrian estate, Texas Creek Ranch has the space, natural resources, and land-use flexibility to support a number of other revenue generating businesses, including livestock breeding, farming, and guest accommodations. Of course, its most appealing use may be the one envisioned by the couple who built the uniquely luxurious main residence – a relaxing private retreat in a pristine natural environment with unparalleled access to year-round recreational and cultural activities.

*An additional 153 acres of land with state-of-the-art equestrian facilities is available.
Details upon request.



CUSTOM-DESIGNED & ARTISAN-CRAFTED: THE NORTHERN NEW MEXICO-STYLE MAIN RESIDENCE

The 5,700 square foot northern New Mexico style residence that sits at the heart of this magnificent estate is at once truly luxurious and genuinely comfortable.

A flagstone-paved covered porch encircles most of the home, setting a welcoming tone and giving virtually every room direct access to the outdoors. The one-story floorplan has two master bedrooms as well as elegant spaces for entertaining and relaxing. In addition to a dramatic great room with soaring cathedral ceilings and north-to-south views, there is a library / media room with surround sound and a light-filled circular dining room that opens to a large dining and entertainment patio with a Roma-style wood-burning oven and an outdoor fireplace. The chef-caliber kitchen, which was custom-designed by William Ohs, and a 700-bottle capacity wine cellar crafted from vintage Napa Valley redwood, make this residence ideal for those who appreciate fine craftsmanship as much as they enjoy the culinary arts.



Indeed, master craftsmanship touches virtually every room of the main residence. Custom millwork, hand-forged wrought ironwork, tongue-and-groove wood ceilings, and hand-troweled walls are among many design details crafted by the best regional artisans. Though the residence was completed in 2003, the interiors evoke a deep sense of history through thoughtfully placed antique architectural elements, including 17th century carved wood columns from Europe in the entry hall and library and reclaimed wood beams and trusses in the great room.

Integrating comfort with beauty was a prime consideration in the residential design. Hardwood and slate floors feature radiant heating and windows by Pella are insulated.



THE ULTIMATE ESCAPE FOR NATURE ENTHUSIASTS: MANICURED GARDENS AT YOUR DOORSTEP AND SEAMLESS ACCESS TO PRISTINE FOREST TRAILS

The emerald green lawns, perennial gardens, and rustic masonry walls that surround Texas Creek Ranch's main residence create a sense of domesticated intimacy while wide open surrounding pastures, meadows, and mountains offer endless freedom to roam. The gentle micro-climate within this east-west valley provides all-day sun and natural wind protection, which is ideal not only for growing a wide variety of plants and flowers, but also for outdoor dining and entertaining. With direct access from Texas Creek Ranch to the trail head entrance to San Juan National Forest, equestrians, hikers, and bikers will enjoy seamless entry to countless scenic trails. Wildlife watchers will also revel in game sightings due to the property's location within a migratory corridor for elk, mule deer, bighorn sheep, mountain goat, pronghorn, and moose.



