



STAVELY RANCH

HASWELL, KIOWA COUNTY, COLORADO



RANCH SUMMARY

Currently owned and operated by the fourth generation of the family, the Stavely Ranch has been in the same family for over 100 years, going back to the homestead era of the early 1900s. Rarely do ranches of this size and located in this part of Colorado come on the market. Furthermore, this particular ranch has immense community and family sentimentality behind it as the Stavely legacy is one of good neighbors, good community members, and a valued presence in local culture.

Like many ranches in this area and the West, the homestead was originally settled as a sheep ranch. Though the current owners no longer run sheep, this is an opportunity for the balanced operator who desires multi-species livestock grazing to utilize the warm-season native grasses such as buffalo and gamma grass. At one point, the family even raised buffalo and elk, yet now prefer Red Angus cattle.



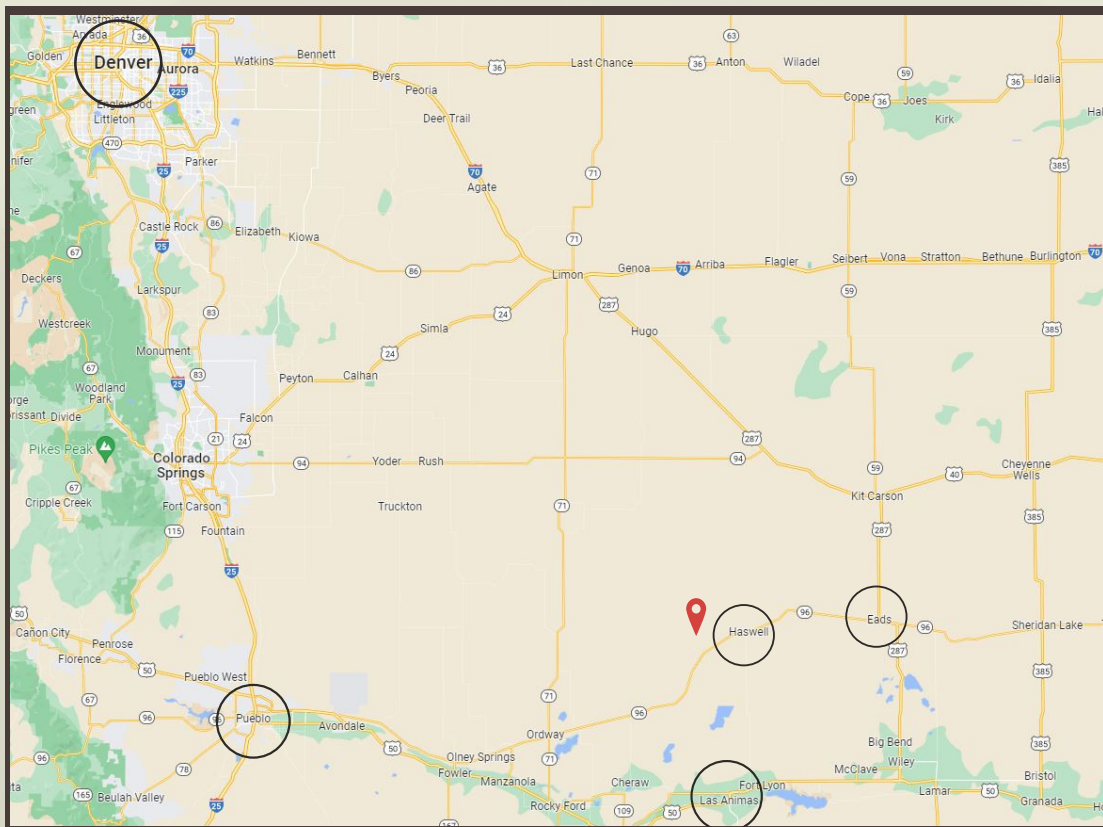
A low-overhead, 400-head, cake-and-grass operation. the Stavely Ranch consists of 13,647.61± deeded acres and 1,280± State of Colorado lease acres, totaling 14,927.61± contiguous acres.

