

FOR SALE

# Magic Sky Ranch

17900 Red Feather Lakes Road (aka CR 74E)  
Red Feather Lakes, Colorado 80536



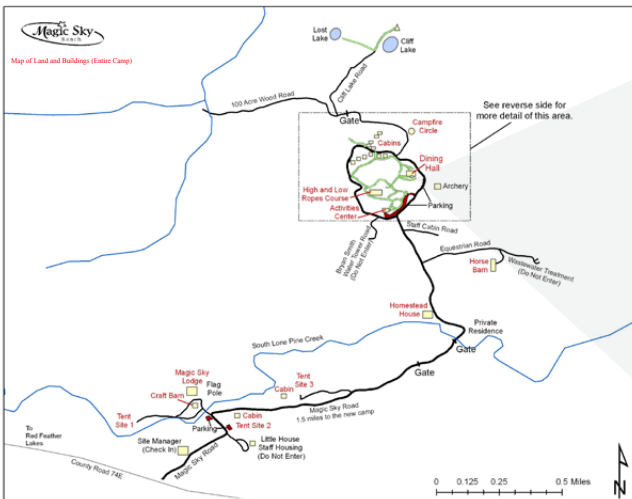
SALE PRICE: \$9,900,000



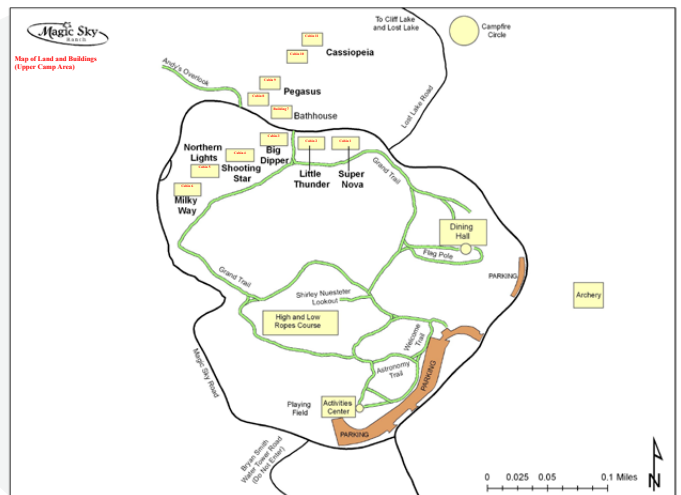
## Land and Improvements Suitable for Year-Round Educational, Corporate, Resort, or Ranch/Camping Operations | Website Link: [www.magicskyranch.com](http://www.magicskyranch.com)

The ranch offers just over 724 acres of gently rolling terrain, studded with amazing rock outcroppings and beautiful views of the Laramie Mountains to the west. Magic Sky is virtually surrounded by Roosevelt National Forest, with year-round, paved road access and is just 40 minutes drive from vibrant Fort Collins, home to Colorado State University and Fort Collins-Loveland Municipal Airport. Downtown Denver and DIA are just over two hours drive. Wyoming's state capital, Cheyenne and its regional airport are one and half hour drive from Magic Sky's front gate. *Please see reverse for summary of improvements and photos.*

### Lower and Upper Camp



### Upper Camp



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## SUMMARY OF IMPROVEMENTS

Building Type	Size (SF)	Year Built
Dining Hall/Office Building	13,223	2007
Cabin	2,314	2007
Bath Houses	699	2007
Cabin	485	2007
Cabin	485	2007
Cabin	485	2007
Cabin	485	2007
Fitness Center	7,428	2007
Cabin (Manufactured Home/Personal Property)	336	2007
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Cabin	2,314	2007
Tool Shed	147	2007
Cabin	2,314	2007
Cabin	2,314	2007
Cabin	2,314	2007
Cabin	2,314	2007
Horse Arena	8,992	2007
Tool Shed	147	2007
Single-Family Residence	1,766	1970
Single-Family Residence	3,262	1949
Log Cabin (Poor Condition)	260	1950
Log Cabin (Poor Condition)	300	1930
Residence	716	1964
Equipment Shed	1,740	1960
Loafing Shed (Poor Condition)	1,740	1960
Barn	1,064	1949
Detached Garage	399	1960
Detached Garage	828	1960



For more information, please contact:

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