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TRIPLE CREEK RANCH | SILVERTHORNE, COLORADO | \$26,000,000

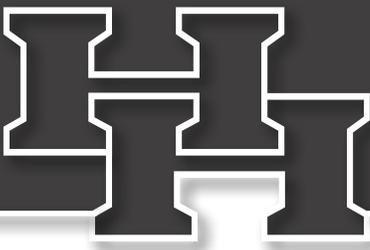


EXECUTIVE SUMMARY

An exclusive 254± acre retreat outside of Silverthorne, Colorado, Triple Creek Ranch provides luxurious accommodations and breathtaking views in a stunning mountain setting. This is a place just minutes from dining and shopping, yet tucked amongst the aspens and pines in a private valley along the Gore Range. Here, one can retire to either of the extraordinary lodges for solitude or hosting after a day of private fishing or horseback riding. Triple Creek Ranch derives its name from the three tributary creeks that converge within the property to form the head of Rock Creek. These creeks tumble through stands of aspen, pine and willow as they flow through the ranch and into the Blue River, a short distance below the property. Set atop a prominent ridge at the back of the ranch are the Thunder and Elk Lodges – both crafted from refurbished logs that were reclaimed from old cabins in eastern Colorado. Fresh off a multimillion-dollar renovation project, each lodge overlooks lush grounds and three trout ponds while also taking in big mountain views. Each luxury lodge features mountain-chic interiors, six bedrooms, chef-equipped kitchens, wood burning fireplaces and are offered in turn-key condition. Wildlife is often viewed from the lodges, which sit within a short walk of each of other. The ranch has long been utilized as a family enclave, but is well-suited for hosting corporate retreats and other large gatherings. Triple Creek is currently operated as a high-end vacation rental through Cuvée, a preeminent provider of luxury vacation home rentals and curated experiences across the globe. Though Triple Creek holds a lifetime's worth of recreational activities for family and friends within its own fence lines, the adjacent Arapaho National Forest and Eagles Nest Wilderness area are literally out the back door.

