

Rocking R Ranch
Lyons, Colorado

LAND AUCTION

235[±] ACRES Offered in 5 Tracts
& Combinations

- Beautiful Building Sites Just 20 Minutes from Boulder
- Abundant Flowing Water with Secured Rights
- Premier Equestrian Facilities
- Fertile Soil for Raising Seasonal Produce
- Two Outstanding Homes & Guest Houses

WEDNESDAY, JUNE 29TH

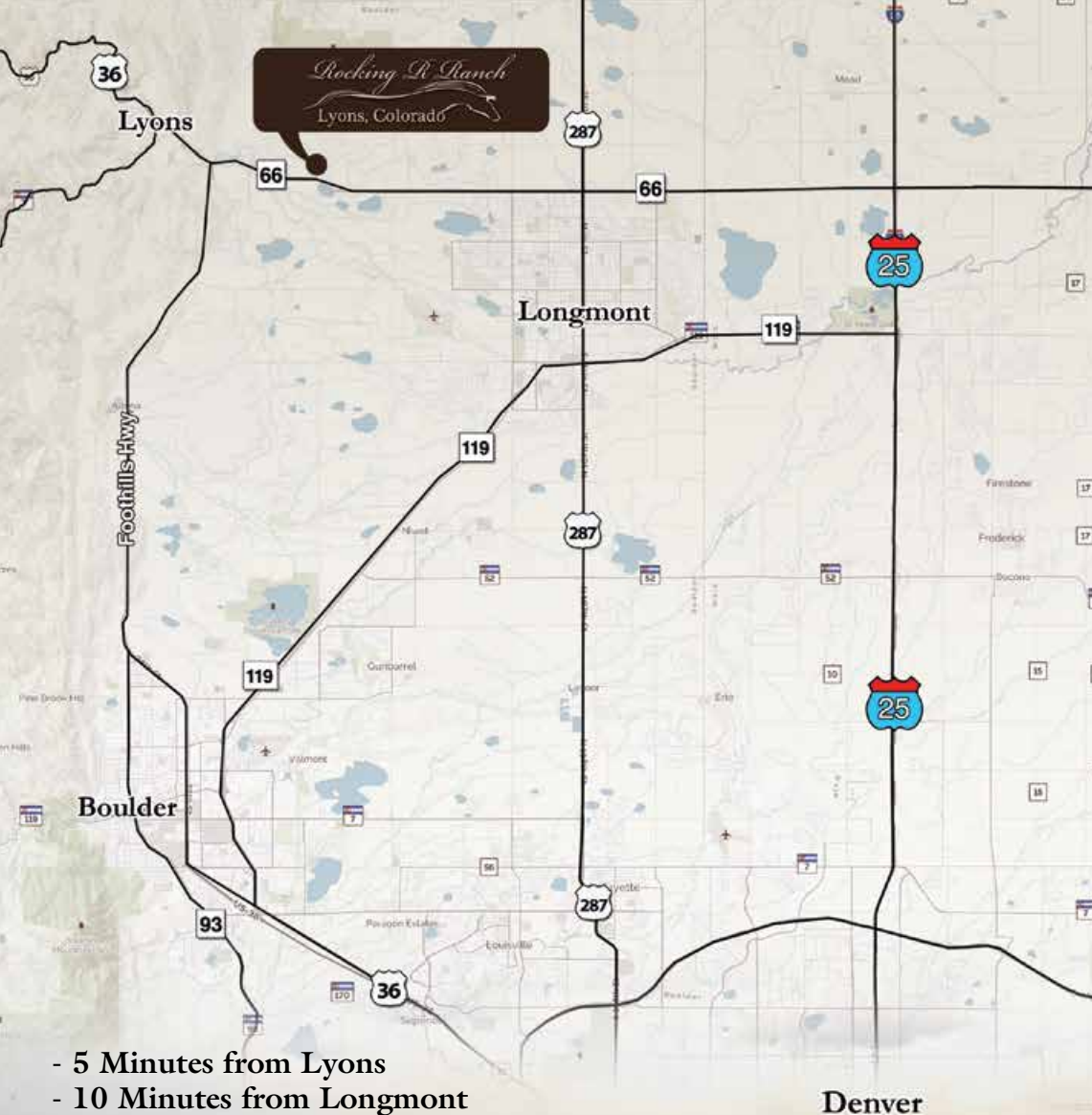
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HALL AND HALL®



Tract 4 - Secluded Private Estate on 3 acres
- Just 55 Minutes from Denver



- 5 Minutes from Lyons
- 10 Minutes from Longmont
- 20 Minutes from Boulder
- 55 Minutes from Denver

