

HALL AND HALL®

Dedicated to Land and Landowners Since 1946

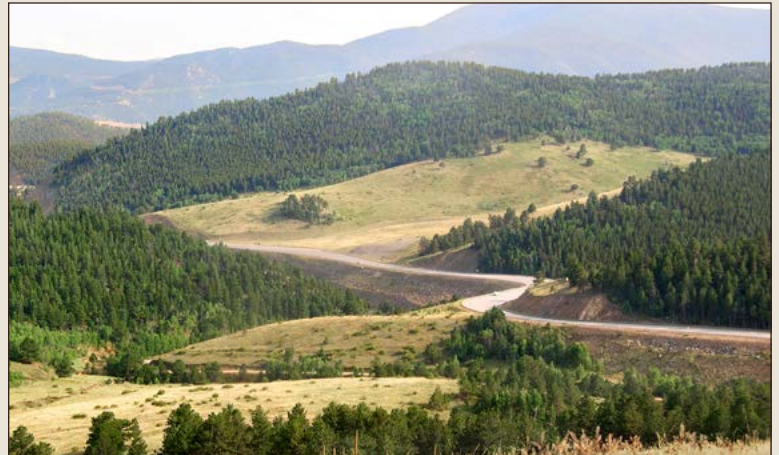
SALES | AUCTIONS | FINANCE | APPRAISALS | MANAGEMENT

RSM RANCH - BLACK HAWK, COLORADO



EXECUTIVE SUMMARY

The RSM Ranch presents a rare opportunity to acquire 223± acres of undeveloped and vacant land 35 miles from Downtown Denver, RTD Light Rail access, and 45 minutes to Denver International Airport. Adjacent to the ever-economically-thriving mountain former mining towns of Blackhawk and Central City with extensive casino gaming and hotel activity, RSM is strategically located between the Central City Parkway and Highway 119, with immediate access provided by County Road 6 serving as the southwestern boundary of the property. Less than 10 minutes north of I-70, access to Arapahoe Basin, Copper Mountain, Keystone, Breckenridge, and Vail ski resorts is easily accessible. The ranch is nestled in a very private and picturesque setting of heavy timber, mountain meadows, immense rock outcroppings, diverse topography, and incredible 180-degree views of the Front Range mountains. Abundant wildlife migrates through the property and offers access to large and small game animals including elk, deer, bear, and turkey. An entrance point known as Smith Hill Road or County Road 7, just minutes from RSM, provides access to Arapaho National Forest which consists of 723,744 acres. RSM Ranch is a multi-dimensional investment that presents numerous exit strategies, including an opportunity to park capital, tremendous development potential due to proximity to the casino gaming activity in Black Hawk and Central City, build a private residence for an executive's ranch, and/or terrific opportunity to protect the land with a conservation easement and receive tax benefits.



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FACTS

- 223± deeded acres
- 35 miles to Downtown Denver, Union Station and Light Rail
- 45 minutes to Denver International Airport
- Adjacent to both Blackhawk and Central City with extensive casino gaming & hotels
- Tremendous development opportunity due to proximity to thriving casino gaming towns and Denver
- Located between Central City Parkway and Highway 119
- Accessed via year-round county road
- Easily accessible to Vail, Breckenridge, Copper Mountain and Arapahoe Basin
- Incredible views of Front Range mountains
- Heavily timbered with evergreen, aspens, and ponderosa pines
- Diverse topography
- Very private location
- Vacant land
- Migrational wildlife include elk, deer, bear, turkey, coyotes and small game
- Tremendous development opportunity
- Excellent candidate for a conservation easement
- Can be approved for development into 13-acre parcels
- Multi-dimensional property with numerous exit strategies



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OFFERED AT \$3,750,000



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