LOCATION & ACCESS

The Stavely Ranch headquarters can easily be accessed year-round via Colorado State Highway 96. From Haswell, Colorado, take County Road P west for 1.25 miles; turn right onto County Road 18 traveling north for one mile; turn left, traveling west onto County Road R for 1.25 miles which will lead directly to the ranch headquarters

Several towns and cities in proximity to the property include:

- Haswell, CO (population 51) 3 miles east
- Eads, CO (population 795) 22 miles east
- Las Animas, CO (population 2,269) 30 miles south
- Pueblo, CO (population 110,841) 91 miles west
- Denver, CO (population 705,576) 165 miles northwest



SIZE

11,126.78± deeded grass acres
1,760± deeded crop acres
760.83± deeded CRP acres
1,280± Colorado State lease acres
14,927.61± total acres



RANCH OPERATIONS

Historically, the owners began calving in late February; however, they have moved the calving start date to early March and still wean 550-pound heifers and 600-pound steers (on average) at the end of October. Many regional operators have backgrounded weaned calves on milo stubble in this region, though the owners prefer to sell the weaned calves 60 miles away at the livestock market in La Junta, Colorado or taking them to the Burlington Livestock Exchange in Burlington Colorado, which is 104 miles from the ranch.

Marketing options abound in this area as the ranch is in close proximity to many markets, feeders, auctions, and exchanges such as Feeder Alley in New Mexico, Centennial Livestock Auction in Fort Collins, Colorado, and winter wheat backgrounders in Oklahoma.

In addition, there is an exceptional feedlot located on the Stavely Ranch that has the facilities to handle 45-day weaning, or to utilize the yield curve of taking calves up to 850 to 900 lbs. before selling directly to commercial beef operations such as JBS, Cargill, and Five Rivers.

According to Kiowa County Crop Insurance, T-yields on the dryland winter wheat are approximately 26 to 28 bushels per acre. Prospective buyers are encouraged to speak with a crop insurance agent to verify county-wide and farm-specific production history.

Since 90-day dryland corn is becoming more accepted, practiced, and implemented in this region for a forage-base, many still prefer planting hay-grazer sorghum in May and harvesting in September, hoping for 4-ton per acre yield with over 4.5 ton per acre being achievable with sorghum-Sudan. Haying the CRP and perennial native grasses can yield an average of 1.5 ton per acre.

The Stavely Ranch would be considered a two-person operation and as with any ranch, there are still improvements a new owner could consider implementing for increased efficiency. A new owner might consider developing the water infrastructure in tanks and pipelines as well as cross-fencing which might qualify for subsidization by Natural Resource Conservation Service (NRCS) EQIP program. NRCS also offers the CSP program which subsidizes projects geared towards farming and management practices. No other USDA contracts or subsidy programs are currently in place with the exception of CRP which expires end of 2021. The Stavely Ranch and its perennial grass system is also suitable for prospective buyers interested in developing a portfolio for future carbon credits.



CARRYING CAPACITY

Fenced into twelve pastures with ten bottomless stock water tanks located throughout the ranch, the Stavely Ranch is well suited for a low-overhead, 400-head grass operation. For the operator who prefers to farm the dryland acres and renew the current Conservation Reserve Program (CRP) contract, if available through new contracts, the owner-rated carrying capacity would be adjusted to approximately 300 head of livestock.

Local operators estimate carrying capacity on the native rangeland at 25 to 30 acres per pair on a 10-year average. Additional research can be conducted by utilizing the Colorado State University Extension Service or the USDA's National Agricultural Statistics Service website at www.nass.usda.gov.

NOTE: "Carrying capacity can vary due to weather conditions and management practices.

Interested parties should conduct their own analysis."

WATER RESOURCES

Prospective buyers can research the available water rights on the Stavely Ranch by visiting the Colorado Department of Natural Resources, Division of Water Resources website at dwr.state.co.us, or by calling the Well Permitting Division at 303-866-3581. Permit numbers to research include: 301303, 323075 and 323047.



