Equestrian Excellence

One of the finest equestrian properties available today, the Rocking R Ranch spreads across 235 acres in the heart of Colorado horse country 16 miles north of Boulder. Crisscrossed by four deep irrigation canals, the ranch has secure water rights and abundant flowing water. The Rocking R Ranch is self-sufficient with irrigated Brome grass hay meadows and premium facilities, including a 36,400-square-foot indoor arena, a state-of-the-art horse barn with a stainless steel vet room, an equipment shop, hay barn, outdoor arenas and multiple ancillary buildings. There are four residences, including two large, well-appointed homes, either fitting for an owner, and two staff houses. Bordered by several hundred acres of protected open space, the property is also suitable for farming and may be subdivided into three additional 35-acre parcels. Located on Highway 66 between Longmont and Lyons, at the gateway to the Rocky Mountains, the Rocking R Ranch offers an exciting opportunity for the horseman and investor alike.
ROCKING R 1:  GRACIOUS BLANK CANVAS

Buyers’ have an opportunity to craft their own oasis with 1 potential building site available. Established loafing sheds and corrals offer a home for horses. The meadows, with fertile soils, allow hay production sufficient to feed an owner’s stock.

2 LOAFING SHEDS  CORRAL  HAY PRODUCTION  1 POTENTIAL BUILDING SITE

ROCKING R 2:  PREMIER EQUESTRIAN FACILITIES

The centerpiece of this equestrian operation is a 36,400-square- foot indoor arena with 10 bay doors, an indoor round pen and an electric hot walker. The 280’ x 130’ metal building has insulated panels inside and out, permanent viewing stands and is heated through six overhead forced-air heaters. The ventilation system includes two industrial fans and 10 small fans. The horse barn, luxuriously equipped for horses and humans, has seven stalls and seven fenced runs. Each stall has a Nelson electric waterer with a measurement system to monitor intake for each horse. Stalls have individual cameras, windows, fans, lighting and separate thermostats to regulate in-floor radiant heat. Each stall has a concrete floor with a drain and rubber matting. Awnings over the fenced outdoor runs provide protection for the horses. The stalls are generously sized at 18’ x 20’ and designed to minimize conflict between the animals. The stall section of the barn has radiant floor heat while the barn itself has forced-air gas heat.

INDOOR ARENA  HORSE BARN  HAY BARN  VETERINARY ROOM  OFFICE / GARAGES  2 OUTDOOR ARENAS  1 STAFF HOUSE  EQUIPMENT SHED  LOAFING SHEDS  HAY PRODUCTION  1 POTENTIAL BUILDING SITE

ROCKING R 3:  SPACIOUS FAMILY HOME

Nestled in the trees near an apple orchard, this brick, ranch-style home has 4,958 finished square feet. Solid and well built, the Orchard House has an open floor plan, four bedrooms and four baths, four fireplaces, finished basement, a three-car detached garage and gracious outdoor areas for entertaining. Decks, patios and a large stone fireplace invite family and guests alike to linger long after sunset.

THE ORCHARD HOUSE  IRRIGATION WATERWAYS

RMHR:  SPACIOUS FAMILY HOME

The Barn House has 3,921 finished square feet, 4 bd, 3.5 bths and a lower-level apartment with 1 bd and 1 bath. The exterior is clad in wooden siding, stacked stone and metal gambrel roof. The gourmet kitchen has granite counter tops, custom cabinetry and stainless steel appliances. Large, upper-level decks and lower patios are perfect for enjoying the sunny days and cool summer evenings.

THE BARN HOUSE  1 STAFF HOUSE  HAY PRODUCTION  IRRIGATION WATERWAYS

RRR PARCEL 4: FARMING & DEVELOPMENT OPPORTUNITY

Irrigated acres are planted in Brome grass. The meadows produce hay sufficient to feed the owner’s stock with excess to sell. Boulder County is home to dozens of organic and natural produce farms and marvelous farmers’ markets. Grocers sell local produce, providing a ready market for area growers. The fertile soil of the Rocking R Ranch is suitable for raising seasonable produce and culinary and medicinal herbs. The property has no conservation easement and may be subdivided into three additional 35-acre parcels.

LOAFING SHEDS  ADJACENT TO RABBIT MOUNTAIN  PENS  OPEN SPACE  HAY PRODUCTION  3 POTENTIAL BUILDING SITES  FERTILE SOILS  Irrigation waterways

Photo Credit: Mark Quentin - www.StudioQphoto.com
PARCEL OPTIONS AND PRICING

Click on map above for link to Google Earth map of property.

ENTIRE PROPERTY: $12,900,000

INDIVIDUAL PARCEL OPTIONS:
RMHR AND RRR 1, 2, 3: $8,900,000. RMHR AND RRR 1, 2 MAY BE PURCHASED FOR $7,900,000 AND RRR 3 MAY BE PURCHASED FOR $1,000,000.*

RRR PARCEL 4: $4,000,000*

*RMHR, RRR1 AND RRR2 MUST BE PURCHASED PRIOR TO PURCHASE OF RRR PARCEL 3 & 4.

PURCHASE OPTIONS:

ENTIRE PROPERTY: $12,900,000

INDIVIDUAL PARCEL OPTIONS:
RMHR AND RRR 1, 2, 3: $8,900,000. RMHR AND RRR 1, 2 MAY BE PURCHASED FOR $7,900,000 AND RRR 3 MAY BE PURCHASED FOR $1,000,000.*

RRR PARCEL 4: $4,000,000*

*RMHR, RRR1 AND RRR2 MUST BE PURCHASED PRIOR TO PURCHASE OF RRR PARCEL 3 & 4.

Survey provided by:
Scott, Cox & Associates, Inc. 02/13/15

Click on map above for link to Google Earth map of property.

www.hallandhall.com | Email: Jeff@HallandHall.com
ROCKING R RANCH PRESENTS AN OPPORTUNITY TO ACQUIRE A PROFESSIONAL GRADE, STATE-OF-THE-ART EQUESTRIAN PROPERTY AND INFRASTRUCTURE. WITHIN TWENTY-FIVE MINUTES OF BOULDER, THIS AREA IS NATIONALLY RECOGNIZED FOR ITS ABUNDANCE OF HORSES PER CAPITA AND DIVERSE EQUINE CULTURE. THIS PROPERTY OFFERS EXCELLENT WATER RIGHTS, IRRIGATED LAND, FOUR CREEK-SIZE IRRIGATION CANALS LINED WITH MASSIVE COTTONWOOD TREES AND AN EASILY ACCESSIBLE LOCATION. THE FACILITIES ARE THE CENTERPIECE OF THIS OFFERING, DESIGNED AND ENGINEERED FOR THE TRUE HORSEMEN.

Feature Videos are Available:
Click Here For Full Feature Video
Click Here For A Day At Rocking R Feature Video

CONTACT JEFF BUERGER
HALL AND HALL
303-861-8282 (OFFICE)
303-229-9932 (MOBILE)
EMAIL: jeff@hallandhall.com

CONTACT KAREN LIBIN - CG-LISTOR
KL REALTY
303-444-3177 (OFFICE)
303-229-7070 (MOBILE)
EMAIL: karen@klrealty.net

This information is subject to errors, omissions, prior sale, change, withdrawal and approval of purchase by owner. All information from sources deemed reliable but it is not guaranteed by Hall and Hall. A partner at Hall and Hall is the agent of the Seller. A full disclosure of our agency relationships is included in the property brochure available at www.hallandhall.com or by contacting the Listing Broker.