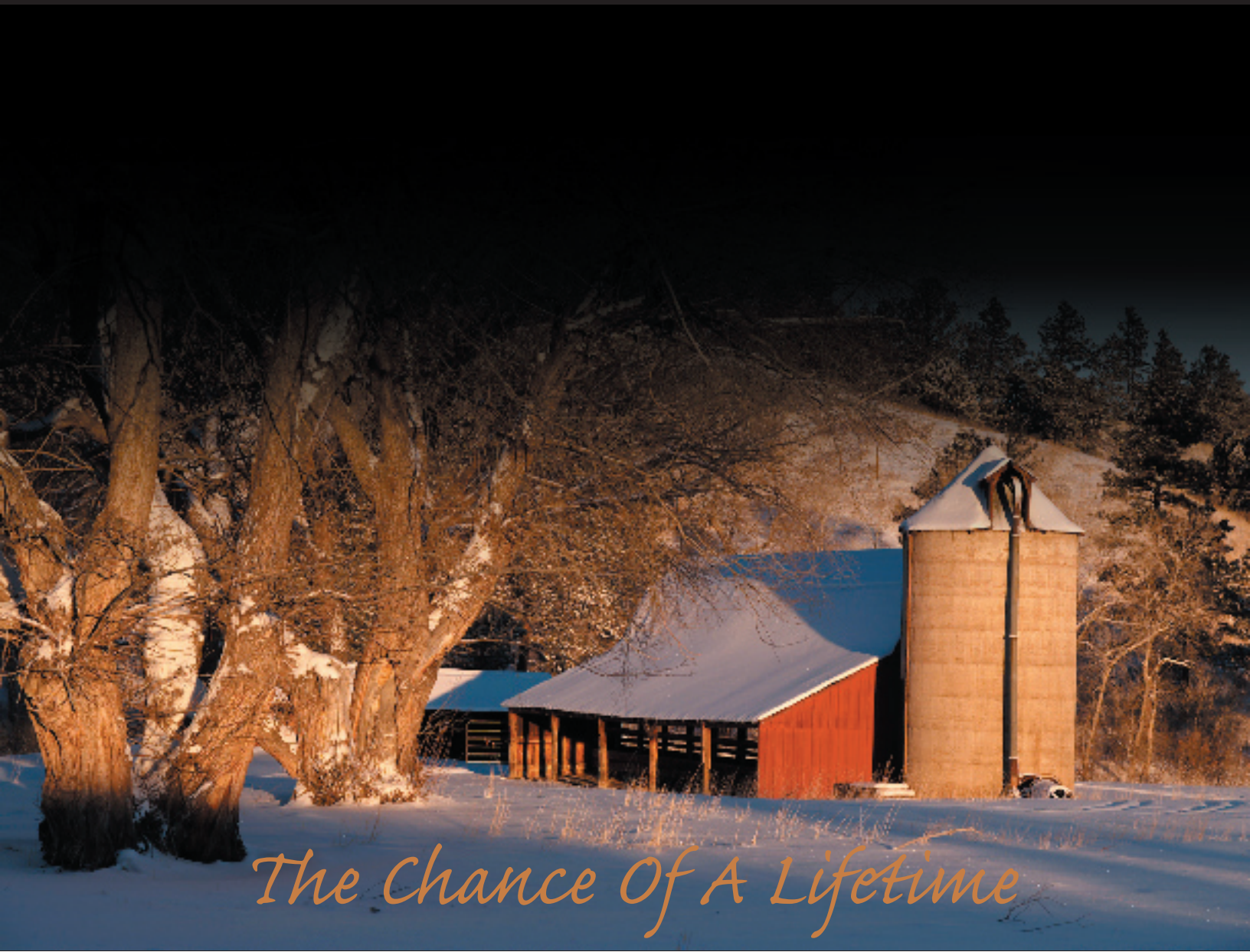




SANDSTONE
R · A · N · C · H



The Chance Of A Lifetime



SANDSTONE

R · A · N · C · H

The Sandstone Ranch is a 2150 +/- acre working cattle ranch located in Douglas County, Colorado, one of the fastest growing counties in the United States. The Sandstone is situated along the pristine west Plum Creek Valley 11 miles southwest of Castle Rock and is one of the few remaining parcels of this size and quality in the Denver / Colorado Springs corridor.

Adjacent to the Pike National Forest with over 200 square miles of forested Rocky Mountain foothills rich with wildlife, The Sandstone Ranch shares 3 miles of common boundary line with the forest. The ranch is within a couple hours drive of the Vail, Aspen and Breckenridge ski resorts and sits directly between both Denver and Colorado Springs.

