

A History of Family Ownership & Stewardship

FRENTRESS



RANCH

HAYDEN, COLORADO

LAND AUCTION | 6,650± ACRES

4,497± Deeded & 2,153± State Lease Acres
Offered in 4 Tracts and Combinations

Tuesday, July 25th • 2pm

Held at The Steamboat Grand Hotel - Steamboat Springs, CO

800.829.8747 | HallandHall.com

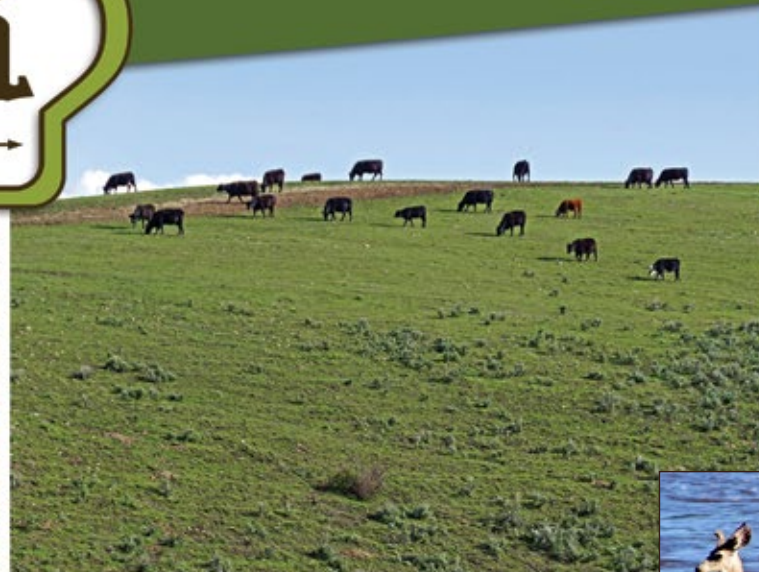


HALL AND HALL®



FRENTRESS RANCH

HAYDEN, COLORADO

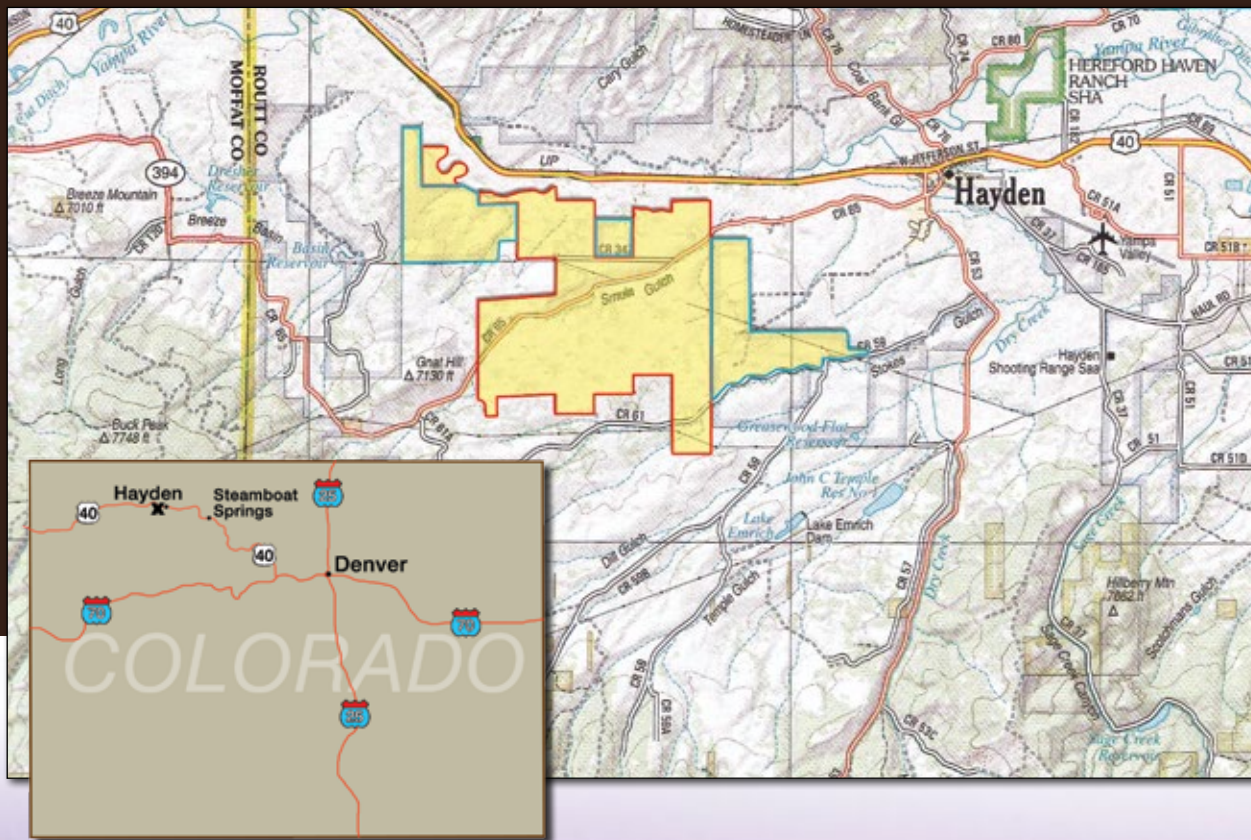


EXECUTIVE SUMMARY

With over a century of family ownership dating back to 1911, the Frentress Ranch has a long history of production, wildlife and stewardship. The 6,650+/- acre ranch consists of 4,497+/- deeded and 2,153+/- state lease acres encompassing the Yampa River corridor and the rolling countryside to the south. The ranch has historically been farmed but it is also well suited for grazing and feed production either seasonally or year-round. Conservative estimates of capacity are 350-400 yearlings seasonally or 250-300 cow/calf pairs year-round, and could be higher, especially in wet years.

The combination of river bottom, brushy draws and cultivated land provide ideal habitat for mule deer and the ranch is known for producing trophy bucks, often scoring over 200 inches. Hunting for elk and pronghorn antelope can be excellent as well. Additionally, a wide variety of birds including sharp-tailed grouse, sage grouse, ducks, geese, bald eagles, golden eagles and other raptors are regularly seen on the property. Recognizing the critical importance of the quality wildlife habitat on the ranch, the Colorado Division of Wildlife funded a conservation easement on a portion of it, which also includes payments received under the Conservation Reserve Program. Excellent wildlife viewing and hunting is complemented by fishing for large trout and northern pike with over 3 miles of frontage on the Yampa River.