UTILITIES

Electricity - 3-phase electrical service from rural co-op

Gas/Propane - rural propane delivered by area providers

Communications - 4G and landline

Water - 3 wells, human potable quality at residence

Sewer - private septic system

Television - local and satellite

IMPROVEMENTS

- 1,900 square foot manufactured home built in 2007 with three bedrooms and two baths with a full, unfinished basement featuring excellent quality well-water and propane heat.
- 60,000 square foot equipment shed/shop built in 2016
- 35'x240' open-faced livestock shed attached to feedlot and livestock handling facilities.
- 126,000 square foot steel-pipe feedlot with 144 linear feet of bunk-space, well water with 4 faucets and frost-free hydrants, complete with seven pens with alleys
- 14 surface reservoirs
- 11 bottomless stock tanks on pipelines





RECREATION & WILDLIFE

With antelope being abundant, they are the primary hunting draw for this region and one has the benefit of landowner tags. Naturally you would expect mule deer to be the next big game species prevalent in Kiowa County. The occasional transient bull elk will pass through at times. Chukar, pheasant, quail, and varmint are the more active game species.



AIRPORT INFORMATION

Eads, Colorado Municipal Airport: open to public, unattended.

Las Animas, Colorado: The Bent County Airport is open to public, lighted, and has fuel available as well as hanger rental.

Pueblo, Colorado: Pueblo Memorial Airport has daily commercial flights with over 10 small carriers including United Express, Frontier and Allegiant and also offers charter services. The airport has approximately 12,000 boardings per year.

Colorado Springs, Colorado: The Colorado Springs Airport is a fully-commercial facility with parking, retail and restaurant services. Served by American, Delta/Sky West, Frontier, Southwest and United Airlines, the airport has 12 gates with nine direct flights and serves approximately 600,000 passengers each year.

Denver, Colorado: Denver International Airport is open 24-hours-a-day, seven days a week and is served by most major airlines and select charters, providing nonstop daily service to more than 130 national and international destinations. For more information, visit the official web site for Denver International Airport: <http://www.flydenver.com>.

COMMUNITY AMENITIES

When visiting the communities that are in close proximity to the Stavely Ranch, you will hear phrases such as “sense of community, small town pride, and great school system” which keep coming up as a benefit to living in the area. Information regarding three of the nearest communities is as follows:

Haswell, Colorado: In Haswell, Colorado, population 51, you will find community support, a post office, and a co-op station with fuel and propane. The co-op in Haswell still owns the grain elevator and is a great resource for your agronomy needs.