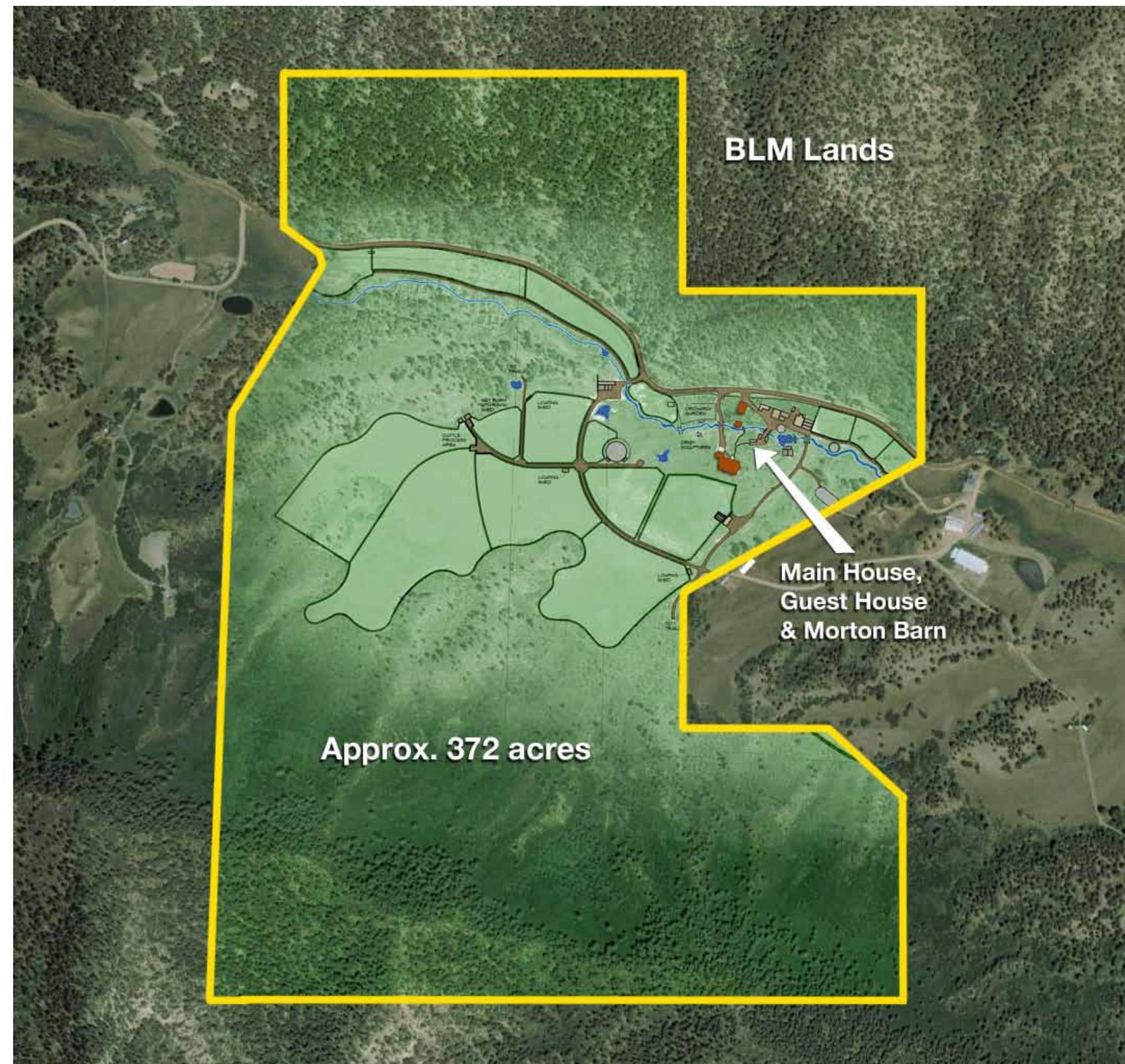
ROOM TO BREATHE: A LIGHT-FILLED THREE-BEDROOM GUEST HOUSE ENSURES A GENUINELY COMFORTABLE STAY FOR FRIENDS & FAMILY

Just a few minutes' walk from the main residence, a small footbridge crosses Texas Creek Ranch's namesake creek and leads to the 2,300+ square foot guest house, where overnight visitors can enjoy every comfort of home along with the perfect amount of privacy. A great room with cathedral ceilings, a family room with a fireplace, and a bright eat-in kitchen allow guests to relax and dine on their own. In addition to two bedrooms on the ground floor, there is a bedroom with an en-suite bathroom and a study on the second floor. A covered front porch and a large flagstone-paved patio with a stone fireplace provide ample space for outdoor living with inspiring views. Like the main residence, the guest house features beautiful craftsmanship, including hardwood flooring and tongue-and-groove paneling.



SET WITHIN A SUNNY AND GENTLE MICROCLIMATE, TEXAS CREEK RANCH IS A FERTILE OASIS WITH MANY POSSIBLE USES

Over 300 days of annual sunshine in combination with the valley's gentle microclimate make Texas Creek Ranch an exceptional setting for a variety of agricultural uses. Most recently it operated as a successful equestrian estate, and in the past, it was used to raise Wagyu cattle. The ranch's custom-built barns with state-of-the-art equine equipment and covered open runs are ideal for those who enjoy riding for personal enjoyment, as well as those seeking a property for a professional equestrian operation. Eighty acres of sub-irrigated pastures are fenced for livestock and have hay-producing capabilities. The pastures could alternatively be used for an organic farming enterprise that taps into Durango's farm-to-table restaurant scene and local farmers' market for business development.

