

Jefferson Real Estate, Inc.

Vacant Land Listings

CABINS-LAND-HOMES



Nearly 40 Years Experience in Park County
Mountain Properties!!

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THE BUFFALO

Lot	Filing	Acres	Trees	Power	Phone	Address	Other	Price	Terms
9	1	5.49	Yes	Yes	Yes	94 Bison Lane	Driveway & cleared	30,000	Cash *CC
57	1	3.4	Few	Yes	Yes	321 Buckskin Way	Shed needs TLC	16,500	Cash *CC
77	1	5.07	Few	Yes	Yes	173 Ridge Way		31,495	Cash *S
86 & 87	1	10.05	Few	Yes	Yes	270 & 224 Valley Way		16,000	Cash *CC
100	1	5.31	No	Yes	Yes	2710 McDowell Dr		9,000	Cash *KC
116	1	2.01	Some	Yes	Yes	113 Chase Lane		12,900	Cash *DT
127	1	3.0	Yes	No	Yes	112 Meadow Way	19' Camper, 60' Sq Ft Shed	19,999	Cash *S
145	1	3.17	Some	Yes	Yes	45 Colt Lane	W/1991 Motor home	24,900	PENDING
157	1	3.00	3	Yes	Yes	38 Moccasin Trail		18,900	Cash KM
5 & 6	2	10.06	No	No	Yes	TBD Rhyollite		10,000	Cash *KC
24	2	5.05	No	No	Yes	1572 Rhyollite		8,500	Cash *KC
63	2	5.14	Yes	Yes	Yes	185 Paradise	25% dn/10 yr @10%	15,900	Cash or OC *CC
83	2	6.35	Yes	No	Yes	210 Foot Plate Way		24,900	Cash *S
84	2	6.23	Yes	Close	No	220 Foot Plate Way		19,900	PENDING
96	2	5.00	Yes	No	Yes	284 Patch Court		22,000	Cash *KM
105	2	2.10	Yes	Yes	Yes	535 Hawken Rd		23,500	Cash *RP
114	2	5.16	No	Yes	Yes	44 Flint Way		11,000	PENDING
221 & 222	2	6.33	Yes	Yes	Yes	163 Mannlicher Rd		42,900	Cash *RP
13	2/2	3.03	No	Close	Yes	1786 Buffalo Ridge Rd		7,500	Cash *KC
17	2/2	2.20	No	No	No	818 Winchester Dr		10,800	Cash *KC
31	2/2	3.20	No	Close	No	39 Pistol Way		16,000	Cash *KC
48	2/2	3.71	No	Yes	Yes	262 Chamber Lane		12,000	Cash *S
55	2/2	5.32	No	No	Yes	TBD Remington Rd		7,500	Cash *KC
29 & 37	3	6.00	Few	Yes	Yes	Remington & Sharps		20,900	Cash *KC
63	3	3.00	Some	Yes	Yes	193 Ouray Tr		7,500	Cash *KC
117	3	2.47	Yes	Close	Yes	176 Musket Lane		19,000	Cash *KM
123	3	3.00	Some	Yes	Yes	3318 Remington Rd		12,900	Cash *KC
124	3	3.0	Some	Yes	Yes	3236 Remington Wy		9,900	Cash *KC
148/149	3	7.0	Yes	Yes	Yes	1252 Crooked Rock	Can be 2 lots	40,000	Cash *KM
239	3	4.0	Yes	No	Yes	1481 Signal Ridge Rd	Shed	28,500	Cash *KM
314	3	3.00	Yes	Close	Yes	106 Tumbler Way		19,900	Cash *KM
326	3	3.00	Yes	Close	No	205 Long Rifle Way		19,500	Cash *CC
374	3	2.00	No	Close	Yes	425 Pahaska Way	2 bedroom septic	19,900	Cash *CC

CAMELOT

Lot	Acres	Trees	Power	Phone	Address	Other	Price	Terms
7	6.0	No	No	Yes	394 Lancelot Lane	Well, Septic, Foundation	25,400	Cash *KC