Located just west of Hayden in Northwest Colorado, the ranch is within 10 minutes of essential services and the region's commercial airport, and is within 30 minutes of full services in Steamboat Springs or Craig.



FRENTRESS RANCH LOCATION: The Frentress Ranch headquarters is located 3 miles west of Hayden at 5980 County Road 65 (aka Breeze Basin Blvd). From downtown Hayden head south on S Poplar Street past the fairgrounds. Turn right at the elementary school onto County Road 65 and head west for 3 miles to the ranch.

PROPERTY INFORMATION DATES & LOCATION:

Held at the Frentress Ranch Headquarters
Wednesday, June 28th • 2-4 pm
Thursday, July 6th • 2-4 pm



LAND AUCTION | 6,650± ACRES

4,497± Deeded & 2,153± State Lease Acres
 Offered in 4 Tracts and Combinations

Tuesday, July 25th • 2pm

LAND AUCTION

Offered in 4 Tracts and Combinations

FRENTRESS

Tuesday, July 25th • 2pm



6,650± ACRES

4,497± Deeded & 2,153± State Lease Acres

RANCH

Held at The Steamboat Grand Hotel
Steamboat Springs, Colorado

A History of Family Ownership and Stewardship

- Over a Century of Family Ownership
- Well-Suited for Grazing & Feed Production
- Ideal Habitat for Mule Deer, Trophy Bucks (Scoring 200+ Inches), Elk & Pronghorn Antelope
- Wide Variety of Birds Including Grouse, Ducks, Geese, Bald Eagles & Golden Eagles
- 3 Miles of Frontage along the Yampa River
- Includes large trout and northern pike fishing
- 10 Minutes to Hayden & 30 Minutes to Steamboat Springs and Craig



HALL AND HALL®

TRACT 1 - 550± ACRES

1 mile of Yampa River frontage with multiple building sites
Income-generating gravel pit
Ranch headquarters with home, guest house, barn & shop
159 acre state lease*