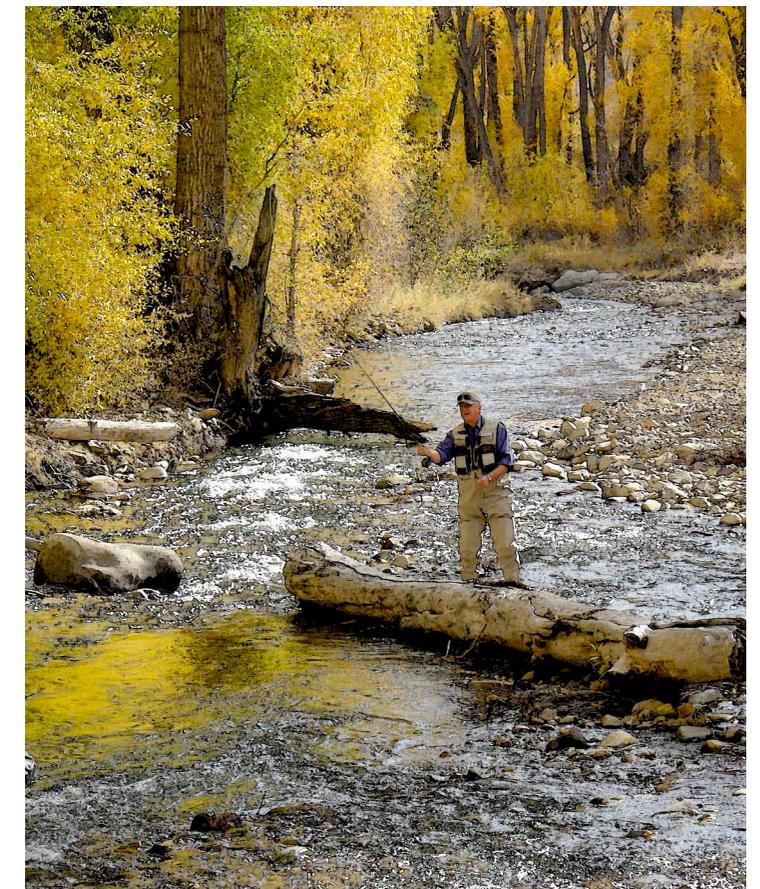




ENJOY FOUR SEASONS OF PREMIERE SPORTS, RECREATION & CULTURE WHERE THE ROCKY MOUNTAINS MEET THE HIGH DESERT

Southwest Colorado is a wonderland for outdoor sporting all year round. The San Juan National Forest offers millions of acres of pristine land with world-class hiking, biking, and riding trails while the Animas, Pine, and Florida Rivers are optimal for fly fishing, whitewater rafting, and kayaking adventures. Ski buffs will find themselves just one hour from 1,200 acres of high mountain terrain at Durango Mountain Ski Resort and less than three hours from Telluride, where 1,700 acres of ski terrain is complemented with renowned cultural events, including the Telluride Film Festival and Telluride Bluegrass Festival.

Just 30 minutes from Texas Creek Ranch, downtown Durango brings cultural experiences together with excellent shopping, dining and entertainment. Climb aboard the historic Durango & Silverton Narrow Gauge Railroad for a scenic ride through the San Juan Mountains, visit art galleries and museums, or enjoy farm-to-table cuisine and craft beer – there's something exciting for everyone to enjoy in this classic western town.



ARRIVALS, DEPARTURES & PRACTICALITIES: EVERYTHING YOU NEED IS JUST MINUTES AWAY

Texas Creek Ranch is an oasis of tranquility with exceptionally convenient access to transportation hubs and key lifestyle amenities. It is just 30 minutes from the Durango-La Plata Airport, where there are daily non-stop commercial flights to Denver, Dallas, Phoenix, and Los Angeles, as well as full-service general aviation facilities. It is also just 30 minutes from downtown Durango, where there are state-of-the-art medical facilities and highly ranked public and private K through 12 schools.



TEXAS CREEK RANCH HIGHLIGHTS, FEATURES AND AMENITIES

The Estate

- 372 deeded-acre estate in Durango, CO – adjacent to BLM lands and near San Juan National Forest.
- All of the Seller's interests in the surface rights and subsurface mineral rights will be included in the sale of the ranch

Main Residence

Overview

- Custom designed and built 5,700 square foot northern New Mexico style residence completed in 2003 with 2 Bedrooms, 1 bathroom, 1 powder room

Design Highlights

- Architecture by Michael Bell of RMBA Architects in Durango, CO
- Extensive interior and exterior design details by master craftsmen from Colorado and New Mexico
- Masonry fencing and garden walls
- Hand-troweled exterior detailing and interior walls
- Flagstone patios, walkways, and covered porches
- Lotus slate and hardwood floors with in-floor radiant heating
- Hand-forged wrought ironwork
- Custom millwork
- Antique and reclaimed American and European architectural and decorative elements
- Wood ceiling beams and trusses
- Interior doors
- Decorative interior columns



Indoor Living & Entertainment

- Entry Hall with 17th century French columns
- Great Room with cathedral ceiling
- Custom Kitchen by William Ohs
- Butler's Pantry with pass-through wet bar
- 700-bottle capacity Wine Room
- Circular Dining Room
- Library / Media Room with extensive millwork by master furniture maker Eric Enriques

Outdoor Living & Entertainment

- East patio with dining and entertainment areas
- South patio with antique French water fountain
- Perennial gardens, fruit orchard, multiple ponds

Two Master Bedroom Suites

- Walk-in closets
- Dressing rooms
- En-suite bathroom
- One bedroom has an attached private study