ELKHORN RANCH

Lot	Filing	Acres	Trees	Power	Phone	Address	Other	Price	Terms
75		35	Yes	Close	Yes	Tbd Elkhorn Road	\$20,000 dn, 20 Yrs @ 5%	82,000	Cash *KC
5	2	3.02	Yes	No	No	326 Caracara Lane		24,900	Cash *RP
13	2	5.0	Yes	No	Yes	78 Anhinga Rd		42,000	Cash *KM
44	2	3.0	Yes	Yes	Yes	67 Starling Way		19,900	Cash *CC
47	2	6.0	Yes	Yes	Yes	255 Starling Way		30,000	Cash *RP
87	2	2.0	Yes	Yes	Yes	268 Raven Way		28,900	Cash *KC
94	2	2.47	Yes	Yes	Yes	7781 Remington		19,999	Cash *S
100	2	5.00	Yes	Close	Yes	8294 Remington		44,500	Cash *KC
147	2	2.00	Yes	No	Yes	8617 Remington		8,995	Cash *CC
159	2	4.00	Yes	Close	Yes	8155 Remington		24,900	Cash *RP
21	3	20.0	No	No	No	937 Link Road		31,900	Cash *CC
24	3	11.0	No	No	Yes	618 Link Rd		14,500	Cash *S
29	3	9.0	No	No	No	116 Night Hawk		15,000	Cash *KM
43	3	9.0	Some	Close	No	13573 Elkhorn Wy	Motivated/MAKE OFFER	15,000	Cash *KC

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48	3	8.0	No	No	Yes	56 Surf Scater Way	30% dn / 5yr @ 9%	9,900	Cash *KC
57	3	10.0	Some	Close	No	1102 Goshawk Rd	Motivated/MAKE OFFER	15,000	Cash *KC
59	3	10.0	No	No	Yes	1286 Goshawk Rd		12,500	Cash *CC
60	3	6.51	No	No	Yes	1378 Goshawk Rd	Rock Outcroppings	10,900	Cash *KM
79	4	2.00	Yes	Close	Yes	579 Old Squaw Rd		15,900	Cash *CC
123	4	5.0	Yes	Close	Yes	1115 Osprey Rd		49,900	Cash *KM
128	4	2.0	Yes	Yes	Yes	825 Osprey Road		29,900	Cash *RP
173	4	6.69	Yes	Close	Yes	186 Sanderling	OC Possible	45,800	Cash *KC
174	4	7.0	Yes	Yes	Yes	179 Sanderling		59,900	Cash *KM
222	4	2.0	2 or 3	Yes	Yes	450 Night Hawk		7,950	Cash *S
238	4	2.07	Yes	Close	Yes	387 Caracara Ln		14,900	Cash *KC
38	5	2.0	Yes	Yes	Yes	40 Obis Court		17,900	Cash *RP

ESTATES OF COLORADO

Lot	Filing	Acres	Trees	Power	Phone	Address	Other	Price	Terms
3624	71	4.77	No	No	No	341 Caddo Road		8,400	Cash *KC

FOUR MILE CREEK

Lot	Filing	Acres	Trees	Power	Phone	Address	Other	Price	Terms
17	2	37	yes	Yes	Yes	189 County Road 20		319,000	PENDING

FOXTAIL PINES

Lot	Filing	Acres	Trees	Power	Phone	Address	Other	Price	Terms
145	2	2.5	Yes	Yes	Yes	Tbd Foxtail Drive		39,900	Cash *KM
166	2	2.5	Yes	Yes	Yes	Tbd Foxtail Drive		49,900	Cash *RP
219	2	3.0	No	Yes	Yes	Tbd Thurber Court		59,900	Cash *RP
260	2	6.0	No	Yes	Yes	Tbd Vine Road		79,900	Cash *KC
287	2	3.0	Yes	Yes	Yes	Tbd Thickspike		59,900	Cash *RP
302	2	3	Yes	Yes	Yes	Tbd Vine Drive	Lots 303 & 302 for \$110,000	59,000	Cash *RP
303	2	3	Yes	Yes	Yes	Tbd Vine Drive	Flag lot	59,000	Cash *RP

GLACIER RIDGE

Lot	Filing	Acres	Trees	Power	Phone	Address	Other	Price	Terms
8		3.03	Yes	Yes	Yes	Tbd Ice Axe Court		105,000	Cash *RP
49		3.02	Yes	Yes	Yes	Tbd Glacier Ridge Rd		119,900	Cash *S

HARTSEL RANCH

Lot	Filing	Acres	Trees	Power	Phone	Address	Other	Price	Terms
5713		2.77	No	Close	No	TBD Cohinia		7,000	Cash *KM
5537&5538		4.00	Yes	Yes	Yes	Tbd Crazy Horse Tr		24,900	Cash *RP
5555	103	3.03	Some	No	No	Tbd Crazy Horse Tr		15,000	Cash *KM
5766		2.90	No	Close	No	Tbd Osage Tr		8,000	Cash *RP

