



CROOKED WILLOW FARMS
LARKSPUR, COLORADO





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\$8,200,000 | 111± ACRES



LISTING AGENT: **ROBB NELSON**

2000 S. COLORADO BLVD., T1, STE. 3100
DENVER, COLORADO 80222

P: 303.861.8282

M: 303.909.6491

RNELSON@HALLANDHALL.COM



TRUSTED *by* **GENERATIONS,**
for **GENERATIONS**

Land... that's where it all begins. Whether it is ranch land or family retreats, working cattle ranches, plantations, farms, estancias, timber or recreational ranches for sale, it all starts with the land.

Since 1946, Hall and Hall has specialized in serving the owners and prospective owners of quality rural real estate by providing mortgage loans, appraisals, land management, auction and brokerage services within a unique, integrated partnership structure.

Our business began by cultivating long-term relationships built upon personal service and expert counsel. We have continued to grow today by being client-focused and results-oriented—because while it all starts with the land, we know it ends with you.

WITH OFFICES IN:

DENVER, COLORADO	BOZEMAN, MONTANA
EATON, COLORADO	MISSOULA, MONTANA
STEAMBOAT SPRINGS, COLORADO	VALENTINE, NEBRASKA
SUN VALLEY, IDAHO	COLLEGE STATION, TEXAS
TETON VALLEY, IDAHO	LAREDO, TEXAS
HUTCHINSON, KANSAS	LUBBOCK, TEXAS
SHERIDAN, WYOMING	WEATHERFORD, TEXAS
BILLINGS, MONTANA	SOUTHEASTERN US

SALES | AUCTIONS | FINANCE | APPRAISALS | MANAGEMENT



EXECUTIVE SUMMARY

This spectacular diverse luxury property is located in the Plum Creek Valley 30 minutes from Denver and north of Colorado Springs on the Colorado Front Range. Whether you are looking to host extravagant events, corporate meetings and parties, or create a dream equestrian venue, this property has it all. The improvements are truly impeccable, historic, and one-of-a-kind. The exterior attributes of Crooked Willow Farms are just as stunning as the beautiful event barns, stables, and arenas. Expansive white fences surround the property and pastures reminiscent of grand Kentucky horse farms. Red and white buildings create an immediate impact, and the historic nature of the structures gives the feeling of luxurious buildings from a time gone by. The surroundings are equally as breathtaking, with panoramic views of the foothills. The event venue has been utilized primarily for weddings in recent years but can also be used for other celebrations. The Carriage House Ballroom seats up to 225 guests for any event, Lola's Loft will seat up to 150 for a wedding or other ceremony, and the gorgeous large wine room is perfect for receptions. The woodwork and wood flooring throughout the venue is stunning. The event lawn next to the Carriage House with breathtaking views of the Rocky Mountains is also ideal for any outdoor event. The equestrian improvements are second to none and feature indoor and outdoor arenas. The main barn has ten stalls, a full bath, horse EuroXciser, therapy room, and office. Additional barns have more than 24 additional stalls. The 100'X200' indoor arena and the 100'X240' outdoor arena both have Nike Air footing installed. The property has 17 turnouts for horses. There are three large pastures and two smaller turnout pastures. There is a modest four-bedroom farmhouse and a duplex with four total bedrooms. There are multiple places where a main residence or lodge could be built if desired. This is definitely a must-see property!

LOCATION

Crooked Willow Farms is located in the Plum Creek Valley, 30 minutes from Denver and 35 minutes north of Colorado Springs on the Colorado Front Range. The farm is easily accessed just ten minutes from I-25 and the town of Larkspur. The front range continues to be one of the fastest growing areas in the country year after year. All necessary services, fine restaurants, shopping, arts & culture, and numerous activities and attractions are nearby. Recreational activities such as trail riding, fishing, biking, skiing, snowmobiling, and sightseeing abound in the area.