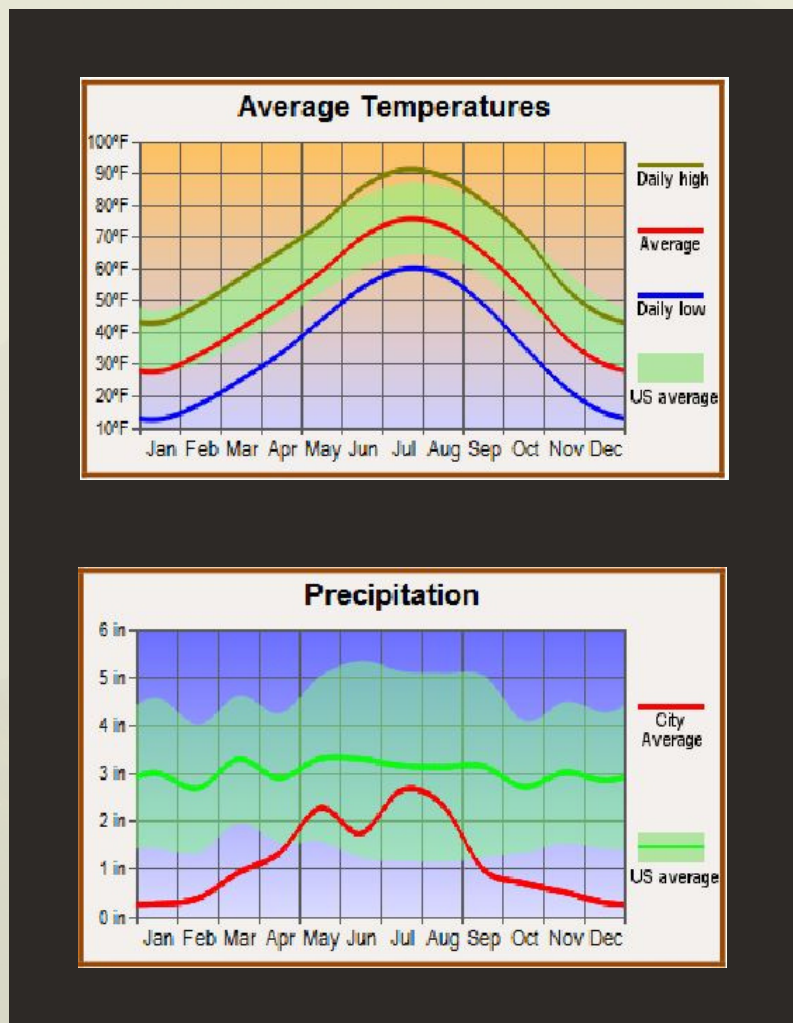
Eads, Colorado: Eads, Colorado, population 795, is the county seat for Kiowa County. As well as having government offices, public library and fairgrounds, there are grocery, gas, and supply stores for your ordinary needs. In addition, the public schools in Eads rank in the top 20% of the nation for math and reading proficiencies and have a 7:1 student to teacher ratio. With average class sizes of less than 20 students, high education standards, 4H & FFA activities, civic leadership, and inclusion of all sports, many who are from here believe it is the best place in the nation to have raised their children.

Las Animas, Colorado: Las Animas, population 2,269 and the county seat of neighboring Bent County, is a quintessential western town steeped in history of mining, agriculture, and conquistadors located near the confluence of the Arkansas and Purgatory Rivers. Grocery, retail, supplies, and business services such as livestock marketing, trucking, and CSU extension office are all available in Las Animas.



CLIMATE

According to the High Plains Regional Climate Center at the University of Nebraska, the average annual precipitation for the Haswell, Colorado area is approximately 15.7 inches including 17.9 inches of snowfall. The average high temperature in January is 45 degrees, while the low is 16 degrees. The average high temperature in July is 92 degrees, while the low is 62 degrees. The charts to the right are courtesy of www.city-data.com.



STATE OF COLORADO

Colorado, constituent state of the United States of America. It is classified as one of the Mountain states, although only about half of its area lies in the Rocky Mountains. Colorado, which joined the union as the 38th state in 1876 is America's eighth largest state in terms of land mass. The state's population is 5,629,196. Located in the Rocky Mountain region of the western United States, the state's abundant and varied natural resources attracted the ancient Pueblo peoples and, later, the Plains Indians. First explored by Europeans in the late 1500s (the Spanish referred to the region as "Colorado" for its red-colored earth), the area was ceded to the United States in 1848 with the Treaty of Guadalupe Hidalgo that ended the Mexican-American War (1846-48). In 1858, the discovery of gold in Colorado attracted new settlers. During the Plains Indian Wars (1860s-80s), Colorado's wild frontier was the scene of intense fighting between Native Americans and white settlers. In the 21st century, Colorado continues to rely on its natural resources as well as agriculture and tourism to sustain its economy.

Colorado is famous for:

- World-Class Skiing
- Pike's Peak
- Mesa Verde Ancient Cliff Village
- Rocky Mountain National Forest
- Great Sand Dunes
- World's Highest Highway

OFFERING PRICE

\$7,932,566

Acceptable terms for purchasing this property include, but are not limited to cash at closing, new loan, or 1031 tax exchange. No portion of the purchase transaction will be financed by the seller. The Seller reserves the right to effectuate a tax-deferred real estate exchange for all or part of the sales price, pursuant to Section 1031 of the Internal Revenue Code and the Treasury Regulations promulgated there under with no liability or expense to be incurred by the Buyer (in connection with the Seller's tax-deferred exchange).