INDIAN MOUNTAIN

Lot	Filing	Acres	Trees	Power	Phone	Address	Other	Price	Terms
18	2	1.85	Yes	Yes	Yes	756 Arapahoe Cir	Backs to ranch	21,400	Cash *KC
66	2	1.07	Yes	Yes	Yes	210 Mountain Vista		13,000	PENDING
26	5	1.04	Yes	Yes	Yes	35 Hawk Way	20'X41' metal Bldg, Well, Wired w/220	39,900	Cash *CC
43	5	1.12	Yes	Close	Yes	366 Teepee Trail	Driveway	18,500	Cash *KM
108	5	1.01	Yes	Yes	Yes	1163 Warpath Road	Septic Engineer done	17,500	Cash *CC
132	5	4.37	Yes	Yes	Yes	479 Spearpoint Rd	Backs to BLM	29,500	Cash *S
26	6	1.15	Yes	Yes	Yes	570 Apache Trail		12,900	Cash *KC
60	6	2.03	Yes	Yes	Yes	207 War Lane		26,500	Cash *S
89	6	3.08	No	Yes	Yes	150 Apache Court		18,500	Cash *S
100	6	3.00	No	Yes	Yes	151 Apache Court		18,500	Cash *S
7	7	3.74	Yes	Yes	Yes	317 Wampum Lane		29,900	Cash *KC
51	7	3.37	Some	Yes	Yes	279 Chief Trail		24,000	Cash *KC
87&88	7	4.3	No	Yes	Yes	2463 Arrowhead		25,000	Cash *CC
100	8	1.12	Yes	Yes	Yes	313 Kokiak Road		18,900	Cash *KM
26	9	1.3	Yes	Yes	Yes	299 Pueblo Dr		22,400	PENDING
28	9	1.17	Yes	Yes	Yes	49 Inca Court		17,000	Cash *KM
99	9	1.01	Yes	Yes	Yes	1361 Wampum		24,900	Cash *S
23	10	1.17	No	Yes	Yes	1959 Longbow Dr		10,500	Cash *CH

