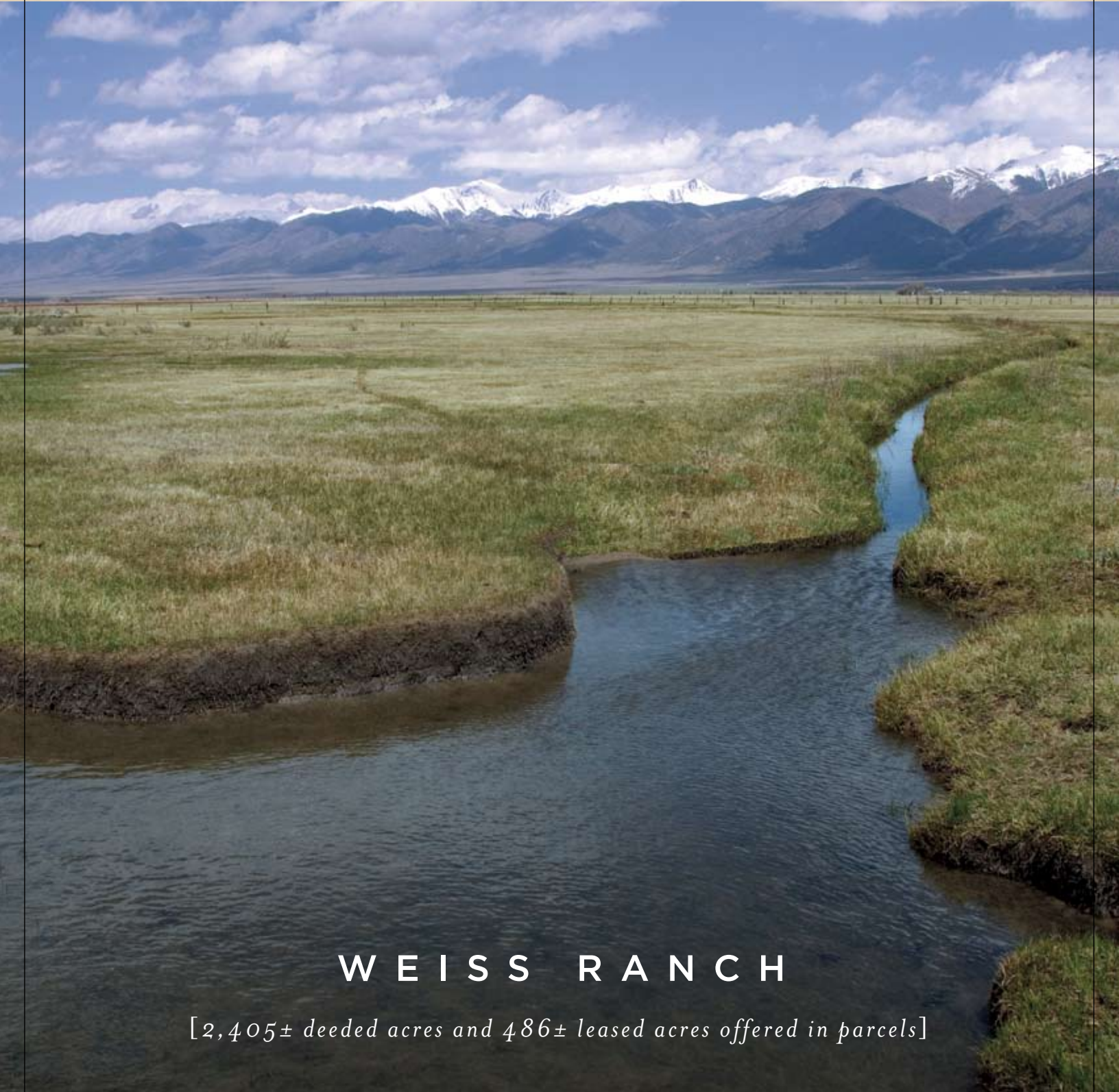


ABSOLUTE

Selling to the highest bidder

AUCTION



WEISS RANCH

[2,405± deeded acres and 486± leased acres offered in parcels]



J.P. KING

Est. 1915

Moffat (Saguache County), Colorado

JULY 12

Thursday, 11:00 AM (MT)

WEISS RANCH

A self-supporting working ranch surrounded by gorgeous mountain ranges.