CONDITIONS OF SALE

I. All offers shall be:

A. in writing;

B. accompanied by an earnest money deposit check in the minimum amount of \$60,000 (Sixty Thousand Dollars);

C. be accompanied with the name, telephone number, and address of the Buyer's personal banker in order to determine financial capability to consummate a purchase.

II. All earnest money deposits will be deposited in the title company/closing agent's trust account;

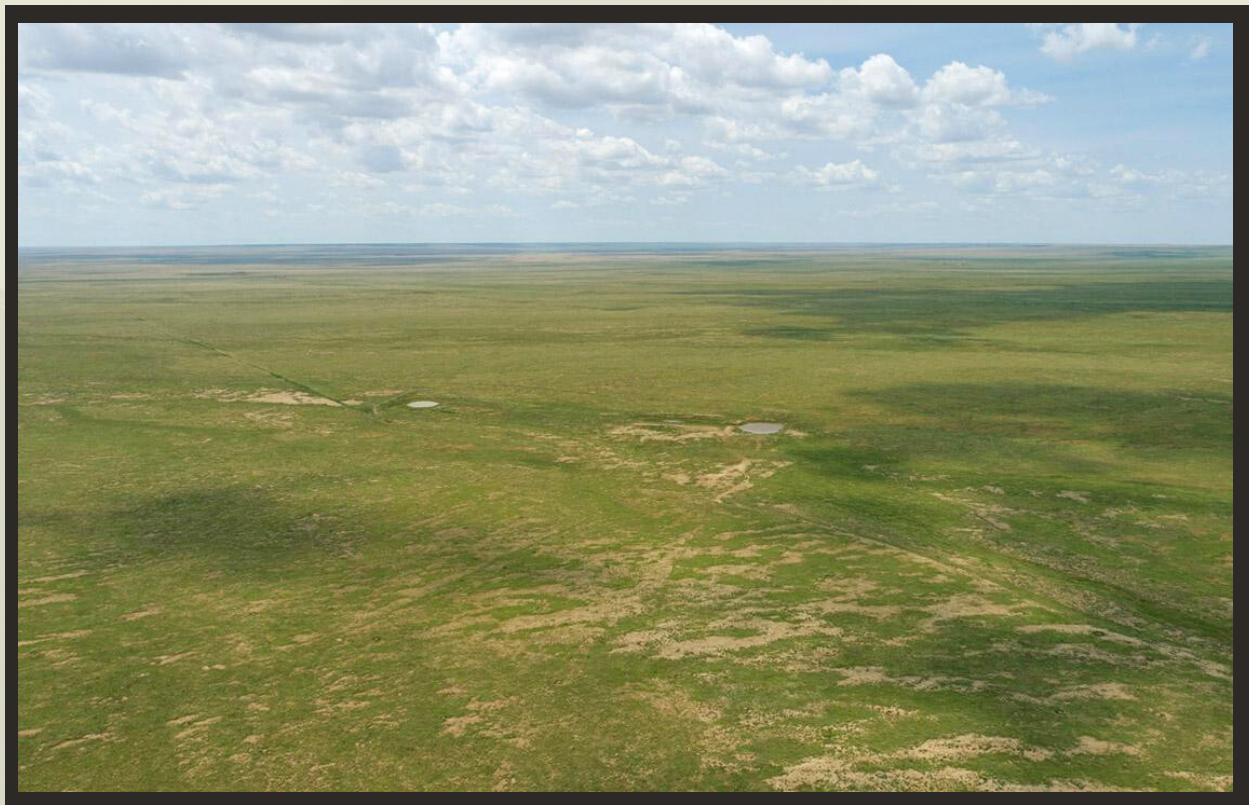
III. The Seller shall provide and pay for an owner's title insurance policy in full satisfaction of the negotiated purchase price; and