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27	10	1.00	No	Yes	Yes	1771 Longbow Dr		7,900	Cash *KC
75	10	1.35	No	Close	Yes	1568 Longbow Dr		6,500	Cash *CC
102	10	2.09	Yes	Yes	Yes	39 Flint Court		21,999	Cash *S
108	10	1.00	Yes	Yes	Yes	2406 Longbow		15,000	Cash *CC
109	10	1.01	Yes	Yes	Yes	2442 Longbow		15,000	Cash *CC
27 & 28	11	2.18	No	No	Yes	1891 Kiowa St		12,000	Cash *KM
25	15	1.01	Yes	Yes	Yes	1582 Kiowa		17,000	Cash *CH
48	15	1.06	Yes	Yes	Yes	228 Squaw Trail		22,500	Cash *KC
124	15	1.00	Yes	Yes	Yes	1088 Kiows St		18,500	Cash *CC
04,05,06	17	3.25	No	Yes	Yes	234 Haida Road		17,500	Cash *CC
28	17	1.22	Yes	Yes	Yes	85 Haida Court		16,900	Cash *CC
38	18	2.02	Yes	Yes	Yes	1005 Piaute Way		22,500	Cash *CC
54	18	2.00	Yes	Yes	Yes	2069 Warrior Cir	Owner carry 30% dn	14,500	Cash *KC
103	18	1.00	Yes	Yes	Yes	1682 Warrior Circle		16,000	Cash *CC
166	18	1.00	Yes	Yes	Yes	431 Mustang Trail		11,500	Cash *KC
47	21	2.02	Yes	Yes	Yes	359 Bear Lane		31,900	Cash *CC
75	21	1.68	Yes	Yes	Yes	581 Longbow Dr		12,800	Cash *KC
18	22	2.04	Yes	Yes	Yes	56 Bear Way		26,500	Cash *KC
10	23	2.10	Yes	Yes	Yes	322 Kiowa St	Driveway, Power/Meter	24,000	Cash *CC
18	23	3.04	Some	Yes	Yes	252 Warrior Cir		20,500	Cash *KC
51	23	2.00	Yes	Yes	Yes	499 Kiowa St		14,900	Cash *KC
64	23	2.00	Yes	Yes	Yes	128 Ignacio Way		26,000	Cash *KC
91	23	2.00	Yes	Yes	Yes	981 Ouray Trail		23,600	Cash *KC
1	24	8.00	Yes	Yes	Yes	975 Kiowa Street		59,500	Cash *CC
40	24	2.00	Yes	Yes	Yes	1070 Warrior Cir		20,000	Cash *S
2	25/1	3.10	Few	Yes	Yes	400 Longbow Dr		19,250	PENDING
4	25/1	5.00	Yes	Close	Yes	622 Longbow Dr	Borders Quiver Rd.	49,500	Cash *KM
43	25/1	3.00	Yes	Yes	Yes	350 Bowstring Road		25,500	Cash *RP
68	25/1	5.00	Yes	Yes	Yes	413 Bowstring Rd	Well, Septic, Meter Pole	52,900	Cash *KC
70	25/1	7.00	Yes	Yes	Yes	950 Bowstring Rd		69,000	Cash *S
78	26/1	2.00	Some	Close	Yes	429 Turk Pony		14,500	Cash *CC
105	26/1	2.00	Some	Close	Yes	84 Konik Lane		23,600	Cash *KC
106	26/1	3.00	Yes	Close	Yes	28 Konik Lane		23,600	Cash *KC
122	26/1	4.13	No	No	Yes	143 Quarter Horse		15,500	Cash *KM
124	26/1	4.43	No	Close	Yes	317 Quarter Horse		29,900	Cash *KC
156	26/1	3.00	Some	No	Yes	839 Arland Road		29,900	Cash *CC
185	26/1	3.00	Yes	Close	Yes	260 Breton Court		19,500	Cash *CC
328	26/3	5.00	Few	No	Yes	1457 Lippzana		33,500	Cash *S
332	26/3	4.00	No	No	No	49 Hanover Lane		16,500	Cash *KM
349	26/3	2.5	Yes	No	Yes	1670 Lippzana Ln		24,500	Cash *S
362	26/3	2.0	Some	Close	No	96 Chestnut Lane		10,500	Cash *CC
374	26/3	2.13	Yes	Yes	Yes	1309 Travois Road		22,000	Cash *KM
493	26/4	5.00	Yes	Yes	Yes	189 Strelets Way		45,000	Cash *KC
525	26/5	5.00	Yes	No	Yes	1116 Quarter Horse	Very private	39,900	Cash *KC
553	26/5	3.00	Yes	Yes	Yes	505 Quarter Horse		33,000	Cash *CH
572	26/5	7.00	Yes		Yes	683 Travois Court	Borders BLM	72,000	Cash *CC
200	27	5.00	Yes	Yes	Yes	1320 Chippewa		47,000	Cash *CC
230	27/1	5.00	Yes	Yes	Yes	320 Blackfoot Dr		49,100	Cash *KC
231	27/1	5.00	Yes	Close	Yes	130 Blackfoot Dr		45,000	Cash *KM

JEFFERSON HEIGHTS

Lot	Filing	Acres	Trees	Power	Phone	Address	Other	Price	Terms
102		6.84	Yes	Yes	Yes	1257 Georgia Dr	Gentle rolling	53,000	Cash *CC

LOST PARK RANCH

Lot	Filing	Acres	Trees	Power	Phone	Address	Other	Price	Terms
23	1	3.0	Yes	Yes	Yes	756 Al Gulch Rd		38,000	Cash *S
64	1	7.0	Yes	No	Yes	220 Wills Way	Owner Carry Available	70,000	Cash *KM
157	1	2.2	Yes	Yes	Yes	228 Sugar Loaf Lane		32,000	Cash *CC
95	1	2.28	Yes	Yes	No	169 Bordenville Rd	Well/Septic/Drive	63,000	Cash *DT
167	1	2.0	Yes	Yes	Yes	Tbd Derbyshire Rd		33,500	Cash *CC
168	1	2.0	Yes	Yes	Yes	Tbd Derbyshire Rd		37,500	Cash *CC
187	1	3.0	Partial	Yes	Yes	2071 Al Gulch Rd		38,500	Cash *CC

MICHIGAN HILL

Lot	Filing	Acres	Trees	Power	Phone	Address	Other	Price	Terms
83	1	3.00	Yes	Yes	Yes	Tbd Deadmans End		59,900	Cash *CC
118	1	4.00	Yes	Yes	Yes	Tbd Fremont Knoll		49,000	Cash *KC
121	1	3.50	Yes	Yes	Yes	Tbd Fremont Knoll	Circular Drive	65,000	Cash *KM