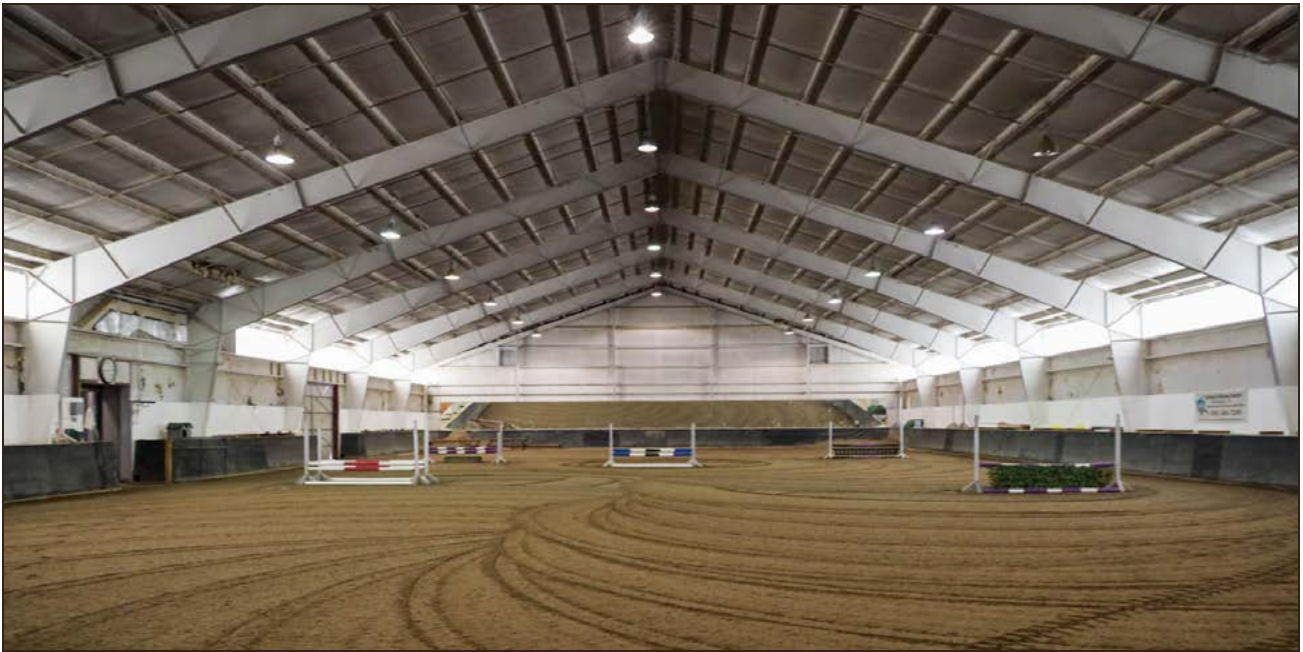




GENERAL DESCRIPTION

Crooked Willow Farms has the feel of a historic Kentucky horse farm. The pristine, well-kept classic red and white barn buildings and white fences embody history and are nothing short of breathtaking. An acreage with improvements of this type and quality is a very rare find on the front range. Crooked Willow is notably one of the premier equestrian and event venues around. This exceptional venue can accommodate everything from corporate parties and weddings to major equine events. The demand for year-round retreats, beautiful wedding venues, and equestrian facilities is highly sought after and the population base in the front range of Colorado provides ample customers looking for this type of facility.





EQUESTRIAN IMPROVEMENTS

Crooked Willow Farms has been a state-of-the-art, private training facility for top hunter and jumper sport horses. The property has everything that the discerning equestrian buyer could hope for. The main barn is beautifully finished with brick and iron stalls that create the feeling of being in a historic European countryside.