IV. Both Buyer and Seller shall be responsible for their own attorney fees.

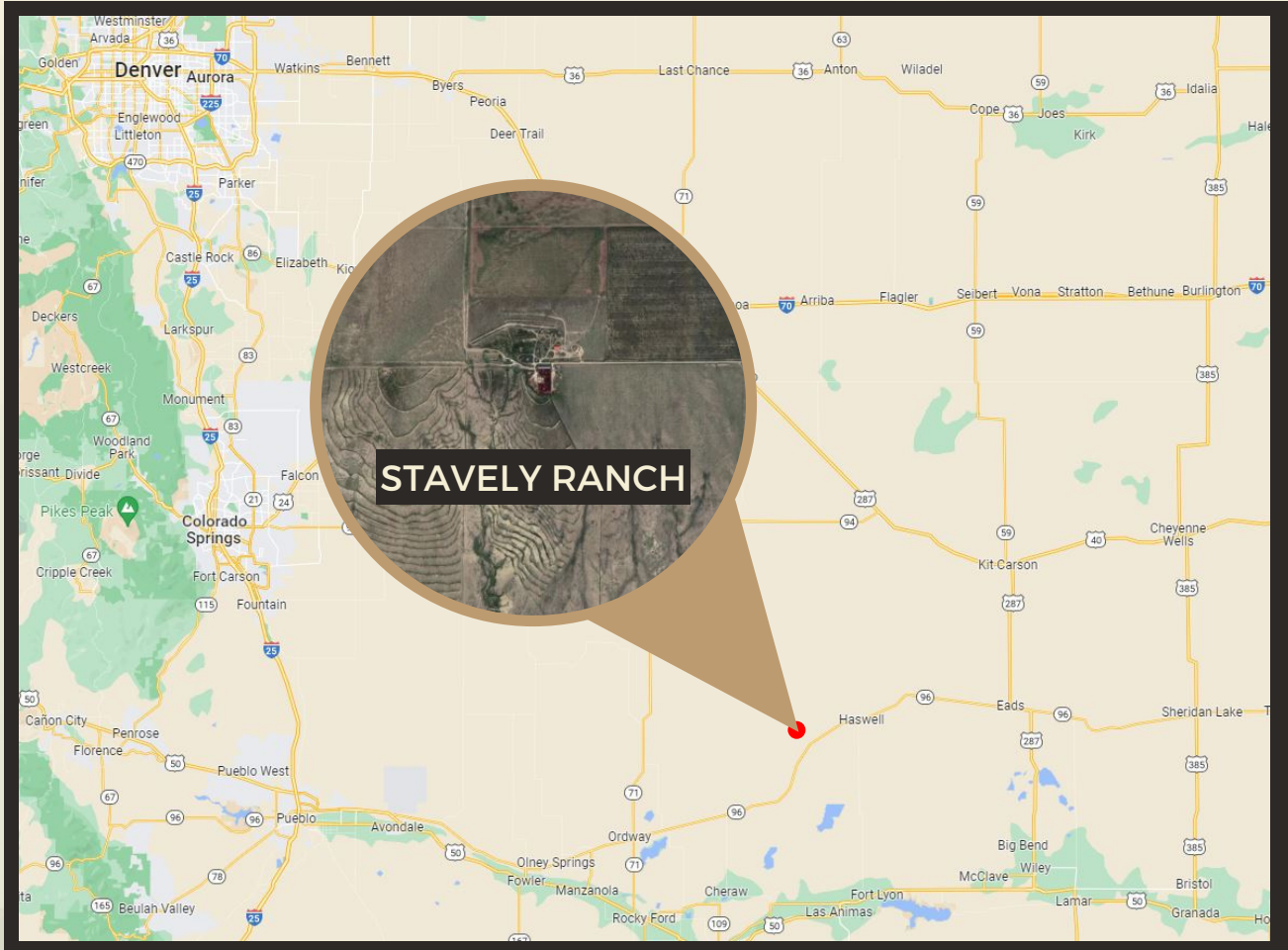
FENCES AND BOUNDARY LINES

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 the 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.

