

The Bohannon Ranch



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SUMMARY

THE BOHANNON RANCH

The Bohannon Ranch is an incredibly secluded 658 acre sporting ranch lying just north and west of the town of Lake George, Colorado. The land unfolds over valleys, granite outcroppings and rolling hills with varying timber density. Unlike other properties this size, the ranch features significant elevation changes within its boundaries which offer many view sheds of the ranch and the land beyond.

It's multiple gentle valleys once funneled water from east to west for irrigation purposes. It's timbered hills and surrounding rock cliffs provide shelter and protection for big game including Elk, Mule Deer and Black Bear. Within close proximity to the ranch are many world class trout fishing opportunities including the South Platte River through Eleven Mile Canyon and the South Platte River between Spinney and Eleven Mile Reservoirs commonly known as "The Dream Stream".

The ranch features opportunities to add value including the vertical development of a ranch home and horizontal land development opportunities. Because the ranch is unencumbered with any conservation easements and is bordered on three sides by federal and state lands, potentially high conservation value exists. Bohannon Ranch features a 3 CFS senior water right. Big game development, agricultural development and the potential for live water development opportunities also exist.

STATE: COLORADO

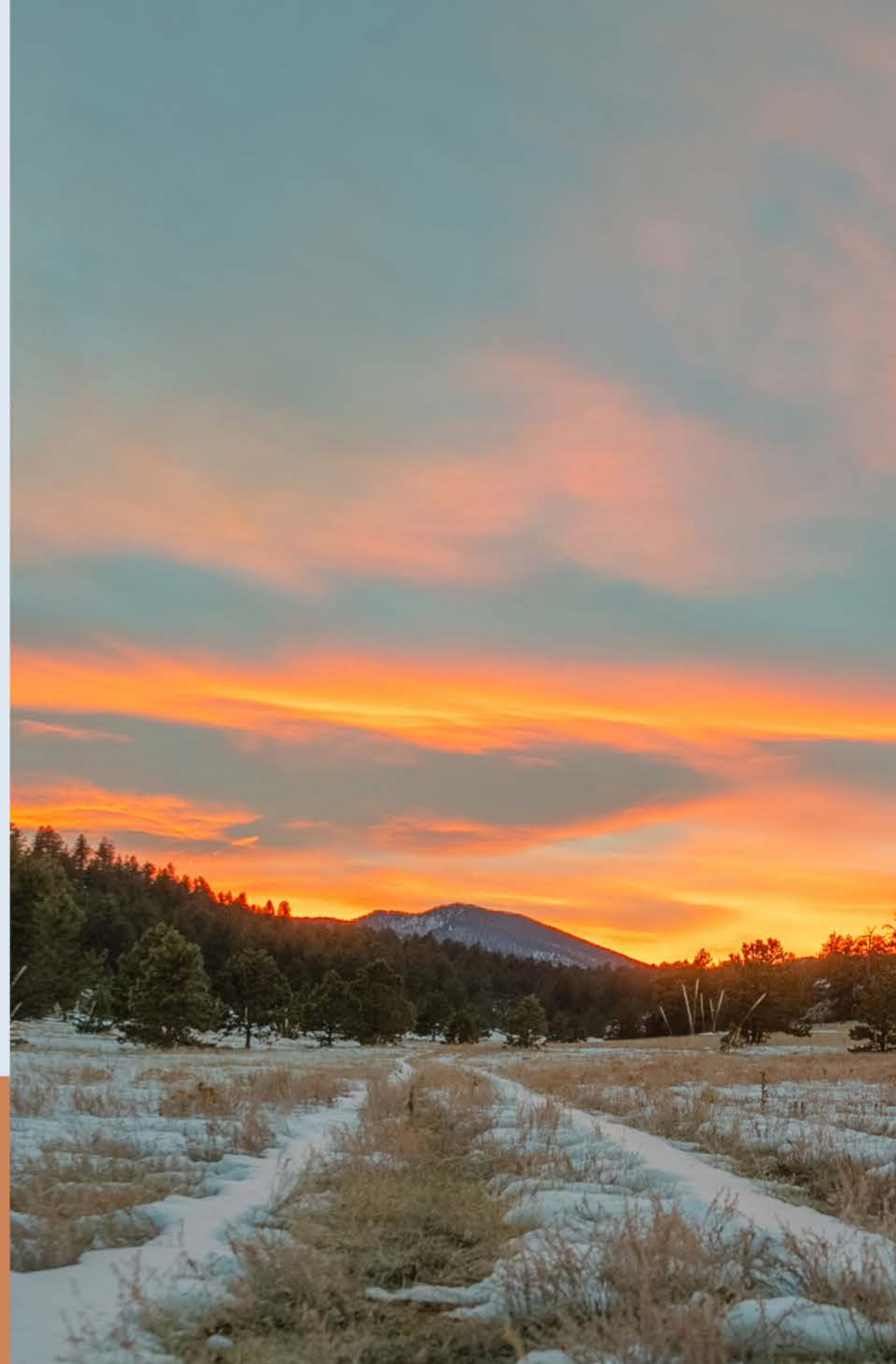
BUILDINGS: NONE

COUNTY: PARK COUNTY

ZONING: AGRICULTURAL

CITY: LAKE GEORGE

DEEDED ACRES: +/- 658



GENERAL LOCATION | THE BOHANNON RANCH

The ranch is located just one hour west of the city of Colorado Springs which is Colorado's second most populous city featuring a population of approximately 500,000 people. The pleasant drive from the city provides the opportunity to take advantage of all of the conveniences of the towns of Woodland Park, Divide and Florissant. Dramatic views of the northerly elevations of Pikes Peak, which is on the list of Colorado's "14ers", and one of

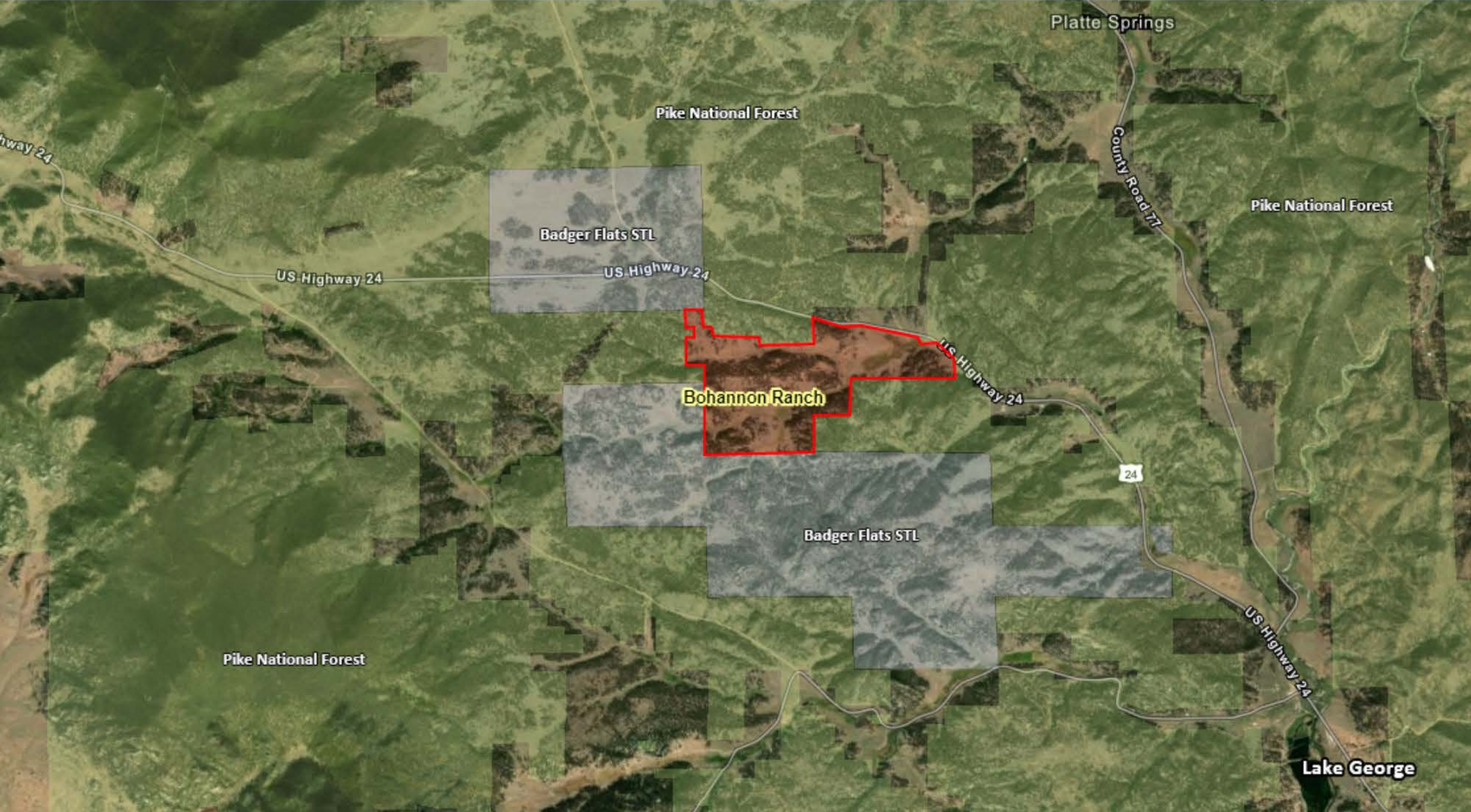
the United States' most famous peaks, is very prominent during your trip to the ranch. The westerly approaches from the South Park area through the towns of Jefferson and Fairplay are also incredibly easy to navigate and feature views from one of the most beautiful valley floors in the state. The ranch is just over one hour to town of Breckenridge and Breckenridge Ski Resort.