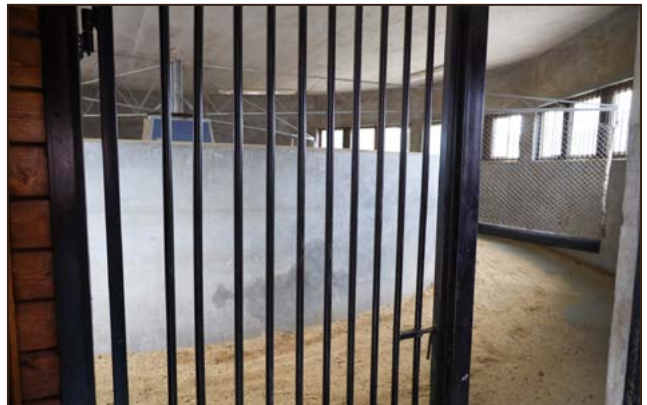
MAIN BARN:

10,970 square feet, ten 11'X20' stalls, tack room, washroom, laundry room, four horse EuroXciser with rubber footing, large storage area with cabinets, water truck parking, two wash racks, and a therapy room.



ADDITIONAL OUTBUILDINGS:

- Indoor Arena – 100'X200' with Nike Air footing
- Covered Outdoor Arena – 100'X240' with Nike Air footing and a water jump
- Open Air Outdoor Arena – 270'X130'
- Horse Stables – three 24'X60' stables with eight horse stalls and one with storage area
- Two Satellite Barns – four 12'X12' stalls
- Storage Barn - 60'X140' with 12' overhangs on both sides and a wall down the middle. One side is utilized for hay storage and the other is used for equipment.
- Morton Barn 30'X50'
- 17 total horse turnouts



EVENT VENUE IMPROVEMENTS

Crooked Willow Farms has served as a venue for weddings, corporate meetings and parties, and exclusive equestrian events. The luxurious spaces provide ample opportunities for all types of indoor and outdoor parties.



CARRIAGE HOUSE BALLROOM:

The focus of the event venue is the beautiful and elegant 11,011 square foot Event Clubhouse with room for 250 guests. The rustic interior design, including white pine walls, red brick accents, and windows flanked with custom wall sconces, restores the original barn motif of the venue. Four gorgeous chandeliers 19 feet above add a touch of luxury to the space. Further into the ballroom, the ceiling drops to just under 13 feet, designating a presentation or main entertainment area. From the stage to the reception hall and the dance area, the possibilities for this space are limitless. A warm, tinted concrete covers the floor, eliminating the need to rent a formal dance floor, while floor-to-ceiling barn doors slide open on both sides of the staging area for another grandiose touch that welcomes in the crisp air of the Rocky Mountains.



WINE ROOM:

Crooked Willow Farms celebrates Colorado's niche products with its barrel-lined wine room. Beautifully laid out, rich mahogany tables and chairs along with stacks of wine barrels welcome you into the room. This stunning space is multifaceted with the ability to seat 24 guests at the existing king's table. The gorgeous atmosphere creates a perfect photo opportunity and is ideal for buffet receptions with desserts placed at one end of the room and a coffee bar at the other. The Wine Room is an excellent backdrop for a slideshow presentation as well, making it a versatile option for all your event needs. Wedding rehearsal dinners, corporate executive dinners, customer appreciation events, non-profit events, and social celebrations all feel at home and elevated in this quaint and unique space.



WILLOW PARK:

Set in the center of The Venue at Crooked Willow Farms, Willow Park offers stone picnic tables, a pond with water fountain, and plenty of majestic and mature trees. The central location of this area serves multiple purposes for any event or merely provides a unique and beautiful backdrop.



LOLA'S LOFT:

With rustic hammered steel railings, cathedral windows, and circular stairs, the hand-crafted turret entrance into Lola's Loft is truly a grand sight to behold. Sconces provide elegant illumination as you travel to the second-floor loft where you're greeted with a wall of pillar candles that further welcome you into the warm-colored space. The original red oak floors reflect soft lighting from wagon wheel chandeliers suspended above and natural light peeking through the side and double doors at the gable end of the loft. The Loft's double doors open onto a spacious covered deck where guests can enjoy a cocktail and grand views of the lawn and mountains. This stunning space delivers an unobstructed view of the Rocky Mountains. Once the sun sets, guests can enjoy stargazing from any of the loft doors while they relish in the refreshing Colorado evening air.