TRACT 2 - 1,633± ACRES

1.5 miles of Yampa River frontage with multiple building sites
Income-generating CRP through 2020
Excellent pasture and 972 acre state lease*

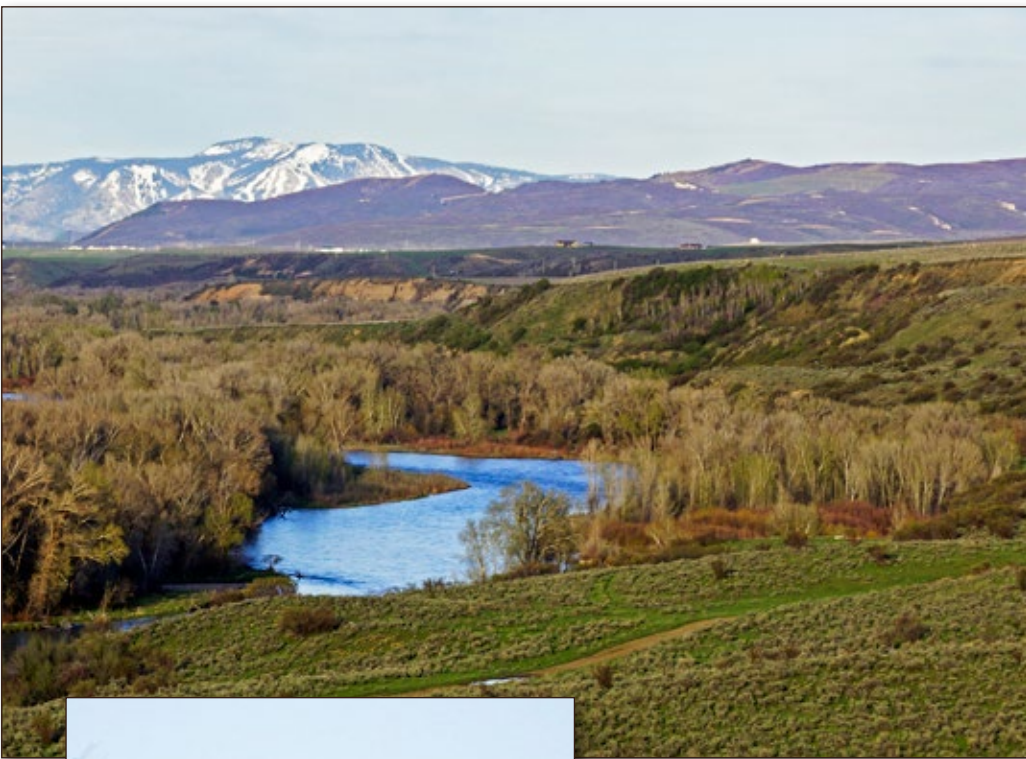
TRACT 3 - 343± ACRES

Dryland farm with excellent county road frontage
Multiple hilltop building sites
Diverse topography