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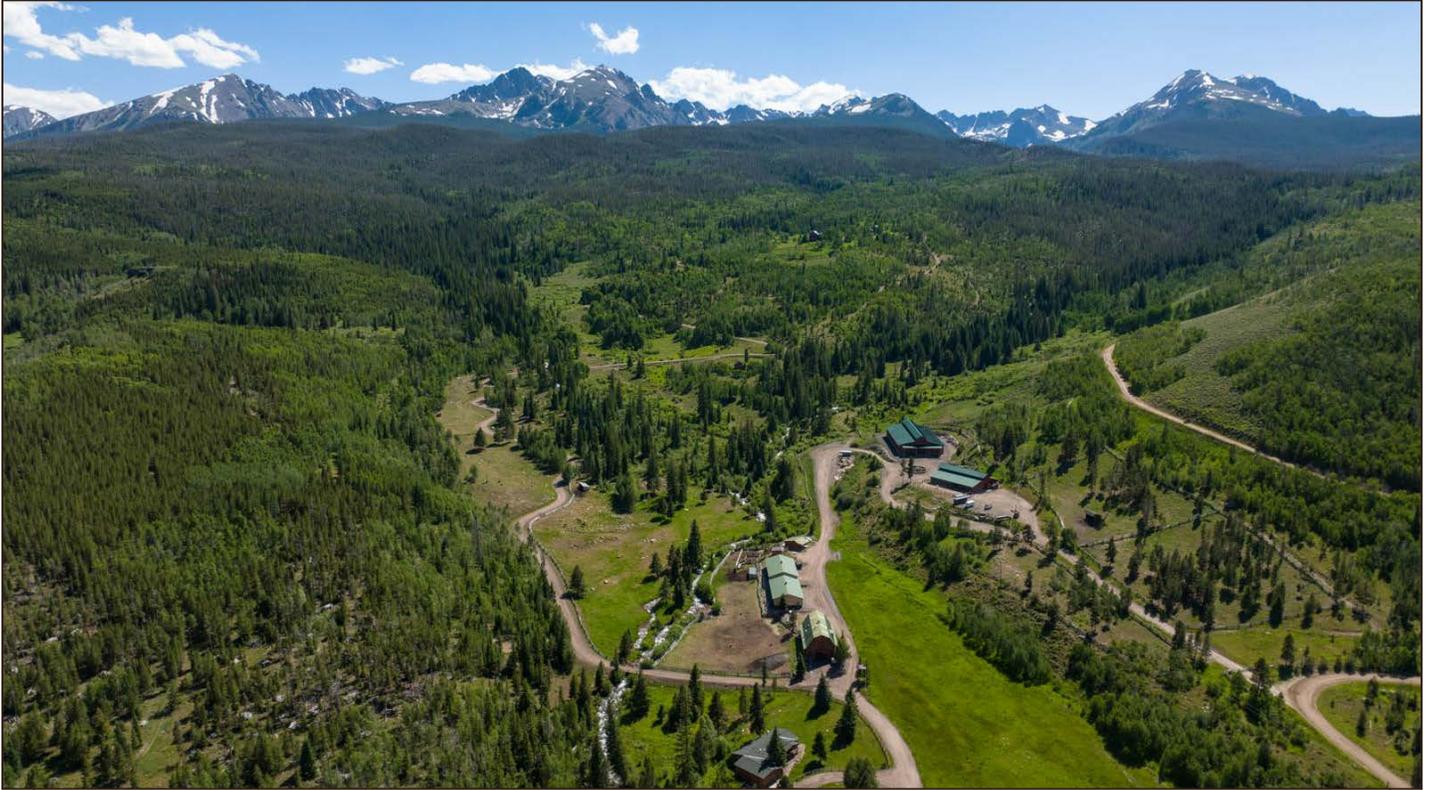
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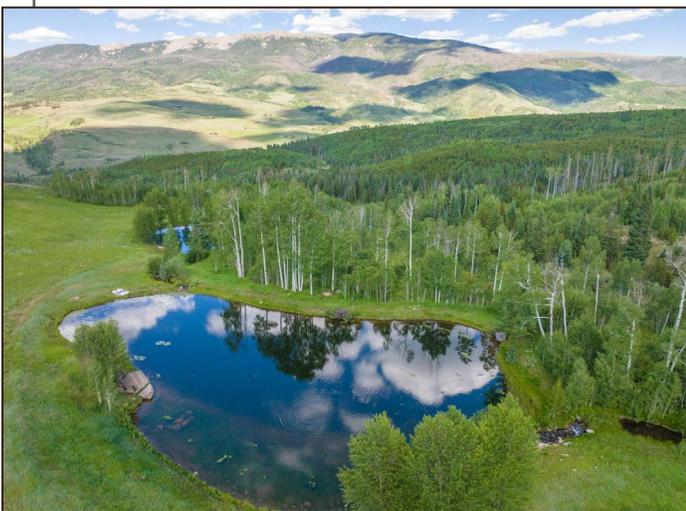
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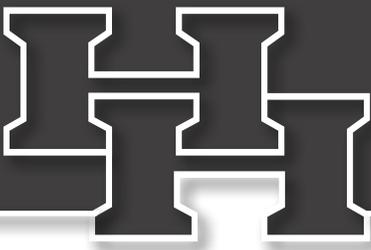


The equestrian will approve of the ranch's infrastructure, including a 12,800± square foot fully enclosed and heated riding arena, an impeccable 10-stall horse barn with automatic drinkers, and miles of internal riding trails. The aptly named Thunder Lodge served as home to the white Arabian gelding Thunder, the Denver Bronco's famous mascot. This lodge has two additional stalls with turnouts and automatic drinkers. Triple Creek is well-suited for its operations with complimentary infrastructure, including a 10-bay equipment garage, barn, children's play cabin, ranch manager residence and assorted outbuildings. A significant sprinkler irrigation system waters key areas of the property, and an additional 13± acres of hay meadow are irrigated via traditional flood irrigation.



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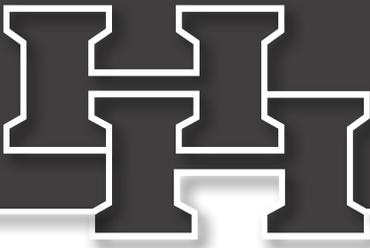
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Triple Creek's location is not only beautiful and private, it is convenient. Triple Creek is a five-minute drive north of Silverthorne, Colorado, and the I-70 corridor. Denver is a one-hour and thirty-minute drive to the west, and the nearest FBO in Kremmling is a 20-minute drive to the north. The ranch is also just a short drive from the slopes of Breckenridge and the Copper Mountain Ski Resort. The Blue River is less than a half mile away, and one can be on the Dillon or Green Mountain Reservoirs in just a few minutes. Regardless of whether you are seeking solitude or a superlative mountain retreat for hosting gatherings, Triple Creek Ranch is the place for you.