BRIDAL SUITE:

The Bridal Suite is a gorgeous, soft space that welcomes the bride and her bridal party with comfort and rustic style. A fun space to get ready with your girls and snap those much-loved getting ready photos. The bridal suite offers a space for the bride and her crew to relax before the first look or ceremony.



GROOM LOUNGE & CIGAR ROOM:

Rich colors and leather furniture welcome the groom and his guys into the Groom's Lounge and Cigar Room, where they can unwind in front of a big screen TV or around the bar area. The atmosphere of this space allows you the flexibility to offer up whatever entertainment and beverages you'd like while engaging in casual social conversation. The space has the feel of an old-world country club and cigar bar.



MOUNTAIN VIEW LAWN:

Mountain View Lawn acts as the welcoming ground of The Venue at Crooked Willow Farms, set directly adjacent to the Carriage House. This manicured open space is ideal for any type of outdoor activity complete with breathtaking views of the Colorado Rocky Mountains. From company picnics to the perfect ceremony site, Mountain View Lawn is perfect for any occasion. The lawn is 173 feet long and 107 feet wide.

There is parking on-site for up to 100 vehicles.





OTHER IMPROVEMENTS

The main home on the property has recently been remodeled. It is 2,272 square feet with four bedrooms and two bathrooms. There is also a duplex that has four bedrooms and three bathrooms. It is 2,720 square feet.





CLIMATE

Larkspur gets 18 inches of rain and 94 inches of snow on average per. Elevation of the property is approximately 6,800 feet. It is sunny an average of 247 days a year. The average July high temperature is 82 degrees and the average January low is 15 degrees.



MINERALS RIGHTS

All mineral rights associated with the ranch and owned by the seller will transfer with the sale.

CONSERVATION EASEMENTS

The ranch is unencumbered from any easements and may be a great candidate for a conservation easement in the future.