TRACT 4 - 4,124± ACRES

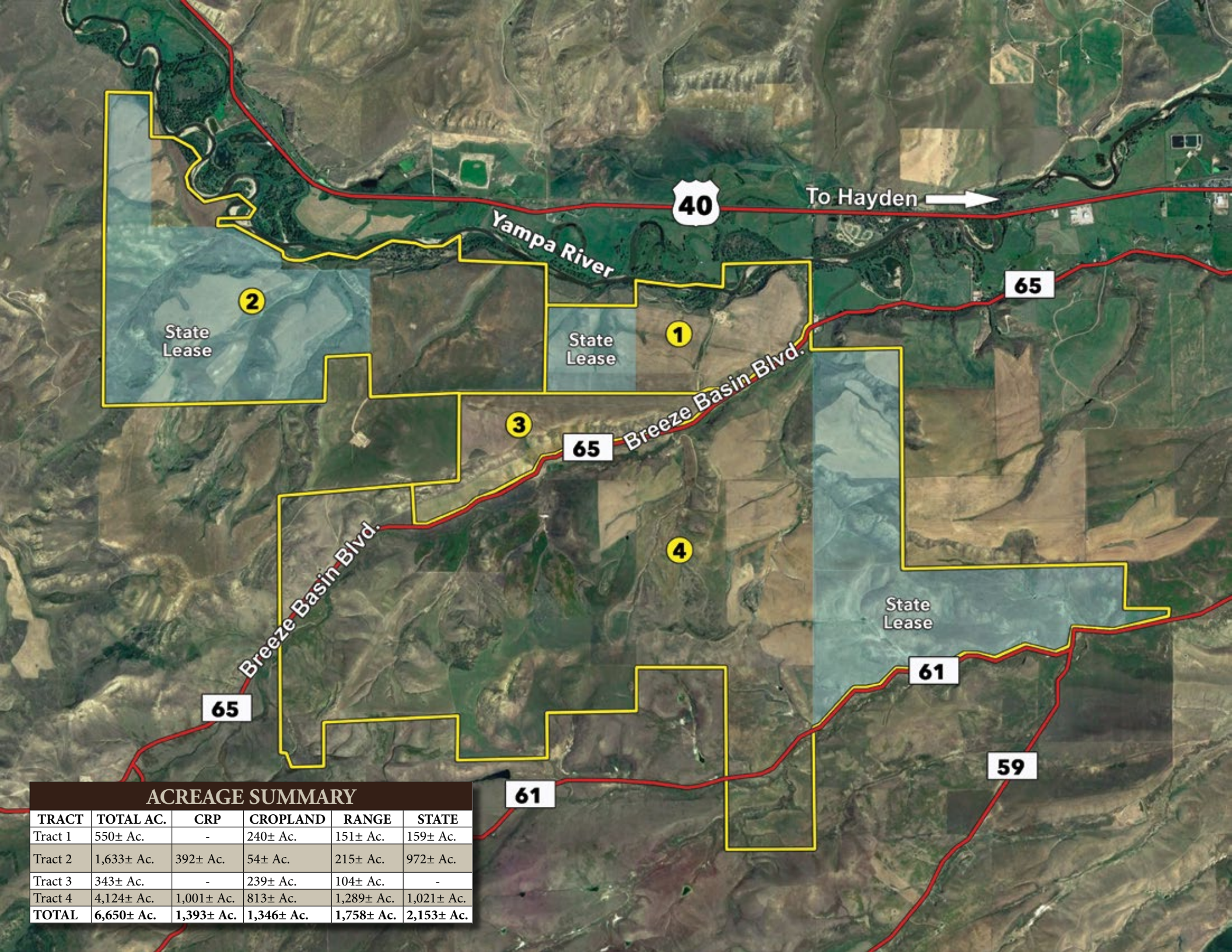
813 Acres of unencumbered dryland farm
Multiple water sources and Smuin Gulch frontage
1,021 acre state lease*
Excellent hunting preserved through conservation easement
Income-generating CRP contracts





ADDITIONAL INFORMATION ON STATE LEASES:

*State of Colorado leases – the current owners of the Frentress Ranch lease approximately 2,153± acres of State of Colorado land. These leases may be assignable to the purchaser of the ranch subject to the written approval of the State Board of Land Commissioners. The leased lands are not included in the purchase price nor is there any value in the purchase price associated with the leases. The purchaser is solely responsible for applying for any lease assignments with the respective agencies after closing, including any applicable fees.



ACREAGE SUMMARY

TRACT	TOTAL AC.	CRP	CROPLAND	RANGE	STATE
Tract 1	550± Ac.	-	240± Ac.	151± Ac.	159± Ac.
Tract 2	1,633± Ac.	392± Ac.	54± Ac.	215± Ac.	972± Ac.
Tract 3	343± Ac.	-	239± Ac.	104± Ac.	-
Tract 4	4,124± Ac.	1,001± Ac.	813± Ac.	1,289± Ac.	1,021± Ac.
TOTAL	6,650± Ac.	1,393± Ac.	1,346± Ac.	1,758± Ac.	2,153± Ac.

LAND AUCTION | 6,650± ACRES

4,497± Deeded & 2,153± State Lease Acres
Offered in 4 Tracts and Combinations

Tuesday, July 25th • 2pm

FRENTRESS RANCH



HALL AND HALL®

800.829.8747 | HallandHall.com

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

970.716.2120 • scott@hallandhall.com

Broker #EA.100006199



SUMMARY OF 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.
- Closing will be set 45 days from the auction date or as soon thereafter as closing documents are available.
- Transfer of CRP and State Leases are not guaranteed and require the approval of relevant agencies.
- Broker participation is available.