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122	1	3.00	Yes	Yes	Yes	Tbd Fremont Knoll		69,000	Cash *CC
159	2	5.00	Yes	Yes	Yes	Tbd Michigan Hill Rd		65,000	Cash *KC
161	2	3.00	Yes	Yes	Yes	Tbd Michigan Hill Rd	Drive, building site	49,800	Cash *KC
180	2	3.00	Yes	Yes	Yes	Tbd Michigan Hill Rd		58,900	Cash *S
186	2	3.00	No	Yes	Yes	Tbd Michigan Hill Rd		22,000	Cash *CC
234	3	2.50	Yes	Yes	Yes	Tbd Michigan Hill Rd		33,900	Cash *CC

NINE MILE HEIGHTS

Lot	Unit	Acres	Trees	Power	Phone	Address	Other	Price	Terms
12	3	5.4	No	No	No	963 Thrush Lane		5,500	Cash *RP
13	3	5.04	No	No	No	2174 Cahokia		6,000	Cash *RP
14	3	5.10	No	No	No	821 Thrush Lane		5,500	Cash *RP
17	3	7.5	No	No	No	707 Thrush Lane		7,500	Cash *RP
12,13,14,17	3	23.01	No	No	No	2262 Cahokia		23,000	Cash *RP

PLACER VALLEY

Lot	Unit	Acres	Trees	Power	Phone	Address	Other	Price	Terms
2	20	2.54	Yes	Yes	Yes	1351 Quartzville Rd	Backs to Nat Forest	39,900	Cash *RP

REDHILL FOREST

Lot	Filing	Acres	Trees	Power	Phone	Address	Other	Price	Terms
19	1	2.41	Yes	Yes	Yes	Tbd Redhill Road		23,500	Cash *KM
86	1	2.00	Yes	Yes	Yes	Tbd Redhill Road		23,500	Cash *S
109	1	2.6	Yes	Yes	Yes	Tbd Redhill Road		11,000	Cash *RP
111	1	2.55	Yes	Yes	Yes	Tbd Redhill Road		11,000	Cash *RP
179	2	1.00	Yes	Yes	Yes	Tbd Middle Fork Vista		20,900	Cash *RP
288	3	1.26	Yes	Yes	Yes	Tbd Redhill Road		20,500	Cash *KC
395	4	2.00	Yes	Yes	Yes	Tbd Bonell Drive		28,500	Cash *CC
397	4	2.00	Yes	Yes	Yes	Tbd Bonell Drive		22,500	Cash *CC
457	5	2.45	Few	Yes	Yes	Tbd Redhill Road		19,950	Cash *KM
475	5	3.00	Yes	Yes	Yes	Tbd Platte River Dr	Corner Lot	19,900	Cash *RP
515	5	3.00	Yes		Yes	Tbd Platte River Dr		35,000	Cash *CH

SILVERHEELS RANCH

Lot	Filing	Acres	Trees	Power	Phone	Address	Other	Price	Terms
28	1	5.1	Yes	Yes	Yes	1712 Silverheels Rd	Well Drilled	119,000	Cash *RP
33	1	5.0	Yes	Yes	Yes	95 Buzzsaw Lane	Well Drilled	119,000	Cash *RP

SOUTH PARK MEADOWS

Lot	Sub	Acres	Trees	Power	Phone	Address	Other	Price	Terms
6	1	1.02	Yes	No	No	Tbd Florence Drive	Creek	21,900	PENDING
9B	2 A1	9.86	No	No	No	Tbd Florence Drive		8,999	Cash *S

