



Hidden Lake Ranch
PAGOSA SPRINGS, COLORADO





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Introduction:

Hidden Lake Ranch is a unique legacy offering located outside of Pagosa Springs, Colorado, that offers dramatic mountain vistas with miles of exceptional fishing on Weminuche Creek and numerous trout-filled lakes. With lush irrigated meadows and shared boundaries to seemingly infinite National Forest, this 760-acre trophy sporting ranch is home to a menagerie of Rocky Mountain wildlife. Flanked on two sides by forest service land with over 500,000 acres of direct access, the ranch offers an abundance of nearby recreational amenities. Hidden Lake Ranch represents all facets of a legacy retreat with nearly 3 miles of exceptional fishing on the fully-enhanced Weminuche Creek, 5 fully-stocked alpine lakes up to 15 acres in size, and trophy big game hunting, all within close proximity to private air service in Pagosa Springs and commercial air service in Durango. Located in the scenic grandeur of the Upper Piedra River Basin, Hidden Lake Ranch is ideally positioned for access to nearby town amenities, such as Wolf Creek Ski Area, while offering the idyllic seclusion and 100% private live water so often desired in a trophy Rocky Mountain ranch.

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Hidden Lake Ranch...A Legacy Retreat

Location:

Hidden Lake Ranch is located in one of the premier valleys in the Colorado Rockies. Perfectly positioned in the Upper Piedra Valley, the ranch enjoys sweeping views to inspiring peaks and direct access to scenic public lands. The ranch is situated approximately 23 miles northwest of Pagosa Springs via Piedra Road, which can also be referred to as National Forest Road 631. The ranch is easily accessed by private and charter aircraft at nearby Archuleta County Airport at Stevens Field. The airport offers an 8,100-foot airstrip complete with newly refurbished and full-service FBO. Commercial air service is available via nearby Durango at the La Plata County Airport, which offers daily direct service to Denver, Phoenix and Dallas/Fort Worth. Nearby Pagosa Springs is a vibrant resort town known for its fabled hot springs and scenic countryside. There is a plethora of restaurant options from fine dining to excellent small town burger restaurants and taquerias. Many amenities are offered along Main Street and throughout town with charming gift shops, art galleries, fly shops and outfitters.



Acreage:

Hidden Lake Ranch is comprised of 760 deeded acres of stunning aspen and timbered ridges that descend to the lush open meadows. Expansive mountain views of the Weminuche Valley provide endless postcard-worthy vistas. Three miles of the meandering creek serve as the ranch's focal point, while numerous lakes and ponds provide a rich environment for the area wildlife. The diverse terrain provides a unique setting with healthy riparian corridor, picturesque open meadows and dramatic mountain views from the hillsides covered with sprawling aspen groves and conifers.







Improvements:

Hidden Lake Ranch was originally operated as an elk hunting guest ranch. The historic improvements include a 100-year-old ranch house and guest cabins. The setting is ideal with a newly-constructed private bridge over Weminuche Creek. The driveway follows the buck and rail fence along the meadows and river leading to an elevated site where the open land meets a small nook at the base of the mountainside lined with dense timber. The lodge has been remodeled to serve as the primary living quarters complete with a loft bedroom, modern kitchen, bathroom and great room with windows overlooking the ranch and up the Weminuche Valley.

The cabins are rustic and are of varying conditions. An incoming owner could choose to restore the cabins and keep with the rustic cabin theme, or clear the cabins to make room for a new home. The newly-constructed bridge provides access to both sides of the river. It offers a wide variety of building sites for an incoming owner to build a dream home in an ideal location. The pavilion is a new addition to the ranch. This gathering place set on the banks of Martin Lake has power and a covered pavilion with picnic tables. It is surrounded by an irrigated and manicured lawn, Adirondack chairs, a fire pit and a wooden pier spanning from the lawn over Martin Lake.



Live Water:

One of the premiere fly fishing ranches in the Rocky Mountain West, the Hidden Lake Ranch is rich in live water. Rarely does a ranch come on the market with as much fishable water packed into 760 deeded acres. The Hidden Lake Ranch provides an incoming owner with the ultimate experience in private, trophy Colorado trout water.