Laundry Room

Mud Room with pet shower

State-of-the-Art Home Automation & Technology



Detached Two-Story Garage

- Main floor two-car garage with attached gardening shed and heated driveway
- Second-floor fitness room adaptable as a bedroom with an en-suite bathroom and wet bar

Guest House

- 2,376 square foot two-story guest house renovated in 2002
- Three bedrooms, two full bathrooms
- Covered front porch and open-air patio with outdoor fireplace
- Eat-in Kitchen
- Great Room with cathedral ceiling
- Family Room with fireplace

Original Homestead Cabin

- Original circa-1890's homesteader's cabin with fireplace

Equestrian Features & Facilities*

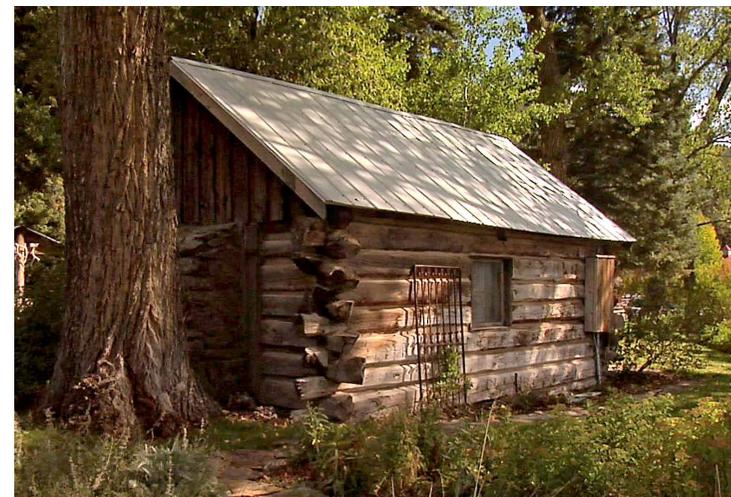
Indoor

- Horse barns with state-of-the-art breeding and training equipment
- Historic Barn

Outdoor

- 80 acres of sub-irrigated pastures
- All pastures are fenced for livestock, have heated Hoskins water units, and hay producing capabilities
- Power and water brought to all pastures and work areas

*An additional 153 acres of adjacent property with state-of-the-art equestrian facilities is available for sale by the same seller. Details upon request.



Livestock Breeding Features & Facilities

- 50 head of Wagyu and Angus cattle were previously raised on Texas Creek Ranch and nearby James Ranch and Hayes Ranch currently sell their meat to local restaurants
- Livestock opportunities at the Texas Creek Ranch include cattle, horses, sheep, alpaca/lamas, and goats, or a combination of the above
- Sub-irrigated pastures provide ample forage
- Pastures and paddock areas to allow for rotational and intensive grazing
- Lighted cattle processing area
- A separate gated entrance to livestock facilities

Farming Features

- Texas Creek Ranch is protected by a wildlife, scenic, and agricultural conservation easement
- This area of southwestern Colorado enjoys 300 + days of sunshine annually and the micro-climate within the east-to-west valley is ideal for growing a variety of fruits, vegetables, and nuts
- Absolute water rights provide water for growing endeavors
- Seasonal farmers' market in Durango and local farm-to-table restaurants provide business opportunities

Development as a retreat / guest accommodations

- Two additional 5-acre building sites would be ideal for guest homes to accommodate personal guests or host corporate retreats
- Other potential uses of the property include agri-tourism and equine / animal therapy



Nearby Sports & Recreation

- Trail head entrance to San Juan National Forest is directly accessible from Texas Creek Ranch (3.5 miles from the main residence)
- Six golf courses within an hour's drive, including the Ken Dye designed Dalton Ranch Golf Club
- Access to world-class hiking, biking, cycling, fly fishing, whitewater rafting and kayaking
- Durango Mountain Ski Resort, offering 1,200 acres of high mountain terrain (1-hour drive from Texas Creek Ranch)
- Telluride Ski Resort (2.5-hour drive from Texas Creek Ranch)
- Back country skiing and cross-country skiing on Molas and Coal Bank passes (approximately 1-hour drive from Texas Creek Ranch)
- Texas Creek Ranch is located in Colorado's Game Management Unit 75, a migratory corridor for elk and mule deer
- Mesa Verde National Park and Canyon of the Ancients (approximately 1-hour drive from Texas Creek Ranch)

Nearby Practicalities

- 20-minute drive to Durango
- 30-minute drive to Durango – La Plata County Airport
- Non-Stop daily commercial flights to Denver, Dallas, Phoenix, and Los Angeles
- Full-service general aviation facilities
- Private jet center can accommodate any class of regional and long distance aircraft





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