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JUST THE FACTS

- 254± deeded acres
- Five minutes from Silverthorne, Colorado
- An hour and a half from Denver
- Minutes from Breckenridge and Copper Mountain Ski Resort
- Stunning mountain setting with big mountain views
- Three creeks
- Three stocked trout ponds and eight additional ponds
- Turnkey and recently renovated 7,248± square foot Thunder Lodge with six beds and six baths
- Turnkey and recently renovated 6,278± square foot Elk Lodge with six beds and six baths
- Three beds, two-bath ranch manager residence
- 12,800± square foot indoor and heated riding arena
- Ten-stall stable with all equine facilities
- Six cfs water rights with 13 acres of hay meadow
- Ten-bay equipment garage, barn and assorted outbuildings



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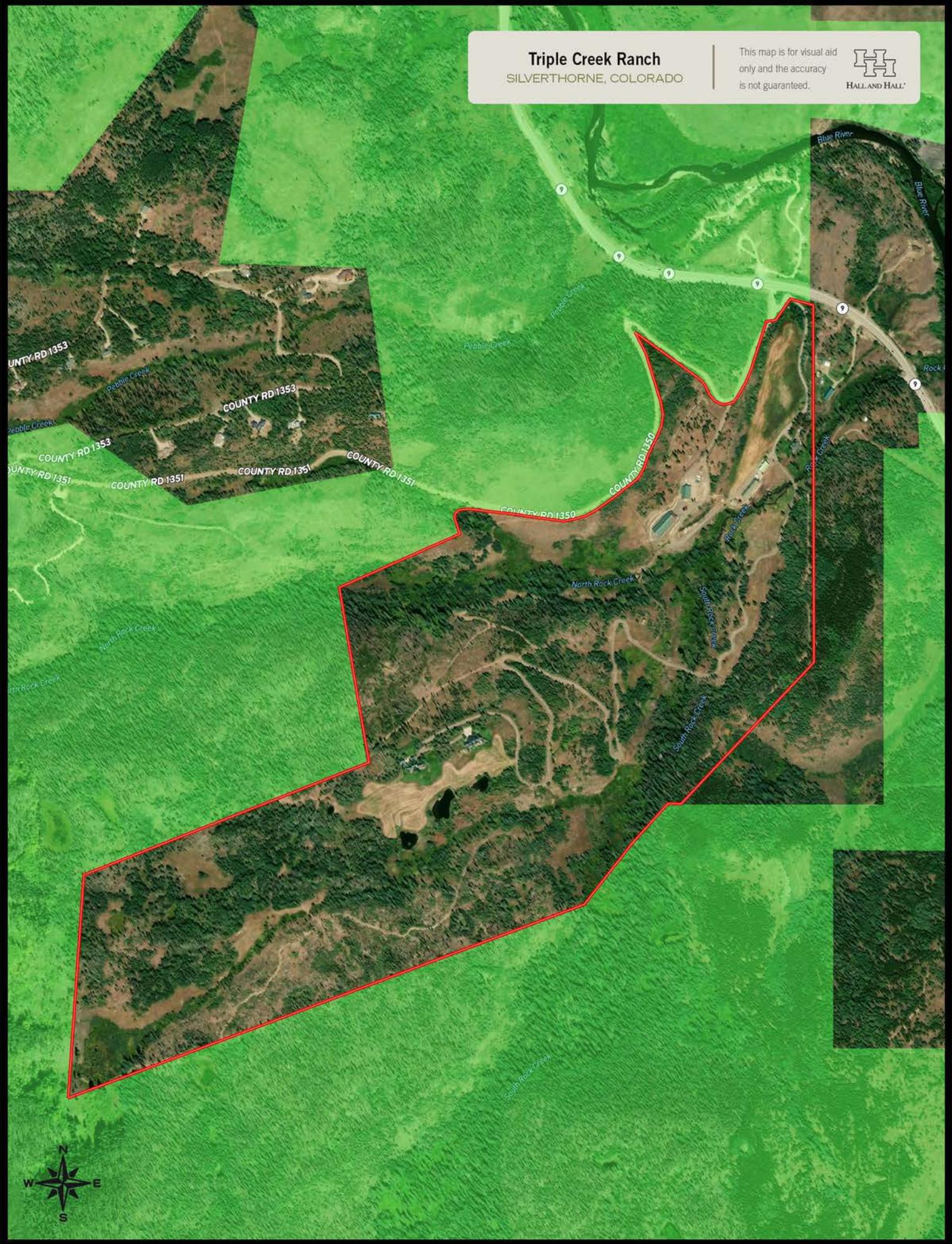
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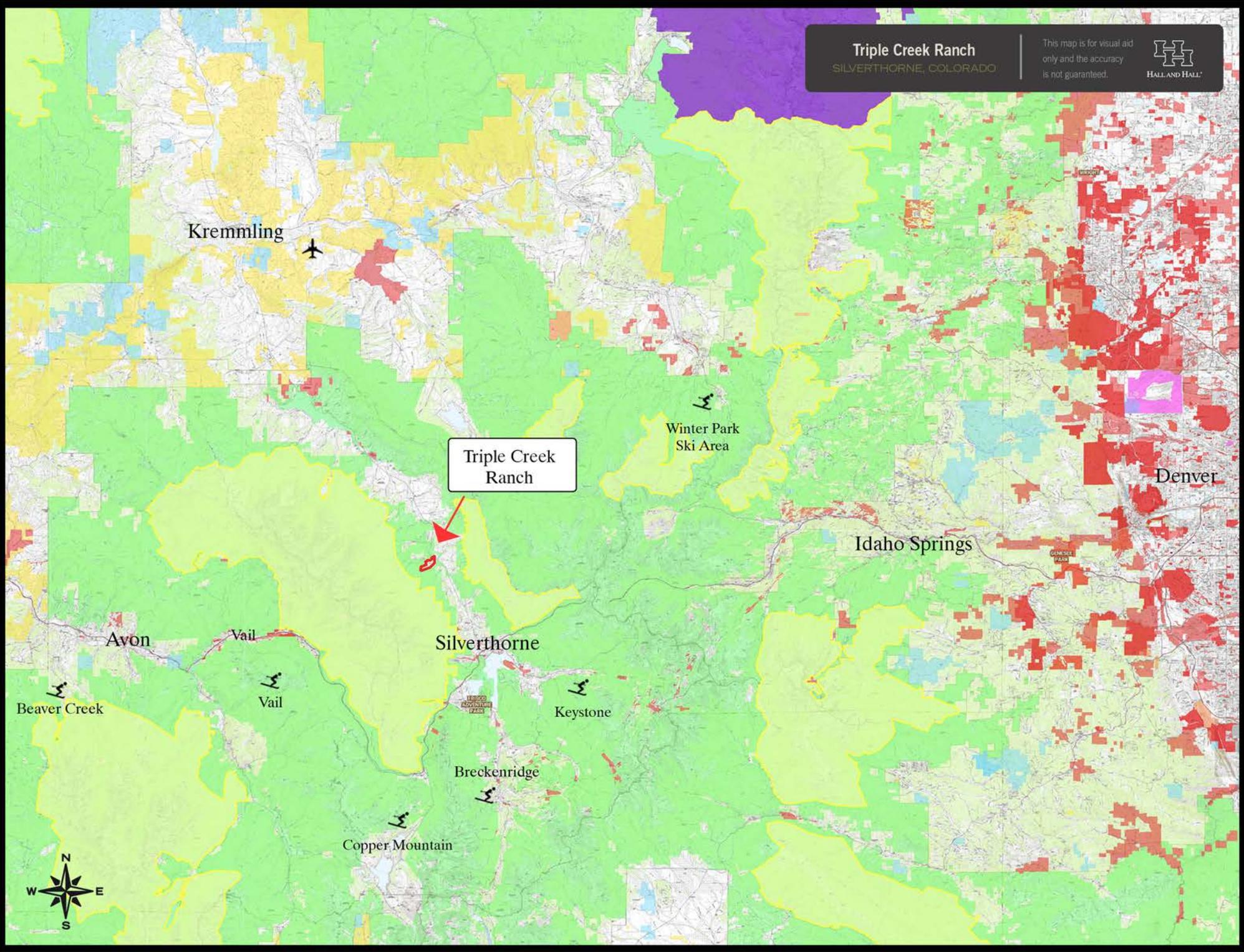
Triple Creek Ranch
SILVERTHORNE, COLORADO

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Kremmling



Triple Creek Ranch

Winter Park Ski Area

Denver

Idaho Springs

Avon

Vail

Silverthorne

Keystone

Breckenridge

Copper Mountain

Beaver Creek

Vail



Triple Creek Ranch
SILVERTHORNE, COLORADO

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