Weminuche Creek:

Approximately 3 miles of fully-enhanced Weminuche Creek flows through the heart of Hidden Lake Ranch. This wade-friendly freestone mountain stream originates in the adjacent Weminuche Wilderness Area. This 500,000-acre wilderness setting provides the creek with clear, cool mountain water ideal for the abundant trout populations, as well as the healthy bug life and aquatic insects. Weminuche Creek provides an amazing opportunity for the most discerning angler to catch 11 different trout species, including documented trout reaching 35 inches and 15 pounds. These species include:

- Loch leven brown trout
- Soda Lake brown trout
- Kamloops rainbow trout
- Donaldson rainbow trout
- Wigwam rainbow trout
- Tasmanian rainbow trout
- Eagle Lake rainbow trout
- Weminuche cutthroat
- Tiger trout
- Cut-bow trout
- Brook trout



Live Water (Continued):

Martin Lake:

The largest of the 6 stillwater fisheries on the ranch, Martin Lake is a 15-acre alpine lake surrounded by lush green meadows on one side and dense timbered hillsides leading down to the lake on the other side. Referred to as the “hog pen” by those privileged enough to have fished these waters, Martin Lake boasts healthy numbers and species of trout including cut-bows, two species of brown trout and four species of rainbows with fish reaching 14 pounds having come to the net. After a long day of fishing, anglers, family and friends can meet at the well-designed pavilion located on the banks of Martin Lake. Here guests will enjoy picnic tables, Adirondack chairs and a fire pit. The newly-constructed pier next to the pavilion provides a great focal point.

Henry’s Lake:

Known as the kids’ pond, Henry’s Lake is set amongst the pines and open meadows above Martin Lake. Plenty of eager fish call this lake home with action for children to have fun and hone fishing skills. The pond has been stocked with healthy numbers of rainbows with many of them in the 2-pound range when introduced.

Sam’s Lake:

Another favorite for guests of the ranch is Sam’s Lake that is loaded with brown, rainbow and cutt-bow trout. Trout in the 10-pound range have been caught here providing anglers of all skill levels with an opportunity for the trophy of a lifetime.

Meadow Lake:

This newly-constructed pond is set in the middle of one the many expansive and lush grassy meadows with dramatic views of the


valley. Meadow Lake boasts the same diversity of trout species as Martin Lake with healthy populations and several monsters lurking about that reach up to 14 pounds.

Hidden Lake:

The lake for which the ranch is named is set amongst the cover of a healthy pine forest in a private setting. To arrive at the lake one would take the well-maintained forest trail gaining in elevation. Once in the clearing, anglers will be pleasantly surprised to find this stunning alpine lake in a unique setting. Hidden Lake is stocked exclusively with brook trout.

Mike’s Lake:

Situated on the western-most edge of the property in an open meadow, this lake features tremendous fishing for brown, rainbow and cutt-bow trout.



Ranch Operation:

While currently managed as a trophy sporting ranch, the Hidden Lake Ranch offers an array of options for an incoming owner. With its agricultural designation, the ranch boasts senior water rights and is completely perimeter fenced and cross-fenced. An incoming owner could run a modest cattle operation and horse ranch with substantial pasture for grazing and the potential for producing hay income.



Wildlife and Hunting:

Located in Game Management Unit 77, the Hidden Lake Ranch benefits from thousands of premium big game habitat flanking the deeded acreage. GMU is an over-the-counter elk area known for the quality and quantity of the animals that frequent the ranch to water and graze in the meadows. For many years, the ranch operated as a fall base camp to hunters from all over the country who hunted both on the deeded acreage and the adjacent San Juan National Forest. While trophy bull elk are the primary game species, the area is also known for its robust mule deer populations as well as bears.