TAXES

Annual taxes for 2022 were \$36,959.92

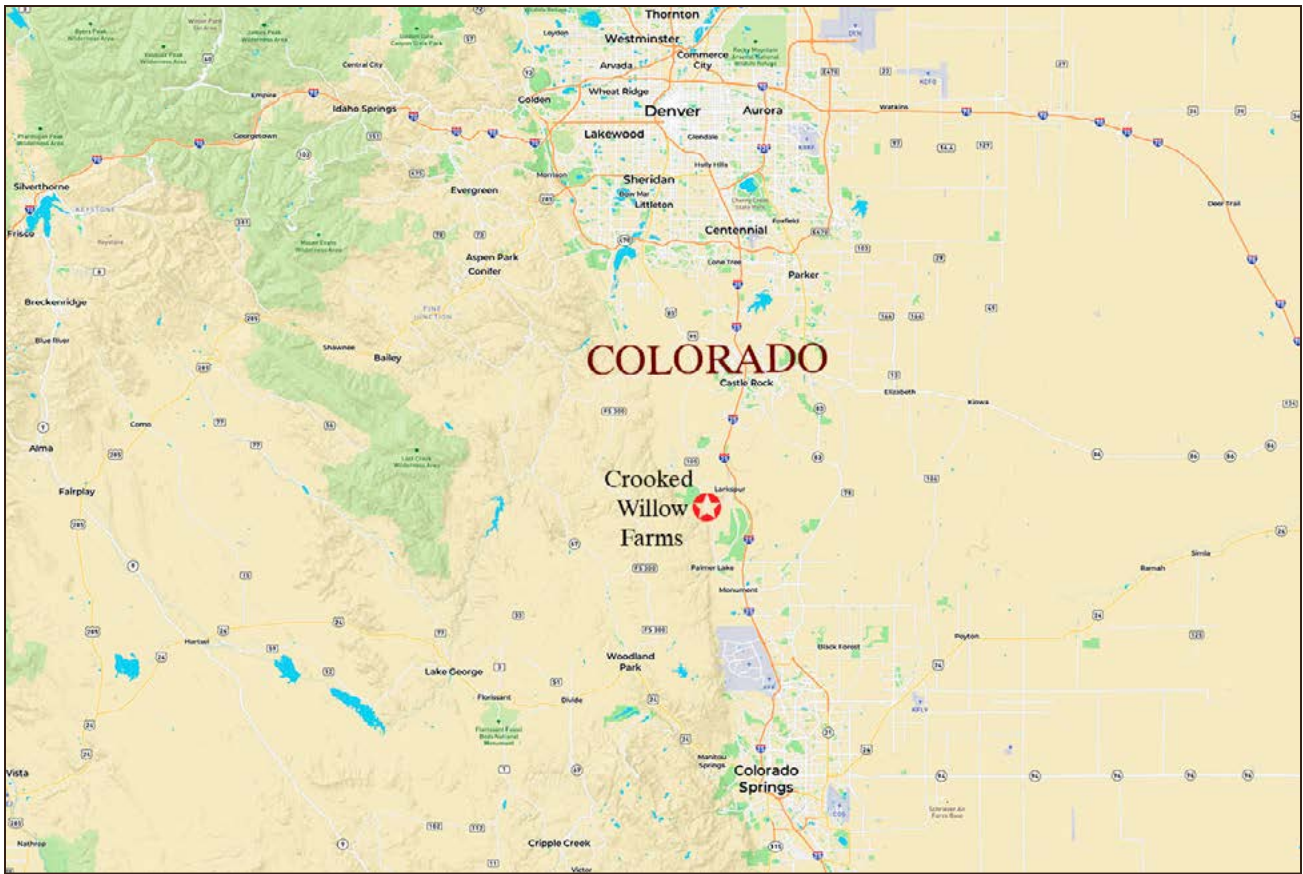




BROKER'S COMMENTS

Crooked Willow Farms is a tremendously unique property with income potential from multiple sources. Whether you want to get in the private event business, horse training, equestrian events, or boarding, the facilities are there waiting for you. I promise you will be blown away by the unique craftsmanship of the improvements. This is truly a one-of-a-kind offering in a tremendous location!





PRICE

\$8,200,000



Hall and Hall is acting as a Seller's Agent and will cooperate with other agents acting as a Transaction Broker or Buyer Agent only.

NOTICE: Offering is subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of purchase by owner. Information regarding land classifications, acreages, building measurements, carrying capacities, potential profits, etc., are intended only as general guidelines and have been provided by sources deemed reliable, but whose accuracy we cannot guarantee. Prospective buyers should verify all information to their satisfaction. Prospective buyers should also be aware that the photographs in this brochure may have been digitally enhanced.