SOUTH PARK RANCHES

Lot	Filing	Acres	Trees	Power	Phone	Address	Other	Price	Terms
16	2	5.00	No	No	No	7930 Routt Rd		6,900	Cash *DT
10	5	5.13	No	No	No	9623 Clear Creek Rd		6,500	Cash *KC
34	7	5.00	No	No	No	9868 Jackson		7,900	Cash *S
8	12	5.00	No	No	Yes	5747 Mesa Road		8,000	Cash *KM
14	13	5.00	No	No	No	6871 Mesa Road		6,500	Cash *KM
36	20	5.00	No	No	No	11313 Jackson Road		6,300	Cash *CC
56	20	5.10	No	No	No	11298 Larimer Rd		6,300	Cash *CC
35	23	5.19	No	No	No	6180 Moffat		4,700	Cash *RP
9	25	9.47	No	No	No	3800 Mesa Road		9,900	Cash *RP
40	29	5.00	No	No	No	6127 Clear Ck Road		8,900	Cash *KC
1	35	7.23	No	No	No	3968 Hinsdale Rd		11,495	Cash *S
4 & 11	40	10.78	No	No	No	186 Sedgewich Dr		14,900	Cash *S
3	43	5.03	No	No	No	354 Sherman Dr		5,900	Cash *CC
53	44	5.00	No	No	No	1124 Rio Blanco Rd		5,199	Cash *KM
40	45	4.99	No	No	No	1379 E Ranger Hill	Drive, Fence, 10x20 pad	12,500	Cash *KM
9	46c	5.30	No	No	No	164 W Ranger Hill Rd		8,500	Cash *S
2	47	5.00	No	No	No	235 Rio Blanco		4,950	Cash *S
35	47	5.00	No	No	No	545 Routt Road		6,500	Cash *S
10	48	5.00	No	No	No	1780 W Ranger Hill		4,500	Cash *S
51	50	6.53	No	No	No	2617 Mesa Rd		9,999	Cash *S
55	54	5.8	Adjent	Yes	Yes	477 Goldenburg		17,900	Cash *S

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2	55	9.43	No	No	No	2294 Goldenburg		11,999	Cash *S
3	55	7.35	No	No	No	2356 Goldenburg		9,999	Cash *S
23	55	5.00	No	No	No	455 Lee Lane		8,500	Cash *CC
12	62	5.00	No	No	Yes	724 Navajo Trail		12,000	Cash *RP
16	85	5.03	Some	No	No	433 Jocelyn Lane	Next to State Land	24,900	Cash *RP
16	91	5.00	Yes	No	No	2239 Larimer Dr		15,000	Cash *S
26	93	9.67	Some	No	No	564 Settele Dr		14,900	Cash *RP
28	93	8.59	Yes	No	No	704 Settele Dr		22,000	Cash *KC
36	93	5.21	Few	No	No	1224 Settele Dr		8,500	Cash *RP

STAGESTOP

Lot	Filing	Acres	Trees	Power	Phone	Address	Other	Price	Terms
68	1	3.00	Yes	Yes	Yes	1938 Overland Cr		28,900	Cash *CC
225	1	7.00	Yes	Yes	Yes	246 Wells Fargo Cr	Borders Nat Forest	59,900	Cash *KC
236	1	5.00	Yes	Yes	Yes	417 Cumberland Dr		53,500	Cash *KC
320	2	2.00	Yes	Yes	Yes	30 Swiggler Court		20,000	Cash *CC
436	2	2.47	Yes	Yes	Yes	837 Concord Drive		23,500	PENDING
492	2	4.00	Yes	Yes	Yes	1044 Overland Circle		24,500	PENDING

VALLEY OF THE SUN

Lot	Filing	Acres	Trees	Power	Phone	Address	Other	Price	Terms
634	14	1.01	Yes	Yes	Yes	881 Puma Place		39,000	Cash *RP
679	14	1.05	Yes	Yes	Yes	223 Porcupine Rd		39,600	Cash *KC
728	14	1.76	Yes	Yes	Yes	306 Grizzly Dr		37,000	Cash *RP
750	18	1.23	Yes	Yes	Yes	Tbd Gold Pan Lane		42,000	Cash *RP
819	15	1.13	Yes	Yes	Yes	633 Prunes Place		57,000	Cash *KC
1017	27	8.5	Yes	Yes	Yes	Tbd Zebulon	OC possible, Pond	110,000	Cash/OC *RP

WARM SPRINGS RANCH

Lot	Filing	Acres	Trees	Power	Phone	Address	Other	Price	Terms
33	1	1.0	Yes	Yes	Yes	2029 High Creek Rd		49,900	Cash *RP
255	3	2.0	Yes	Yes	Yes	Tbd Round Hill Road	Own 1/7th Pasture	79,000	Cash *RP

WESTERN UNION RANCH

Lot	Filing	Acres	Trees	Power	Phone	Address	Other	Price	Terms
31&33	1	13.99	No	No	Yes	620 Stirrup Road		38,000	Cash *KM
255	2	2.0	Yes	Yes	Yes	40 Zion Court		20,500	Cash *RP
386	5	2.5	Yes	Yes	Yes	701 Canteen Way		26,750	Cash *KM
387	5	2.0	Yes	Yes	Yes	621 Canteen Wy	Rocks, Views	16,000	Cash *S