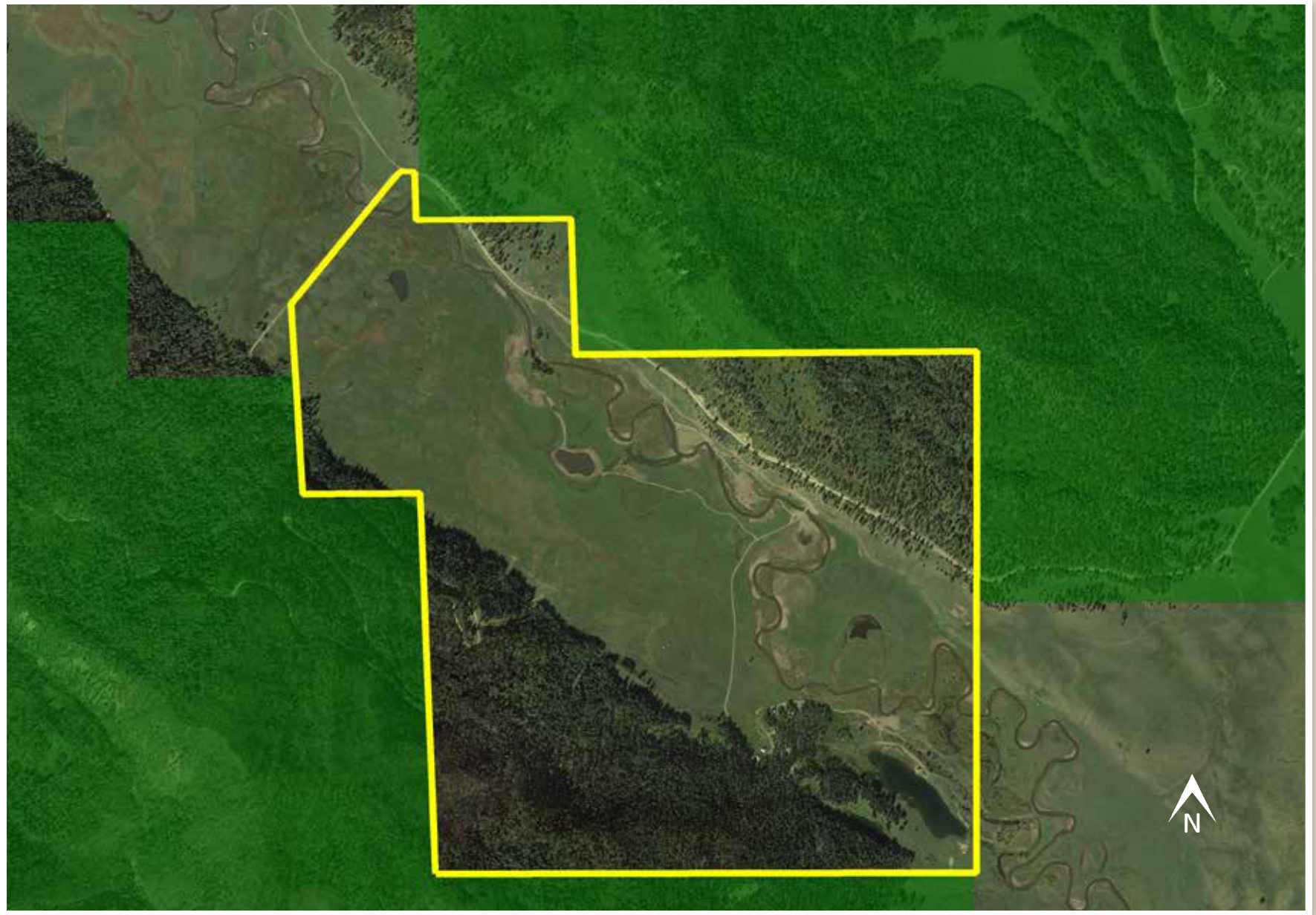


Conservation Easement:

Given the rich recreational diversity of Hidden Lake Ranch and gentle topography of the majority of the deeded acreage, the ranch would be an ideal candidate for protection via conservation easement. We are confident that both regional and national land trusts would love to be considered as easement holders for such a spectacular and important private holding in the Colorado Rockies.