EXCELLENT RANCHING

- 2,405± deeded acres, plus 486± acres state leased land
- Capacity of up to 200 cattle units
- Excellent water rights from Rito Alto Creek and San Luis Creek
- Substantial mineral rights
- Several artesian wells throughout property
- Watering tanks
- Gorgeous, productive hay meadows
- Corrals
- Certified cattle scales

AN OUTDOORSMAN'S DREAM

- Surrounded by views of the Sangre de Cristo mountains to the east and the San Juan Range to the west
- Wide-open spaces
- Excellent fishing located nearby
- Conveniently located near Sand Dunes National Park
- Minutes from Crestone, Salida and Alamosa
- Abundant wildlife and recreational activities
- Beautiful sunrises and sunsets



J.P. KING

Est. 1915

Premier Auction Marketing Firm

800.558.5464 WWW.JPKING.COM

ABSOLUTE

Selling to the highest bidder

AUCTION

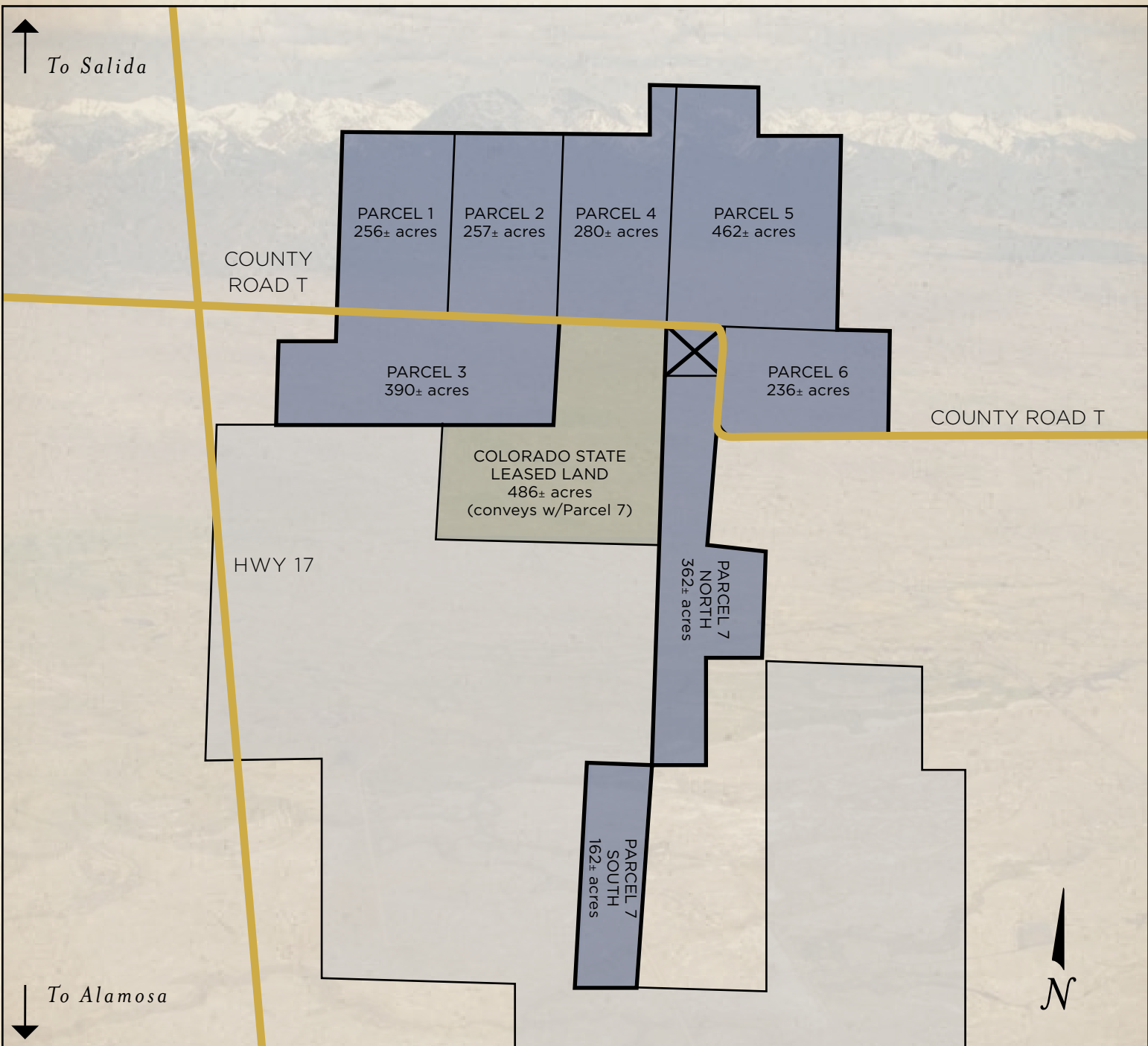
PROPERTY FEATURES

- More than 50± cfs of available water throughout property
- Log, 4 bedroom, two bath home with greatroom, rock fireplace, wood stove and hot tub
- Garage, tool shop and tack room
- Paved road frontage on County Road T
- Fenced and cross fenced



Excellent water rights, two large metered irrigation wells and 18 smaller wells all with adjudicated water, and ditches from Rito Alto & San Luis Creeks ensure that the ranch's water needs are met. Substantial mineral rights will also convey to the purchaser(s).

The Sangre de Cristo Mountains, which run east of Weiss Ranch, feature 14,000-foot peaks for spectacular views from all parts of the ranch.



■ Weiss Ranch ■ Colorado State Lands ■ Baca National Wildlife Refuge

SALES MAP FOR ILLUSTRATION PURPOSES ONLY

Operated by the Weiss family for more than 40 years. The ranch enjoys an ideal year-round climate, which is excellent for ranching and other numerous recreational activities.

800.558.5464

www.jpking.com

AUCTION

AUCTION INFORMATION