WILDWOOD RECREATIONAL VILLAGE

Lot	Filing	Acres	Trees	Power	Phone	Address	Other	Price	Terms
14	1	2.00	Yes	Yes	Yes	383 Sequoia Rd		21,500	Cash *KC
36	1	5.44	Some	Yes	Yes	840 Arapahoe		20,000	Cash *KM
121	1	3.00	No	No	No	1173 Superstition		12,000	Cash *S
219-221	2	9.00	Yes	No	Yes	2230 Arapahoe Trail	2 wells, 1 septic, 8x12 shed	65,000	Cash *CC
244	2	2.00	Yes	No	Yes	44 Carlsbad Way		14,800	Cash *KM
250	2	3.00	Yes	No	No	512 Jasper Way		18,800	Cash *CC
315	2	3.00	Few	No	No	415 Olympic		13,999	Cash *CC
321	2	2.00	Yes	Close	Close	359 Jasper Way		16,500	Cash *KC
322	2	2.00	Yes	Close	Close	333 Jasper Way		16,500	Cash *KC
355	4	10.00	Yes	No	No	1054 Grand Teton Dr		19,900	Cash *RP
366	4	10.00	Some	No	Yes	366 Bandalier Drive		25,800	Cash *CC
370	4	12.00	Some	No	No	Tbd Grand Teton Tr		32,000	Cash *CC
402	4	20.00	No	No	No	893 Rocky Mtn Rd		18,999	Cash *S

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MISCELLANEOUS

Lot	Acres	Trees	Power	Phone	Location	Description	Price	Terms
6 Blk-1	5.00	No	No	No	Elkhorn Subdivision 368 Elkhorn View	Meadow bordered with trees on 2 sides	8,000	Cash *RP
20 Sub-1	1.09	Yes	Yes	Yes	Saddle Mtn Ranch Tbd Powder Horn Ln	Trees at outer sides of lot. Flat corner lot. 10 Mi from Lk George	14,500	Cash *RP
146B/ Sub 3	18.01	Yes	No	No	Cover Mountain Ran 303 Copeland	Trees, and views	39,900	Cash *S
M&B	2.5	Yes	Close	No	Tbd Rollies Trail	Private, Gently sloping, 1 Mile from Hwy 9,	54,900	Cash *RP
36 / F-2	3.36	Yes	Yes	Yes	Adventure Placer 55 Adventure Road	Level, Close to Alma, Nat Forest & Breck	79,000	Cash *RP
5 / F-1	3.5	Yes	Close	Yes	Sun Mountain 55 Peaceful Court	Lots of privacy. Could have snow cap views. Power within 400'	85,000	Cash *KM
M&B	10.0	Yes	Yes	Yes	Tract 129, Fairplay Tbd Platte Drive	Varied terrain, Views, Rock, Pine and Aspen	98,000	Cash *KM
31 / F-1	5.51	No	Yes	Yes	Fourmile Fishing Club	Zoned Commercial. Less than .28 mile off Highway #285	120,000	Cash *RP