From the very beginning of the developing of the West, the availability, control and distribution of water has been paramount. Water rights, more than any other single consideration, influence and steer the development of agriculture, commerce and population. Water is one of the most important aspects in determining the value of western land. The water rights that are available with The Sandstone Ranch are abundant.

Whether continuing the present cattle ranch activities, partially developing as ranch/residential, a dude ranch or as 35 acre parcel planned community development with amenities including a golf course and a club house, the water rights of the Sandstone are more than substantial.



The ranches infrastructure includes: fencing throughout, bridges, dams, great road system, 5 hay barns, maintenance shop, corrals, cattle chutes, and abundant water and power. Water handling infrastructure is provided by 11 wells a reservoir, pond and water disbursement ditches that provides for 220 acres of irrigated hay meadows. In addition there are 4 homes and a cabin on the ranch.

The Sandstone Ranch offers a once in a lifetime opportunity to live in one of the most beautiful parts of Colorado. With the red rock formations, rolling meadows, towering Ponderosa Pine forests, and incredible infrastructure, the Sandstone offers exquisite beauty and endless possibilities.

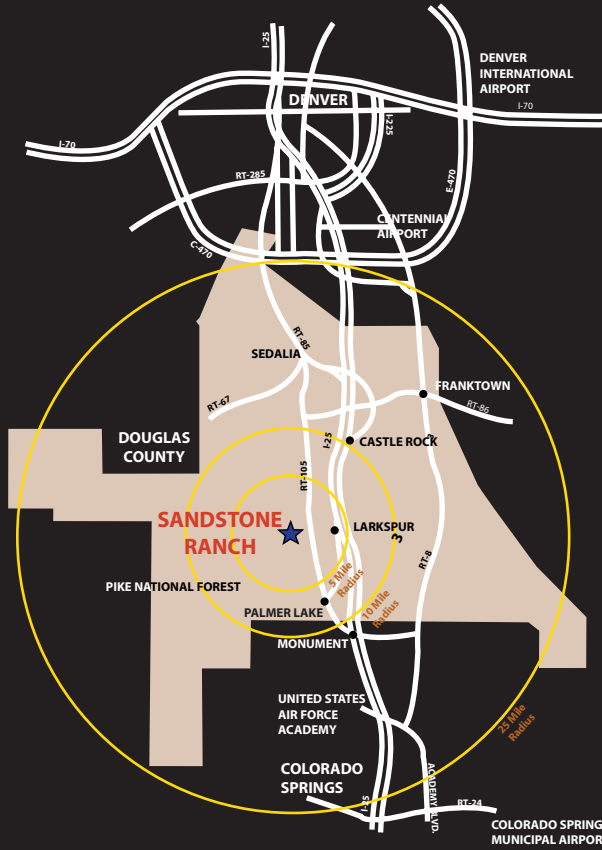
The Sandstone Ranch is marketed exclusively by Edge Real Estate Services, LLC. and is shown by appointment only. Purchase qualification will be necessary for viewing and a licensed associate of Edge Real Estate Services must accompany all showings. Please contact us for your private viewing of this property.

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The Sandstone Ranch is about 5 miles west of the I-25 corridor. The Ranch is within 25 to 30 miles of substantial existing and developing commercial and light industrial complexes. Among which is the Denver Technological Center (DTC), Parkway Plaza, Inverness Business Park, Castle Rock, and Highlands Ranch. Surrounded by world class golf courses such as the new Bear Dance Golf Course - Home of the Colorado PGA in Larkspur, The Castle Pines Golf Course - Host to the annual PGA tour and a Jack Nicklaus Designed/PGA golf course, Perry Park Country Club in Larkspur, and the Red Hawk Golf Course and Plum Creek Golf Course in Castle Rock.

The Ranch sits 20 minutes South of Sky Ridge Hospital, 25 minutes South of the Denver Tech Center, 25 minutes North of Colorado Springs. 45 Minutes South of Denver International Airport, 35 Minutes North of the Colorado Springs Airport and 35 minutes South of Centennial Airport which is the second busiest general aviation airports in the United States servicing corporate and recreational aircraft.

Colorado Springs is at the South end of the I-25 corridor and is home to the United States Air Force Academy, and is hosting a growing number of computer and high tech companies. The world renowned Broadmoor Hotel is also located in the Springs area.

All information was gathered from sources deemed reliable. Edge Real Estate Services, LLC. does not guarantee its accuracy. Interested parties are advised to verify all information concerning this property before entering into any contract to purchase this property.