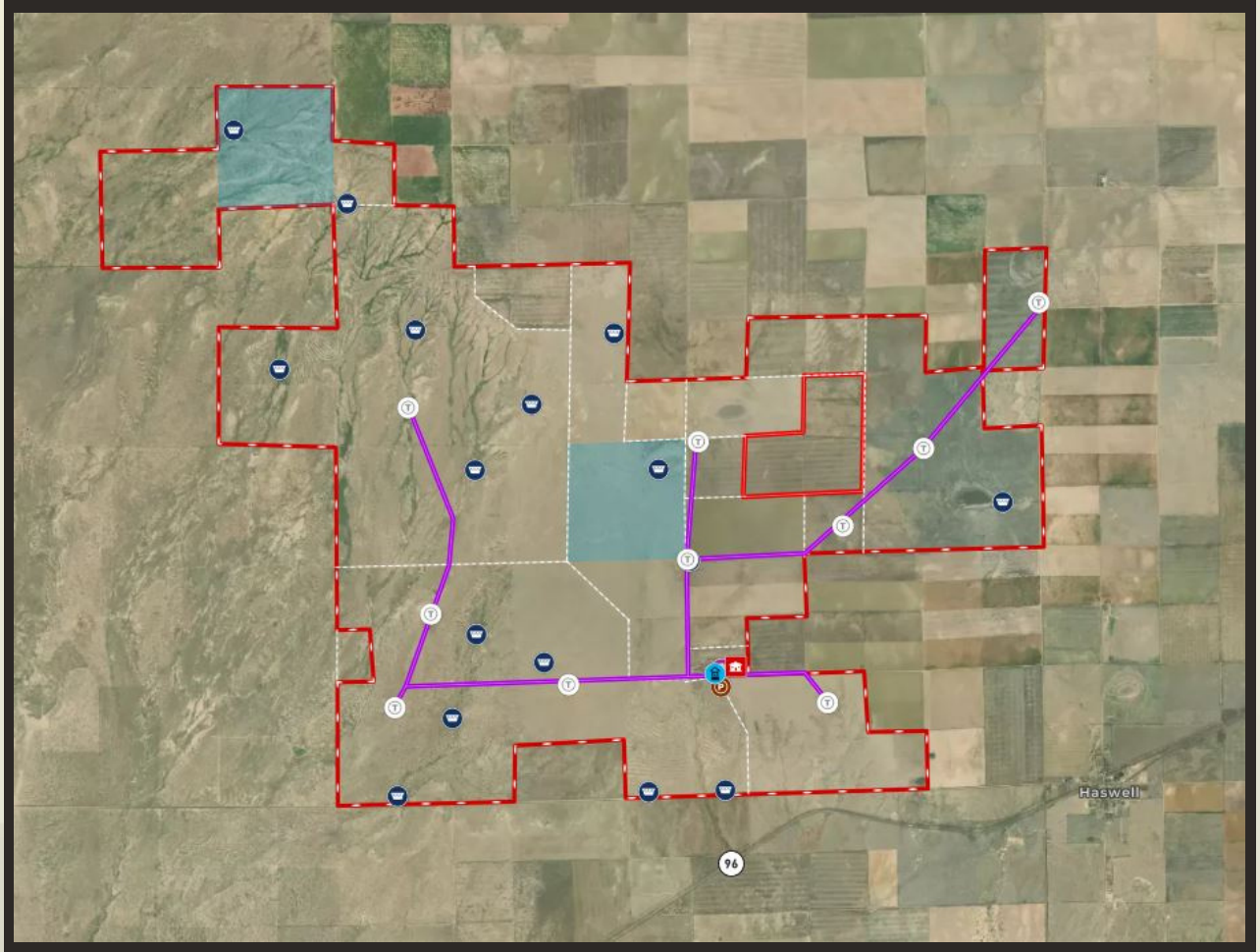
Boundaries shown on accompanying maps are approximate based on the legal description and may not indicate a survey. Maps are not to scale and are for visual aid only. Their accuracy is not guaranteed.



