

SIDNEY PEAK RANCH

Full of rich history and gorgeous land, Sidney Peak Ranch is meant to be enjoyed



Sidney Peak Ranch is an exclusive, 1,500-acre private working ranch in northwest Colorado, situated just nine miles from Steamboat Springs and the world-class ski resort of Steamboat. It includes 1,200 acres of conserved land for 32 owners to enjoy through a variety of recreational activities.

Founded in 1887 as a stage stop, post office and collection of functional conveniences for the ranchers of the area—when Steamboat was a long two-hour stage ride away—the town of Sidney was born. And, though the town has faded,

some descendants of the original settlers still remain. They say the land is just as beautiful as it was when they were young. The character that has defined it for the last 125 years, since the first settler built the first home, remains in all its awesome rugged glory. Today Sidney Peak Ranch is committed to preserving the land's natural character so it will remain for another 125 years to be enjoyed by future generations.

The lifestyle at Sidney Peak Ranch is just as it should be. Pull on your old, faded Levis and take your horse out to explore the many acres of open space. Get your feet

wet fishing in the trout ponds, or work up a healthy sweat hiking or snow shoeing on the many trails that weave their way through the property. Feel the elements here and breath deep.

In inclement weather exercise your horse in the beautiful state-of-the-art community barn with one of the largest indoor riding arenas in the area. Each Sidney Peak resident has access to a heated stall and adjoining tack closet.

Homesites rest atop rolling hills with perfect, pristine views. Views forever unbroken. There is a sense of vastness and infinite possibility here at Sidney Peak Ranch. Build your dream home and escape.

Ownership provides you with premier membership in the Catamount Golf Club. With its par 72, 7,088-yard, Tom Weiskopf signature course, environmentally sensitive design, full-service restaurant and gorgeous clubhouse, you can't go wrong. Membership at the Catamount Lake Club is also included with ownership. With a 530-acre private lake, lake house, heated pool, fishing, boating and dining, you can fill your days with sun, fun and relaxation.

Developer John Boler is committed to keeping this rugged land natural and cared for. "God put it here and I am sure he wants for us to enjoy it... It doesn't belong to any one individual, it belongs to a community of people and we should all make sure nobody takes advantage of it, that nobody harms it. We're the protectors," Boler says.

For more information about Sidney Peak Ranch, please call toll-free (888) 871-0141, or visit www.sidneypeakranch.com.