LOCATION | THE BOHANNON RANCH

The unique characteristics of the neighboring lands present significant value to the ranch. Bordered on two sides by the Badger Flats State Land Trust and on the others by Pikes Peak National Forrest provide a seclusion unlike other ranches in the area. The ranch is a jumping off point into these lands for hunting, camping and hiking purposes. Unlike most other public lands in the

State of Colorado, the Badger Flats land is only accessible to the public 6 months of the year which lends to the privacy and exclusivity of the ranch's location. At all times, Badger Flats prohibits motorized travel. This all comes with very easy access to the ranch via Colorado State Hwy 24 which allows an owner to pull off this well-maintained state road directly onto ranch property.



LAY OF THE LAND | THE BOHANNON RANCH

The land unfolds over valleys, granite outcroppings and rolling hills with varying density of Timber. Unlike other properties this size, the land features significant elevation changes within its boundaries which offer many view sheds of the ranch and the land beyond. It's timbered hills and surrounding rock cliffs provide shelter and protection for big game including Elk, Mule Deer, Black Bear and Mountain Lion. There are multiple funnels for big game from the surrounding public lands onto the relief Bohannon Ranch

provides them. Viewing game from high positions all over the ranch exist. In addition to internal views of the ranch, views to the surrounding area also exist. One of Colorado's most famous "14ers", Pikes Peak, can be seen from the ranch's high point. The flat valleys of the provide excellent grazing opportunity for both wild game and livestock and provide easy, year-round vehicular mobility throughout the ranch.





SPORTING & RECREATION

The Ranch lies completely within Colorado game unit 581. Unit 581 consists of 57% public land and contains mixed terrain from flat valley floor to higher elevation timbered areas. At a landowner's disposal are all of the resources of Colorado's Landowner Preference Program (LPP) which is built to encourage private landowners to foster environment for game. Within GMU 581, good numbers of Elk and Mule Deer exist. Elk tags have traditionally existed on an over the counter basis and landowners tags for deer are currently very reliable for an owner who applies to the LPP.

Landowner tags can be used by the landowner or monetized through transfer to hunters and outfitters. The true jewel of the area is mule deer herd D-16. Relative to other herds, this herd is substantial and provides a very good buck to doe ratio. In addition to Elk and Mule Deer, good numbers of wild turkey exist in the area. A waterfowl program could be created with development of water resources. World class trout fishing on gold medal water can be found within close proximity to the ranch on the South Platte River.

Over the counter wild turkey tags are readily available.

Bohannon Ranch is eligible for Colorado's Landowner Preference Program. Because private land holdings in this game unit are typically smaller, competition for mule deer landowner tags are minimal. Therefore, they are easy to draw.



DEVELOPMENT VALUE | THE BOHANNON RANCH

Bohannon Ranch currently hosts no structures and is a blank slate for a buyer to construct their custom ranch home and outpost buildings. Multiple building sites have been identified by a prominent custom home builder who boasts strong relationships with tradesmen in the area. A buyer may choose to locate their home closer to Highway 24 for convenience or in one of the home sites deeper within the property. In addition to homes, a buyer may also choose to develop live water assets on the property. The ranch features a 3 CFS senior water right for up to 60 acres of agricultural irrigation. An investment in water work could yield pond opportunities which appeal to waterfowl and big game and could simultaneously create aquatic habitat for trophy trout.