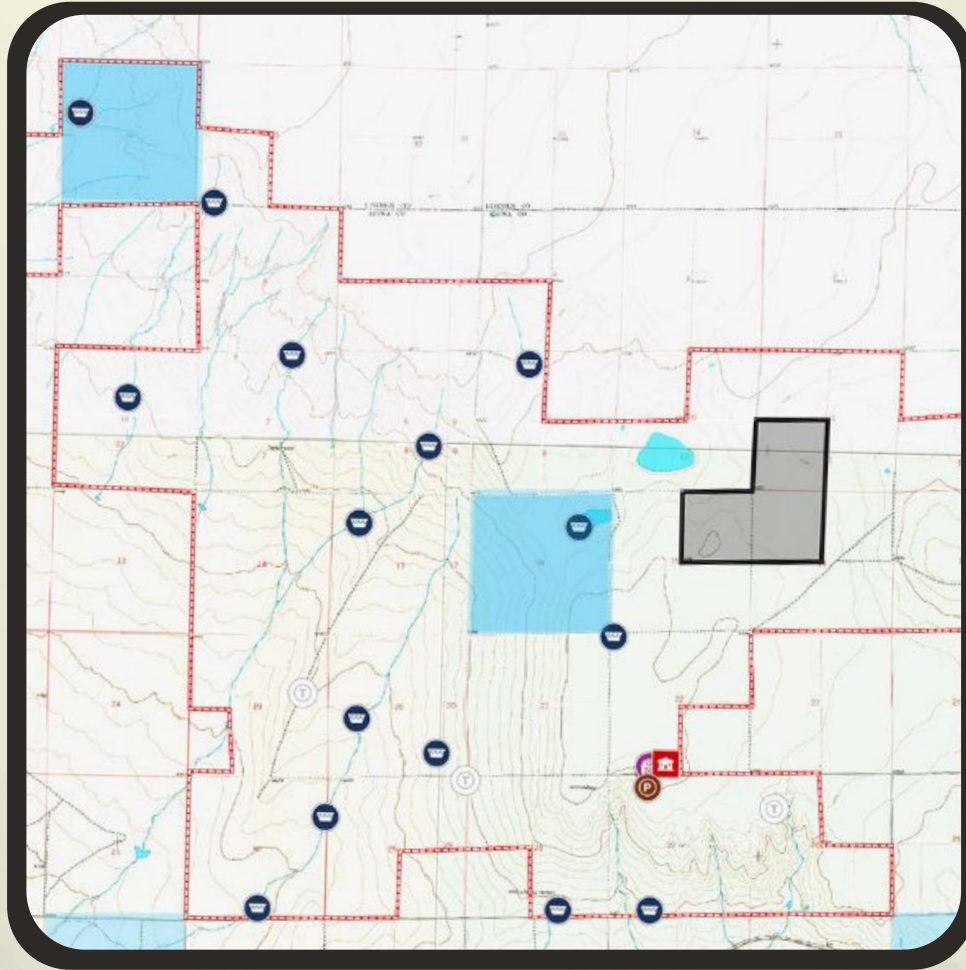
STATE LOCATION MAP



STAVELY RANCH TOPO MAP



STAVELY RANCH ORTHO MAP



For additional information or to schedule a showing, please contact:



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Licensed in WY, MT & CO

DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE SELLER AGENCY, BUYER AGENCY OR TRANSACTION-BROKERAGE.

DEFINITIONS OF WORKING RELATIONSHIPS

For purposes of this document, seller also means “landlord” (which includes sublandlord) and buyer also means “tenant” (which includes subtenant).

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.

THIS IS NOT A CONTRACT.

I acknowledge receipt of this document on _____.

BUYER _____ DATE _____

On _____, Broker provided _____

with this document via _____ and retained a copy for Broker's

BY: _____ DATE _____