ADDITIONAL SERVICES OFFERED BY HALL AND HALL

- 1. MANAGEMENT SERVICES** – Hall and Hall’s Management Division has a very clear mission—to represent the owner and to ensure that his or her experience is a positive one. Services are customized to suit the owner’s needs. They often begin with the recruiting and hiring of a suitable ranch manager or caretaker and are followed by the development of a management or operating plan along with appropriate budgets. Ongoing services include bill paying, ranch oversight, and consulting services as needed. Even the most sophisticated and experienced ranch owners appreciate the value of a management firm representing them and providing advice on local area practices and costs. [Jerome Chvilicek](#) or [Dan Bergstrom](#) at (406) 656-7500, [Jim Fryer](#) at (406) 587-3090, or [Brant Marsh](#) at (406) 596-2111 are available to describe and discuss these services in detail and welcome your call.
- 2. RESOURCE ENHANCEMENT SERVICES** – Increasingly the value of a ranch is measured by the quality of each and every one of its resources. Coincidentally, the enhancement of a ranch’s resources also increases the pleasure that one derives from the ownership of a ranch. Our management services have included the assessment of everything from wildlife habitat to bird habitat to water resources and fisheries and the subsequent oversight of the process involved with the enhancement of these resources. [Jerome Chvilicek](#) or [Dan Bergstrom](#) at (406) 656-7500, [Jim Fryer](#) at (406) 587-3090, or [Brant Marsh](#) at (406) 596-2111 are available to describe and discuss these services in detail and welcome your call.
- 3. AUCTIONS** - Hall and Hall Auctions offer “Another Solution” to create liquidity for the owners of Investment-Quality Rural Real Estate. Our auction team has experience in marketing farmland, ranchland, timberland and recreational properties throughout the nation. Extreme attention to detail and complete transparency coupled with Hall and Hall’s “Rolodex” of more than 40,000 targeted owners and buyers of rural real estate help assure that there are multiple bidders at each auction. In addition, the unique Hall and Hall partnership model creates a teamwork approach that helps to assure that we realize true market value on auction day. For more information on our auction services contact [Scott Shuman](#) at (800) 829-8747.
- 4. APPRAISALS** - Staying abreast of ancillary market influences in ever-changing economic conditions requires a broad professional network to tap into. Finding an appraiser who not only understands the numbers but also the differences in value from one area to another is a critical part of making an informed decision. The appraisal team at Hall and Hall, formed entirely of Accredited Members of the American Society of Farm Managers and Rural Appraisers (ASFMRA), has that critical network of brokers and lending professionals. This professional network coupled with diverse experience across multiple regions and market segments allows our appraisal team to deliver a quality product in a reasonable timeframe. [J.T. Holt](#) at (806) 698-6882 is available to describe and discuss these services in detail and welcomes your call.
- 5. SPECIALIZED LENDING** - Since 1946 Hall and Hall has created a legacy by efficiently providing capital to landowners. In addition to traditional farm and ranch loans, we specialize in understanding the unique aspects of placing loans on ranches where value may be influenced by recreational features, location and improvements and repayment may come from outside sources. Our extensive experience and efficient processing allows us to quickly tell you whether we can provide the required financing.

Competitive Pricing | Flexible Terms | Efficient Processing

[Tina Hamm](#) or [Scott Moran](#) • (406) 656-7500

[Adam Deakin](#) • (970) 716-2120

[Monte Lyons](#) • (806) 438-0582

[J.T. Holt](#) or [Alex Leamon](#) • (806) 698-6882

In Colorado, Buyers should be aware that different real estate brokerage relationships are available which include seller agency, buyer agency or transaction-brokerage.

BROKERAGE DISCLOSURE TO BUYER

DEFINITIONS OF WORKING RELATIONSHIPS:

SELLER'S AGENT:

A seller's agent (or listing agent) works solely on behalf of the seller to promote the interests of the seller with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the seller. The seller's agent must disclose to potential buyers all adverse material facts actually known by the seller's agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the seller.

BUYER'S AGENT:

A buyer's agent works solely on behalf of the buyer to promote the interests of the buyer with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the buyer. The buyer's agent must disclose to potential sellers all adverse material facts actually known by the buyer's agent including the buyer's financial ability to perform the terms of the transaction and if a residential property, whether the buyer intends to occupy the property. A separate written buyer agency agreement is required which sets forth the duties and obligations of the broker and the buyer.

TRANSACTION-BROKER:

A transaction-broker assists the buyer or seller or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction without being an agent or advocate for any of the parties. A transaction-broker must use reasonable skill and care in the performance of any oral or written agreement, and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a buyer's financial ability to perform the terms of a transaction and if a residential property, whether the buyer intends to occupy the property. No written agreement is required.