LARGE MOUNTAIN ACREAGE

Lot	Acres	Trees	Power	Phone	Location	Description	Price	Terms
266	36	No	No	No	1000 Peaks Tbd Bare Trail	Meadow	23,000	Cash *KM
3 F-14	41.51	No	No	No	Eagles Nest Ranch 3466 Cimarron Drive	Meadow	23,900	Cash *RP
268	108	No	No	No	1000 Peaks Tbd Bare Trail	Meadow	24,000	Cash *KM
2 F-12	35.92	No	No	No	Eagles Nest Ranch 2046 Cimarron Drive	Meadow	25,000	Cash *KM
77	39.82	No	No	Yes	1000 Peaks Ranch Tbd Salt Ranch Tr	Meadow	26,000	Cash *CC
287	36.0	No	No	Yes	1000 Peaks Ranch Tbd Rodgers Drive	Meadow	26,400	Cash *KC
1	35.0	No	No	Yes	Santa Maria Ranch 21 Sol Way	Meadow	28,000	Cash *S
112	36.55	No	No	Yes	1000 Peaks Ranch Tbd Salt Ranch Tr	Meadow, 14 miles from Fairplay, partially fenced	29,900	Cash *S
86	35.0	No	No	No	Santa Maria Ranch 219 Boyero Road	Meadow	26,500	Cash *S
144	36.0	No	No	No	1000 Peaks Ranch Tbd Antero Drive	Meadow	28,000	Cash *RP
14	35.34	No	Yes	No	1000 Peaks Ranch Tbd Reinecker Rd	Meadow Well (needs pump)	29,900	PENDING
232	36.0	No	No	No	1000 Peaks Ranch 1281 S Deadman Rd	Meadow 3 Bedrm Cnty approved Septic	35,000	Cash *S
73	39.6	No	No	No	1000 Peaks Ranch Tbd Santa Maria Rd	High Creek flows Lot 72 also available	39,900	Cash *RP
37	39.55	Yes	No		High Chaparral Rnch 835 Sulphur Mtn	Pine and Meadow Hillside Septic, Driveway & Camper pad	43,000	Cash *RP
84	40.0	No	Yes	Yes	1000 Peaks Ranch TBD Fourmile Creek	Meadow Next to large ranch	44,900	Cash *RP
18	35.0	No	Yes	Yes	Bar-D 27923 Highway 285	Meadow, Partially fenced	45,000	PENDING
267	36.0	No	No	No	1000 Peaks Tbd Bare Trail	4 bed septic, Well w/pump, Cistern, Concrete pads, Generator, Solar Bldg., Storage	51,500	Cash *KM
25	36.0	No	Yes	Yes	1000 Peaks Ranch Tbd Reinecker Road	Meadow with Electricity	54,500	Cash *KM
71 F-3	40	No	No	No	Bar D 561 Mexican Ridge	Meadow zoned ag	59,900	Cash *CC
Amd 25/2	35.0	No	Yes	Yes	Rocker 7 Ranch 397 Rocker 7 Road	Meadow with Electricity Close to paved Road	60,000	Cash *S
72	42.11	No	No	No	1000 Peaks Ranch Tbd Santa Maria Rd	High Creek Flows through Lot 73 also available	62,900	Cash *RP
161	37.01	No	No	No	Bar D 2260 Center Road	Trout creek at rear of land, Bordered by BLM and large private acreage.	89,900	Cash *CC
19	35.0	Yes	No	Yes	Santa Maria Ranch Tbd Santa Maria Ct	All usable land, small older one room cabin	92,000	Cash *CC
M&B	40.0	Yes	Yes	Yes	Near Bar D 440 Bar D Road	Mostly fenced, Well on site	92,900	Cash *KM

Jefferson - www.JeffReal.com - 800-686-0822 or 719-836-2615 - October 1, 2011

Fairplay - www.JeffRealPark.com - 800-205-4007 or 719-836-4561

Buyers are cautioned to verify all property boundaries to their own satisfaction.

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2	70.53	1	No	Cell	Petrified Forest 2088 Hardwood Lp	Fully Fenced, Gate w/lockbox, 10 X 12 Storage Building	95,000	Cash *KM
28	35.0	Yes	Yes	Yes	Bighorn 3676 Buffalo Ridge	Loads of aspen & Pine	97,000	Cash *KC
M&B	80	No	No	Yes	Near Hartsel 9163 County Rd 15	Well, Spring, Fencing	97,500	Cash *KC
M&B	40	Y	N	N	Logan Hill TBD Galahad Road	Private, Views. On County Road	99,000	Cash *RP
48	35	Y	N	Y	Santa Maria Ranch 388 Toreador Lane	Pine and Aspen, County Road access, 40 miles to Breck	110,000	Cash *KC
13	35.37	Yes	Close	Yes	Bighorn 2479 Buffalo Ridge	Prime treed property	119,995	Cash *CC
M&B	23.27	Yes	Yes	Yes	TBD County Road 77 At Stagesop entrance	Borders BLM and National Forest. Tarryall River flows thru	129,000	Cash *CC
167	35.0	No	Yes	No	Bar-D 6312 Platte River Dr	Live Water	149,900	Cash *KC
27 F-1	35	Yes	Yes	Yes	Black Mountain Tbd County Road 5	Rare opportunity to own in Black Mountain	185,000	Cash *RP
134, 222, 223	113.86	No	No	Yes	1000 Peaks 5995 Antero Drive	6' perimeter fence. 7,200 Sq Ft insulated building with 3 overhead doors. Driveway	217,000	Cash *S
11	35.0	Yes	Yes	Yes	Breakneck Pass Ranch Amend Tbd Breakneck Pass	Sub irrigated meadow Produces 20 tons of hay/year Gated subdivision	279,000	Cash *RP
M&B	191	Willow	Yes	Yes	M & B Tbd County Road 35	Good pasture. Paved road access. Near Hwy 285. Fenced. Seasonal spring.	860,000	Cash *CC