



IMPROVEMENTS:

The JKB ranch began as a youth leadership training facility almost 20 years ago. Over the past 20 years over 3000 teenage leaders have been trained at the facility preparing these young adults to serve as peer leaders in their communities. (Please read more about this incredible program: <http://jkbranch.org/>) After 20 years of outstanding service to the community, the owners have decided to take a well deserved break.

The log constructed lodge provides 6,960 square feet of living space and can sleep 20 people. A commercial kitchen can feed and support up to forty guests. The rustic gathering area in the lodge is warmed by a huge rock fireplace creating a feeling of an antique lodge in Yellowstone Park.

There are two owners homes. The first home is actually a combination of two bedrooms on the upper level and fully functioning professional level gym on the lower level. This gym includes two locker rooms. The second owner's home has two bedrooms and two baths sitting over a two car garage. Both homes have breath taking views.

There are five small cabins for summer use each with four bunks and a wood stove. These cabins form a semi-circle around a large fire pit.

The barn is a two story 3,840 square feet facility with a tack room, work shop, five stalls and a meeting room on the second floor. There is a good set of corrals attached to the east side of the barn.

Near the lodge is a 4 bay oversize garage and storage facility, and as one walks up the hill to the west sits a 378 sq ft chapel with views stretching across the valley. Other amenities on the ranch include a certified ROPES training course, shooting range, and basket ball/ tennis court.



WATER:

The JKB ranch has a number of very good water sources. These include two wind mills for stock and pond water, a natural spring, two domestic wells and one commercial well. On normal years the pastures are partially sub-irrigated by Peterson Creek.

The JKB leadership ranch offers a wide range of options for its new owner. Continuing as a youth camp is certainly one, but, for example one could modify the lodge and because of the adjudicated commercial well, operate a summer guest ranch. A large family compound is another options and for those that want to have the ultimate in privacy while enjoying good access and first class amenities this would be a perfect choice.



JKB RANCH

OFFERED AT \$2,799,000



This beautiful Colorado Ranch is located in the scenic San Luis Valley with spectacular views of the Sangre de Cristo Mountains. The Sangres offer some of the finest recreation in Colorado with over 50 high country lakes full of cutthroat trout, one can spend weeks exploring the high country and never see it all. If you like mountaineering there are eight 14 thousand foot peaks in the range to test your skills.

MARKETED BY:

KEN DAVIS

303-941-8965

ken@coloradoranchforsale.com

www.coloradoranchforsale.com



COLORADO RANCH SALES

2 West Dry Creek Circle, Suite 100
Littleton, Colorado 80120



Just 45 minutes away is world class whitewater rafting on the Arkansas River, additionally there is gold medal trout fishing on the river. Add another 10 minutes and you are at Monarch Mountain Ski Resort for a first class alpine experience. And if you don't feel like driving to go fishing, you can always just walk over to the stocked trout pond on the property.

For the hunter, the ranch sits in Colorado Game Management Unit 82 offering outstanding big game hunting for deer, elk, and pronghorn. All species have been taken on and around the ranch on the adjacent public land. In fact, for the 2013 hunting season, seven out of eight hunters took very nice mule deer bucks. The San Luis Valley is also well known for its waterfowl hunting and one can be goose hunting just 30 minutes from the ranch.

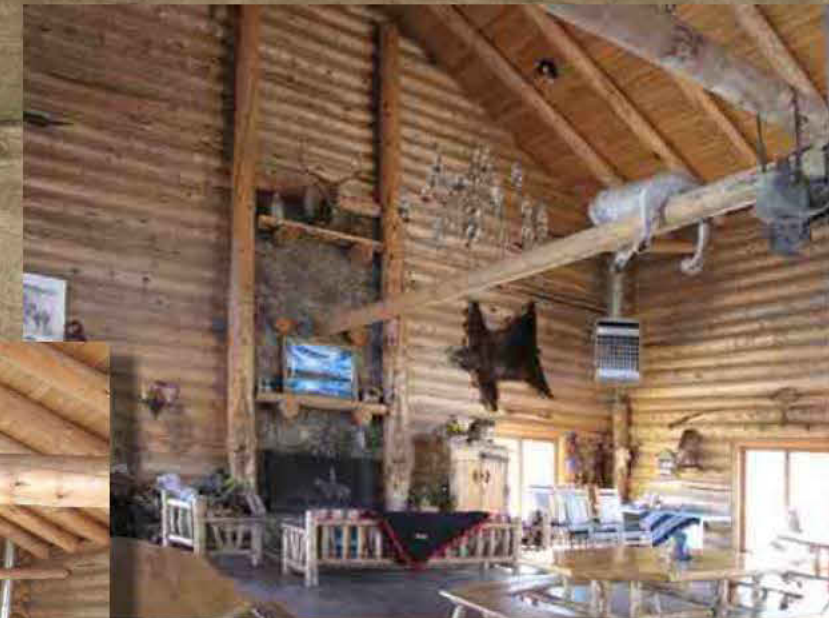
THE LAND:

The JKB ranch is a "Private Inholding", sitting on 160 deeded acres that are completely surrounded by BLM land, offering spectacular views with the closet neighbor literally miles away. Further, this setting will not change in future years since the nearest developable land is also miles away. At 8,400 feet elevation, this Colorado ranch offers a nearly ideal elevation for year around enjoyment, wildlife viewing, horseback riding, fishing and hunting.

The ranch perimeter is fenced and has some cross fencing. The eastern portion of the ranch offers excellent grazing for your horses, or if you prefer, it could support 20-30 cow calf pair depending on current year moisture. A pasture windmill provides water for livestock. Access to both Bureau of Land Management and US Forest Service Land is provided through a trail on the west side of the ranch through a stunning aspen grove. The ranch maintains a recreational lease with both the BLM and USFS enabling the owner to do extensive trail rides into the forest for the youth visitors to the ranch.

A small spring fed pond is kept stocked with trout, offering fun for everyone with a fly rod.

Access to the ranch is from US HWY 285 and then 3.1 miles west on County Road Nn56 to the ranch. Travel time from Denver is approximately three hours.



County:	Saguache
Total Acreage:	160 +/-
Elevation:	8400
Fishing:	Yes
Hunting:	Elk, deer, pronghorn
Improvements:	Lodge, 2 homes, 5 cabins, barn, garage, chapel
Water/Water Rights:	2 domestic 1 commercial well
Property Type:	Ranch, Recreational Property