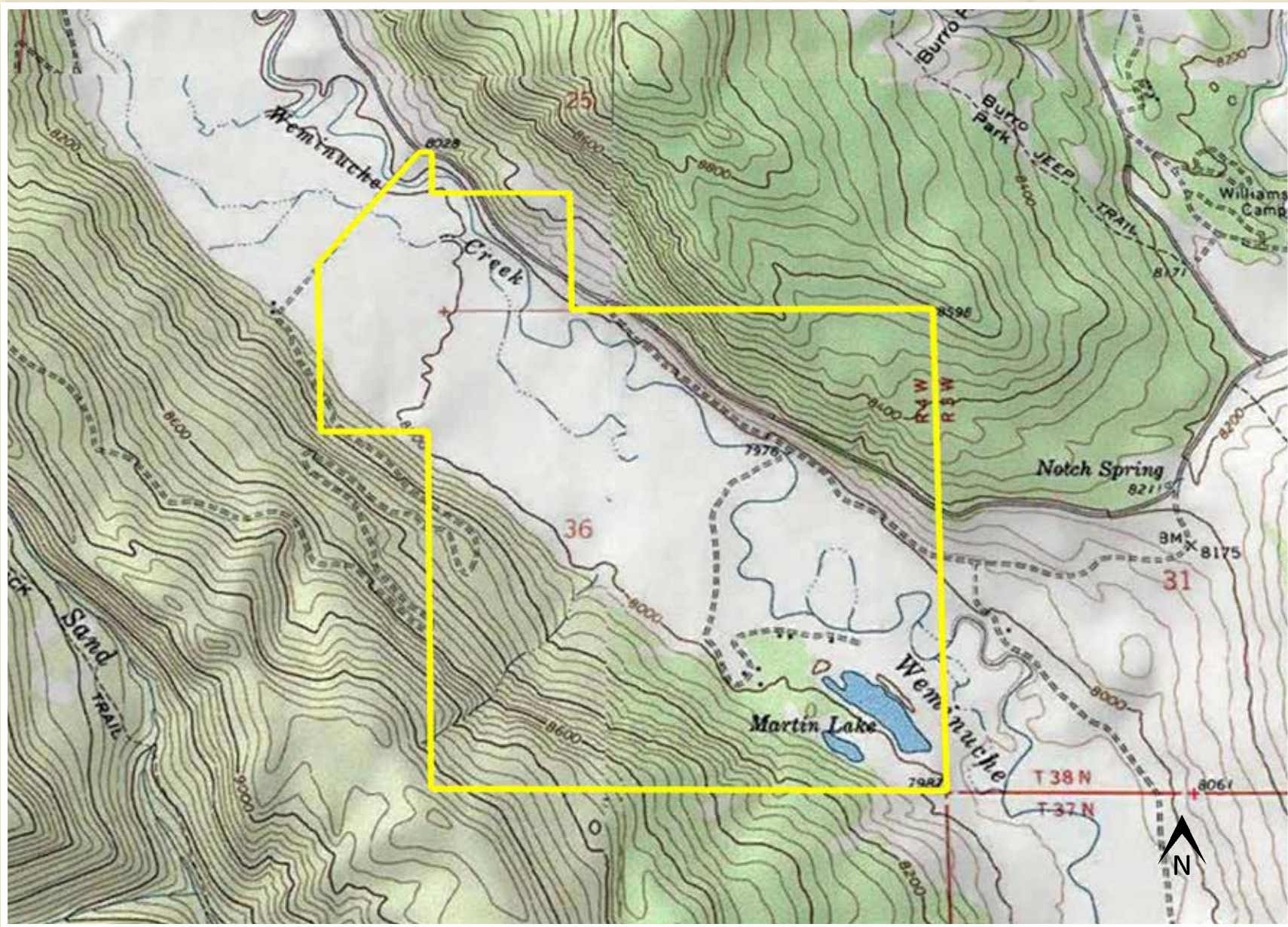
Water Rights:

Water to irrigate the lush meadows of Hidden Lake Ranch is provided from the Weminuche Creek via the C.R. Martin Ditch. The ranch owns and controls 10 cubic feet per second (cfs) with a priority use date of June 1, 1927. In addition to the ditch right from Weminuche Creek, the ranch enjoys 26.53 acre feet of reservoir rights for purposes of fish propagation, domestic use, stock and irrigation with a priority date of January 1971.



Hidden Lake Ranch Public Lands Map

Maps are for visual aid only; accuracy is not guaranteed.



Hidden Lake Ranch Topographical Map

Maps are for visual aid only; accuracy is not guaranteed.



Summary:

Hidden Lake Ranch is an idyllic blend of grand natural surroundings, exceptional live and stillwater fishing and trophy big game hunting, all within convenient access to a vibrant and welcoming resort community. Hidden Lake Ranch is a blank canvas of world-class sporting amenities upon which one can build a retreat for friends and family to enjoy for generations.

Notes:

- 1) This is an exclusive listing of Live Water Properties LLC; an agent of Live Water Properties must be present to conduct a showing. The owners respectfully request that other agents and/or prospective buyers contact Live Water Properties in advance to schedule a proper showing and do not attempt to tour or trespass the property on their own. Thank you.
- 2) Offering subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of purchase by owner. Information provided herein is intended as a general guideline and has been provided by sources deemed reliable, but the accuracy of which we cannot guarantee.
- 3) Live Water Properties LLC represents the Seller as a Seller's Agent.

PRICE: \$14,900,000

TAXES: \$4,810 in 2013

CONTACT: Please contact Brian Hartley or Carlos Ordonez to schedule a showing.

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