

SHADOW CREEK RANCH

SILVERTHORNE, COLORADO

OFFERED FROM
\$1,400,000

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Shadow Creek Ranch offers 22 exclusive home-sites located on almost 6,000 acres of breathtaking Colorado landscape. Picture your custom-built home along pristine meadows, ridges, canyons, streams and ponds. This beauty will be passed from generation to generation through a conservation easement that protects this land for years to come. As an owner, you and your guests have access to fly-fishing, horseback riding, ranch activities, hunting, first-class service and luxury lodge accommodations. Enjoy a combination of beauty and outdoor adventure like none you have ever experienced with a home at Shadow Creek Ranch.

www.ranchland.com

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RANCH COMPANY

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LOCATION

Located off Highway 9 in Summit County Colorado, Shadow Creek Ranch offers nearly 6,000 acres of private refuge adjacent to the 130,000-acre Eagles Nest Wilderness Area. The property lies just north of Sleeping Indian Mountain, which affords owners breathtaking backdrop of canyons, meadows, forests and mountain ranges. Less than 120 minutes west of Denver and fifty minutes from Breckenridge, owners enjoy the privacy and activities of the ranch with easy access to fine dining, shopping, and the excitement of first class golf and skiing at many local towns and resorts.

MISSION

Today, the mission of Shadow Creek Ranch is to offer all the delights of ranch living without the burdens of day-to-day maintenance. Ownership at Shadow Creek Ranch will allow you to step inside a different world. Snowmobile through fresh powder or fly-fish on the Blue River. See what goes on in a fully functioning ranch. Ride your horse with cowboys in the open meadows, take part in a real cattle branding or grill fresh steaks under western stars. Memories and adventures at Shadow Creek Ranch will last you and your family a lifetime.

TRANSPORTATION

First class concierge service makes travel to the ranch simple with shuttle service to and from area airports. Shadow Creek Ranch is less than ten miles south of Kremmling airport. All in all, Shadow Creek Ranch provides the perfect balance of exclusive ranch property with shuttle service and easy access to local resorts, towns and airports.





HOME-SITES

Shadow Creek Ranch has carefully laid out 22 home-site locations among shimmering aspens, blue spruce and beautiful mountain vistas. Your 70-acre home-site offers stunning views of the nearly 6,000-acre property, and ownership includes use of the balance of the 6,000 deeded acres.

By design, home-sites were laid out to ensure that the beauty and harmony of the ranch remains untouched. No two home-sites are the same, but great effort was made to ensure a natural feel throughout the community. Luxury services include firewood delivery, transportation services and grocery delivery through the Shadow Creek Ranch concierge.



As an owner at Shadow Creek Ranch, you are afforded numerous activities with on-site maintenance of all ranching and recreational equipment. The 6,000-acre ranch and adjoining 130,000 Eagles Nest Wilderness Area provide trails for horseback riding, hiking, snowmobile and 4-wheeler use. More than 22 ponds as well as the Blue River, provide world-class fly-fishing. Five fully stocked cabins are ideal destinations for a mid-day lunch or overnight stay. Owners may even take part in special ranching activities including ranch roundups, livestock feeding and the annual cattle-branding event.





IMPROVEMENTS

The main lodge provides first-class accommodations for homeowners and their guests. You and your family and friends may stay in one of eight fully furnished luxury suites. Sit by the giant stone fireplace and enjoy a privately catered function. Owning a home-site at Shadow Creek Ranch is truly an experience like no other.



CONSERVATION

Few have experienced a place like Shadow Creek Ranch. Our goal is to preserve the untouched mountain character. To achieve this, Shadow Creek Ranch established a conservation easement with Summit County in December of 2000. This prevents future changes or development to the land outside current plans and will guarantee its conservation for generations to come.



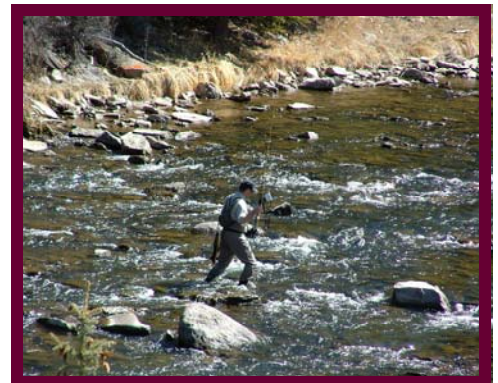
Shadow Creek Ranch has carefully orchestrated development to optimize the ranch's natural landscapes. We believe that proper integration of home-sites will create a place of lasting beauty.

AMENITIES

First-class service, activities and amenities make each moment at the ranch special. As an owner, you will receive exclusive access to ranching and outdoor activities that few other experience.



Ranch Services maintain all roadways, trails, fencing, cabins, native areas and equestrian facilities. Recreational and ranching equipment is maintained on-site for owners and guests. Ranching operations provide owners the opportunity to learn and participate in roundups, annual brandings and horse riding activities. Property owners have the added benefit of horse, snowmobile and all terrain vehicles use. At Shadow Creek Ranch, property owners receive the ideal blend of exclusive outdoor and ranching activities with first-class service and home-sites.



RANCH SERVICES

- Home Site Services:
- Owner shuttle service to surrounding airports
- Firewood cut and stacked at home-sites
- Snow removal from private walks and driveways
- Advance shopping for groceries
- Caretaker assistance when owner is away from home

Main Lodge Services:

- Eight luxury suites for homeowner and guest accommodations
- Catering of private functions



Ranching Services:

- Maintenance of ranching and recreational equipment
- Equestrian facility with staging area for clinics, lessons and training
- Horse boarding and training
- Participation in ranching operations and roundups
- Annual cattle branding event

ACTIVITIES

Each day at Shadow Creek Ranch will take you to a new place. Do you want to ride through the forest on horseback, or hit the trail on a state of the art snowmobile? Do you want to meet your friends at the ski slope, or sink that 15-foot putt? Have you ever driven cattle like a true cowboy?

Shadow Creek Ranch offers recreation for every interest and season. As an owner, you have exclusive access to first-class activities and adventure. Come create the memories you've always dreamed of at Shadow Creek Ranch.

- World class fly fishing on the Blue River
- Horseback riding, lessons, clinics and full use of the equestrian center
- Ranching activities, take part in roundups, brandings
- Numerous world class golf courses within one hours drive
- Ski Breckenridge, Keystone, Copper Mountain, Aspen, Vail, Steamboat, Winter Park
- Trail system for hiking, horseback riding and use of snowmobiles and 4-wheel recreational vehicles
- Fully stocked cabins for day and overnight use
- Hunting trophy elk and mule deer, all hunts are professionally guided



SHADOW CREEK RANCH

SILVERTHORNE, COLORADO



ALL INTERESTED PARTIES

CONTACT

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Steamboat Springs

Steamboat Ski Area

40

134

Kremmling

Parshall

Granby

Winter Park Ski Area

Winter Park

Colorado River

Williams Fork Reservoir

Ute Pass Road

Green Mtn. Reservoir

SHADOW CREEK

Eagle's Nest Wilderness Area

GRAND COUNTY

N

SUMMIT COUNTY

to Denver

to Vail

Silverthorne

Dillon

Lake Dillon

Frisco

Arapahoe Basin Ski Area

Keystone Ski Area

70

Copper Mtn. Ski Area

Breckenridge Ski Area

Breckenridge

91

9