CUSTOMER:

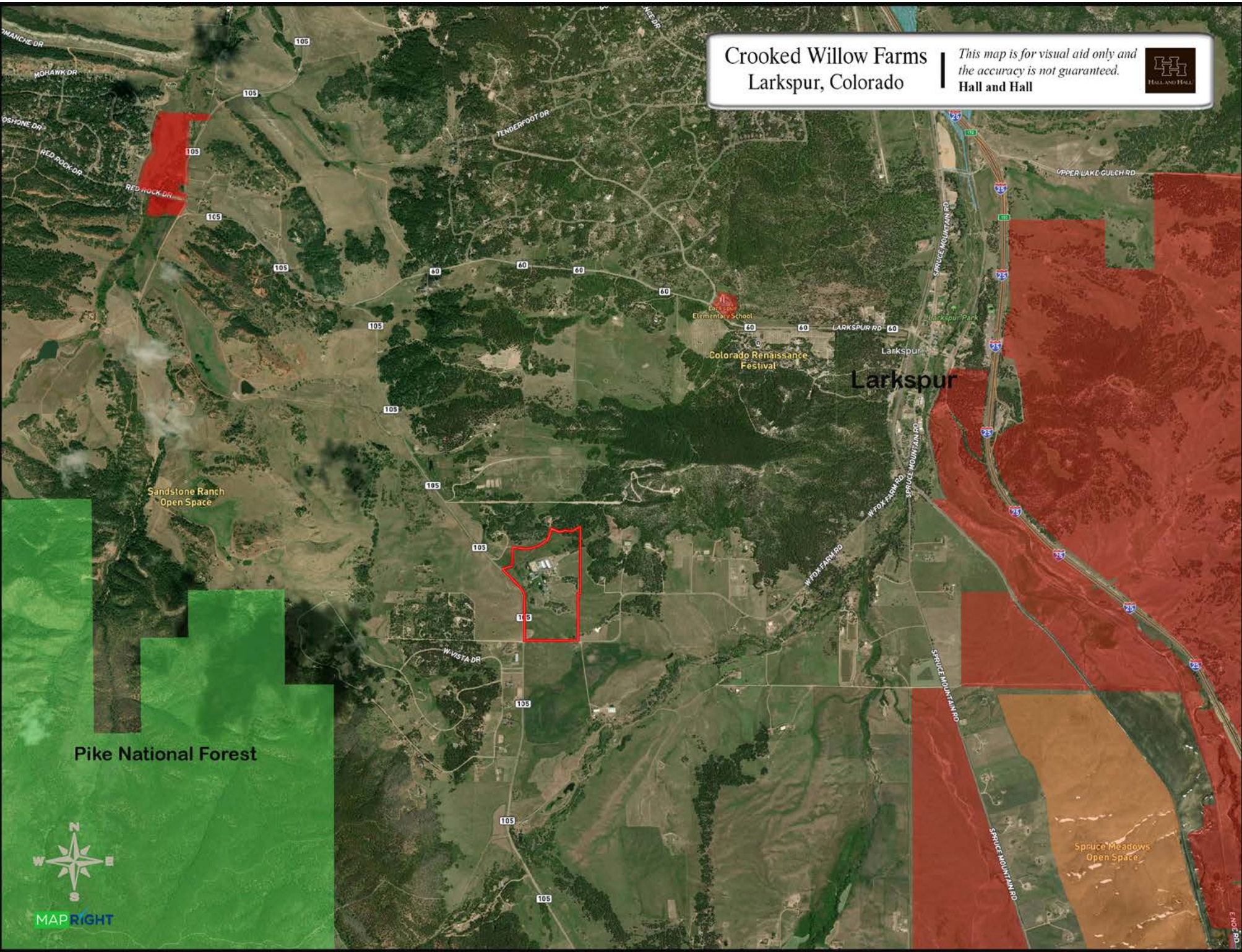
A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party's agent or as the party's transaction-broker.

Please contact one of the Hall and Hall brokers for a complete discussion of potential working relationships for this property. A written relationship disclosure will be provided to a prospective buyer prior to engaging in brokerage activities as defined by the Colorado Real Estate Commission.

[Robb Nelson](#) of Hall and Hall is the exclusive agent of the Seller.