CONSERVATION VALUE

The Bohannon Ranch is surrounded by wild, public lands. For many years it has fit well within the those lands because it has gone virtually unused except by cattle that graze in its valleys. A recreational minded buyer could continue that use and might consider working with one of potentially many groups to place conservation easements on the ranch.

Currently, conservation easements are receiving a lot of attention from state government. Both in terms of simplifying the process and increasing benefits to landowners. Now, more than ever, is a great time to explore these options as a landowner.



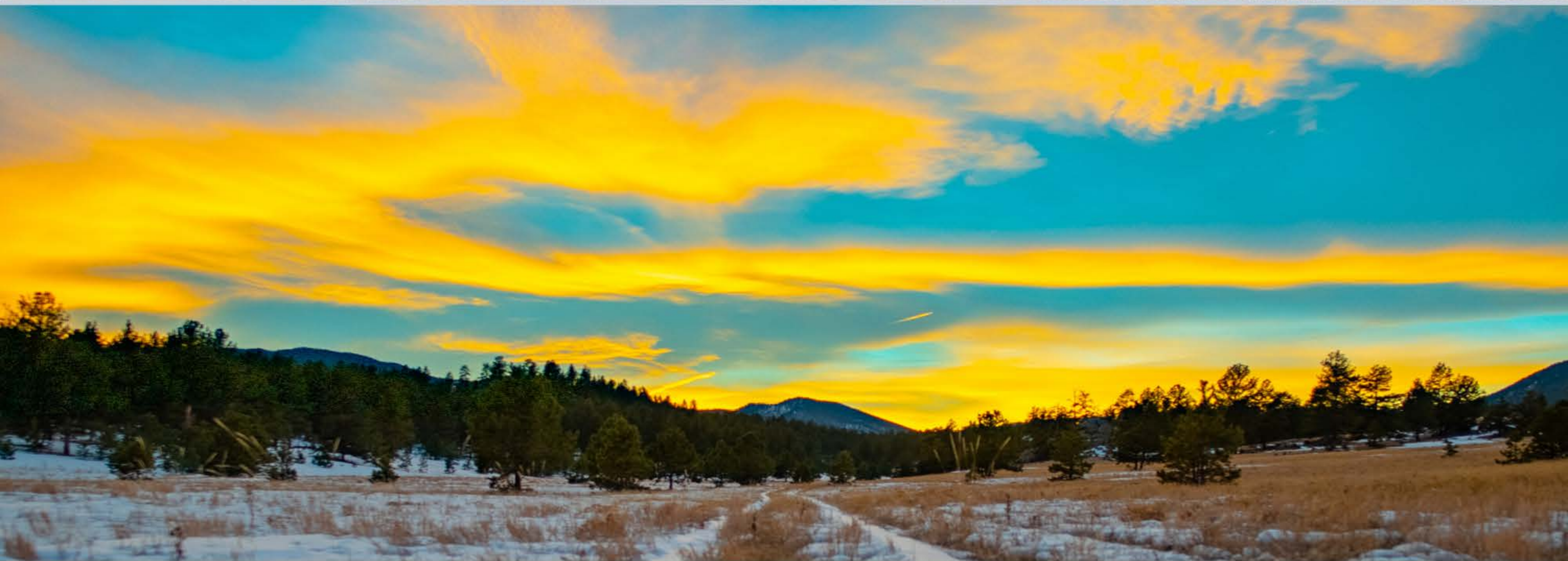
HISTORY

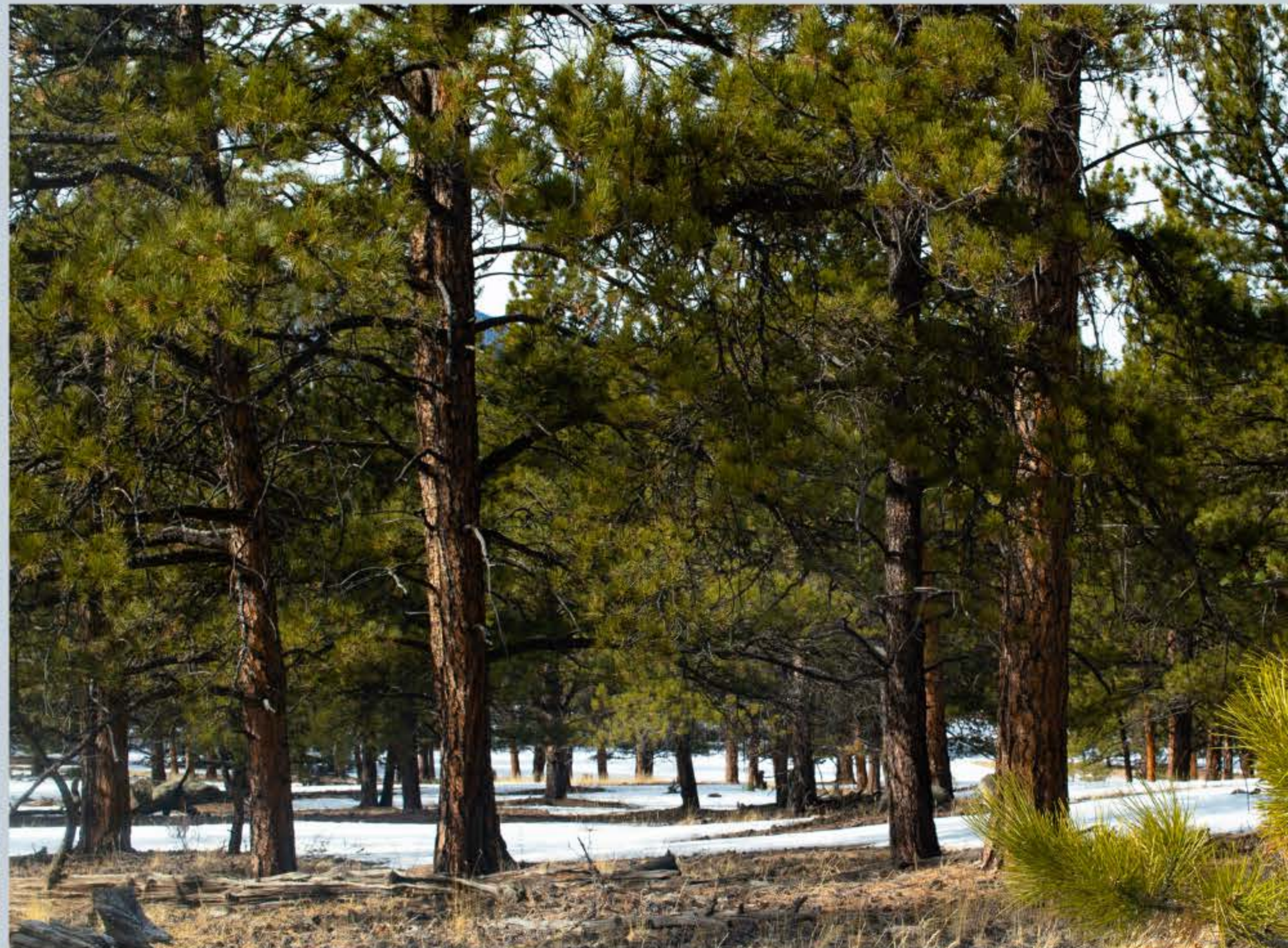


The ranch is just minutes from the town of Lake George. Established in 1891, Lake George was originally a railroad stop for the Colorado Midland Railway, which was completed in 1887. The man made lake beside the town was built by George Frost and was originally created to supply ice to the railroad. At the turn of the twentieth century, the population was around 30. After 1900 some area farmers began growing high-altitude potatoes. This kept the economy going after the railroad was torn up. By 1941 there were 100 people living in Lake George, which had become a hub for potato growing.

Lawrence Bohannon was born on June 4, 1885 in Shelby County, Missouri. He started farming in Lake George in about 1915 on what is now known as the Bohannon Ranch. He was a bachelor up until the age of 51 when he married Johnnie Fay Corrigan of Texas who was 3 years his senior. The Bohannon Ranch was actually homestead by Samuel James White, he went by the name of Jim. Jim was born in Douglas, Iowa on August 31, 1858. He first married Elizabeth Galey. Elizabeth died in 1893 at child birth and she is buried in Lake George. He later married Minnie Keith and they had 11 kids. Jim died on September 29, 1946 in Bolivar, Missouri at the age of 88. Jim was issued his homestead patent for The Bohannon Ranch on May 15, 1896.







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DETAILS CONCERNING THE BOHANNON RANCH



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