Rocking R Ranch

Lyons, Colorado

One of the finest equestrian properties available today, the Rocking R Ranch spreads across 235 acres in the heart of Colorado horse country located 16 miles north of Boulder. Crisscrossed by four deep irrigation canals, the ranch has secure water rights and abundant flowing water. The Rocking R Ranch is self-sufficient with irrigated Brome grass hay meadows and premium facilities, including a 36,400-square-foot indoor arena, a state-of-the-art horse barn with a stainless steel vet room, an equipment shop, hay barn, outdoor arenas and multiple ancillary buildings. There are four residences, including two large, well-appointed homes, and two guest houses. Located on Highway 66 between Longmont and Lyons, at the gateway to the Rocky Mountains, the Rocking R Ranch offers an exciting opportunity for the horseman and investor alike.



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Tract 1	35± Acres
Tract 2	50± Acres
Tract 3	35± Acres
Tract 4	3± Acres
Tract 5	112± Acres
235± Acres	

LAND AUCTION

235± Acres offered in 5 Tracts and Combinations
WEDNESDAY, JUNE 29TH AT 10:00AM

Auction Location: On Site at the indoor arena.

SCHEDULED INFORMATION DAYS:

Wednesday, June 1st • 9-11AM & 1-3PM

Wednesday, June 15th • 9-11AM & 1-3PM

Meet an auction representative and tour
 Rocking R Ranch and its premium facilities.

TRACT DESCRIPTIONS

TRACT 1: 35± ACRES

- The Barn House: 3,921 sq. ft., 4 bedrooms, 3.5 baths, gourmet kitchen, two fireplaces: lower-level with separate entrance and full bath, kitchen, sitting room, bedroom, decks, patios
- Guest house: 885 sq. ft., 1 bedroom, 1 bath, detached garage
- Gated entrance with key code access



The Barn House

Originally built as a dairy barn, the Barn House has 3,921 finished square feet and a lower-level with a separate entrance. Highly original with its distinctive metal gambrel roof, the Barn House boasts numerous custom touches. Renovations carefully preserved the signature features of the original building, such as exposed beamed ceilings and the third-floor hayloft door, now a hexagonal window. The exterior is clad in wooden siding and stacked stone.





TRACT 2: 50± ACRES - PREMIERE EQUESTRIAN PROPERTY

- Guest house: 1,956 sq. ft., 2 bedrooms, 1 bath, detached garage
- Indoor arena: 36,400 sq. ft., metal siding and metal roof, insulated panels inside and out, indoor round pen, hot walker, heated, exhaust fans and permanent viewing stands
- Horse barn: 6,118 sq. ft., 7 extra-large stalls, 7 fenced outdoor runs, metal and concrete construction, in-floor radiant heat, gas heat, air-conditioned office, full bath, stainless steel veterinary room and tack room
- Equipment shop: 8,000 sq. ft., concrete-floored maintenance area, gravel floor for large equipment storage.
- Hay barn: 4,000 sq. ft., open storage with separate areas for shavings and hay
- Outdoor arena: wood fencing and viewing stands
- Loafing sheds: located at strategic locations throughout the tract
- Potential building site - Build your own home in a private location



TRACT 3: 35± ACRES - POTENTIAL BUILDING SITE / MEADOWS

- Irrigated Brome grass meadows
- Build your dream home or combine with other tracts
- Large outdoor arena with pipe fencing
- Meandering waterways lined by cottonwoods and willows
- Gated entrance with key code



TRACT 4: ORCHARD HOUSE ON 3± ACRES

- The Orchard House: 4,958 finished sq. ft., 4 bedrooms, 4 baths, 4 fireplaces, finished basement, detached 3-car garage, patios, decks
- Secluded Private Estate



TRACT 5: 112± ACRES

- Bordered by Rabbit Mountain, 2,700 acres of protected open space, Tract 5 is suitable for farming and has been surveyed for 3 potential 35± acre parcels.
- Corral and loafing sheds



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Lyons, Colorado

LAND AUCTION | 235[±] ACRES
Offered in 5 Tracts & Combinations
WEDNESDAY, JUNE 29TH

**Broker Participation
Offered**

Hall and Hall Auctions
100 S. Cherry Ave., Unit 6D
Eaton, CO 80615



970.716.2120 | auctions@hallandhall.com

TERMS:

- A 4% buyer's premium will be added to the final bid price(s) to determine the total contract price(s).
- A 10% earnest money deposit of the total contract price will be due immediately from all successful bidders.
- The property is being sold "AS IS, WHERE IS" and without any contingencies including financing.
- The closing will be set 30 days from the auction date or as soon thereafter as closing documents are available.

Photo Credit: Mark Quentin - www.StudioQphoto.com