Crooked Willow Farms
Larkspur, Colorado

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the accuracy is not guaranteed.*
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Denver

Crooked Willow Farms
Larkspur, Colorado

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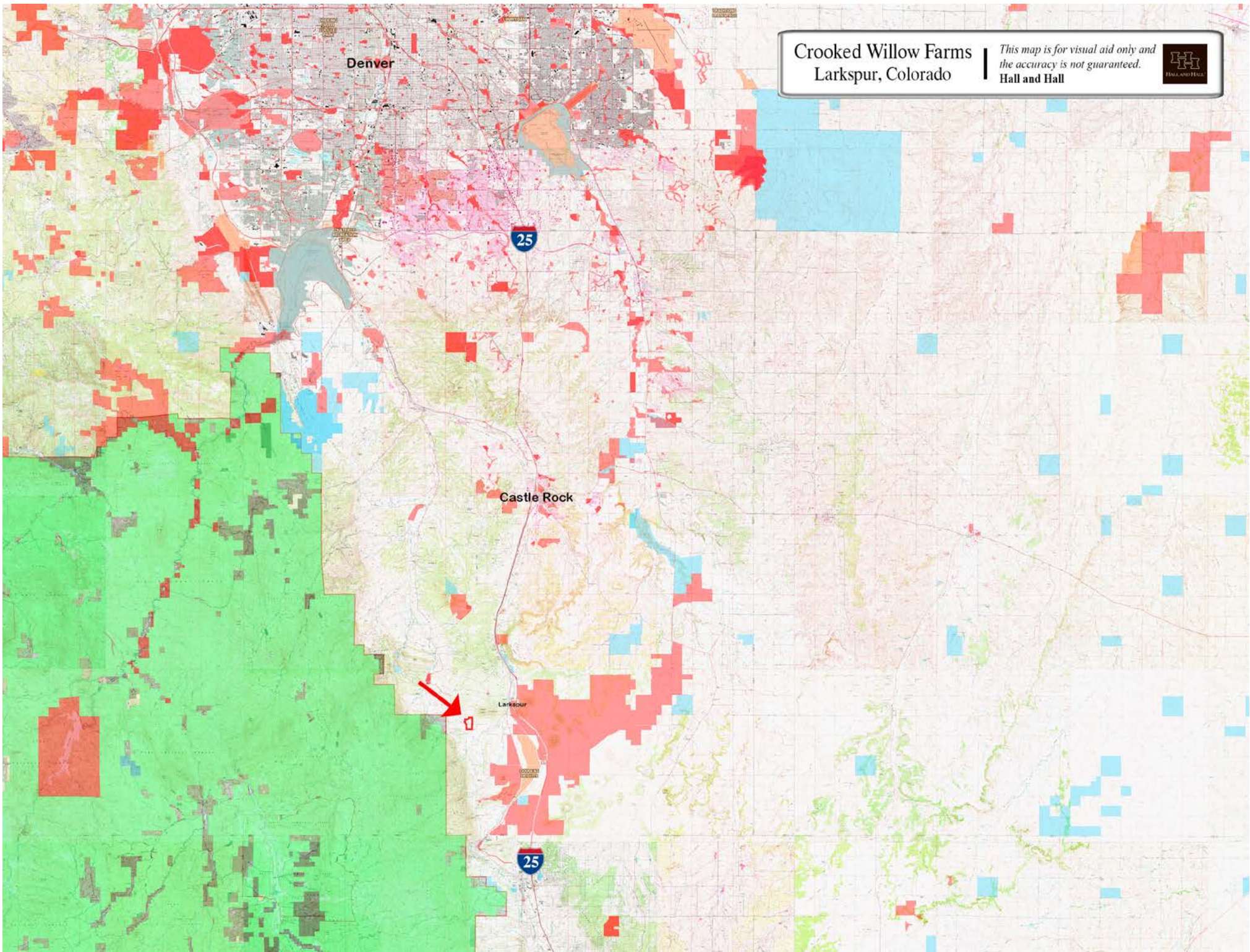


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Castle Rock

Larkspur

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Crooked Willow Farms
Larkspur, Colorado

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