Please contact the Auction Information Center for further details regarding the auction and the property.

800.558.5464

Fax: 256.546.3311

auctioninfo@jpking.com

AUCTION REGISTRATION and SALE SITE

A cashier's check in the amount of \$50,000.00 made payable to the bidder will be required to register to bid on the entirety. Registration begins at 9:30 A.M. The sale begins at 11:00 A.M. The auction will take place on site at 61187 County Road T.

BUYER'S INCENTIVE

A Buyer's opening bid incentive discount is available to bidders who register according to the Buyer Incentive Guidelines. Forms are available from the Auction Information Center. Forms must be completed and returned no later than 48 hours prior to the auction.

BUYER BROKER PARTICIPATION

Up to a 3% commission will be paid to any properly licensed buyer's Broker who registers a successful buyer according to the Broker Participation Guidelines. Broker registration forms are available from the Auction Information Center. Forms must be completed and returned no later than 48 hours prior to the auction.

TERMS

A ten-percent (10%) down payment will be due immediately after being declared the buyer. The balance is due in cash at closing within 30 days.

PROPERTY TOUR

An auction representative will be available beginning June 28th through auction day from 10:00 A.M. until 5:00 P.M. Monday through Saturday; 1:00 P.M. until 5:00 P.M. on Sunday. You may contact the J. P. King Auction representative directly at 256.390.3777 during these designated dates.

INFORMATION PACKAGE

An extensive Property Information Package (PIP) has been prepared to assist the buyers in evaluating this property. The PIP is available on-line at www.jpking.com. Click on the "Upcoming Auctions," click auction of choice, click "Online Property Information Package".

BUYER'S PREMIUM

A ten-percent (10%) Buyer's Premium will be added to the winning bid price to arrive at the total contract price paid by the purchaser.

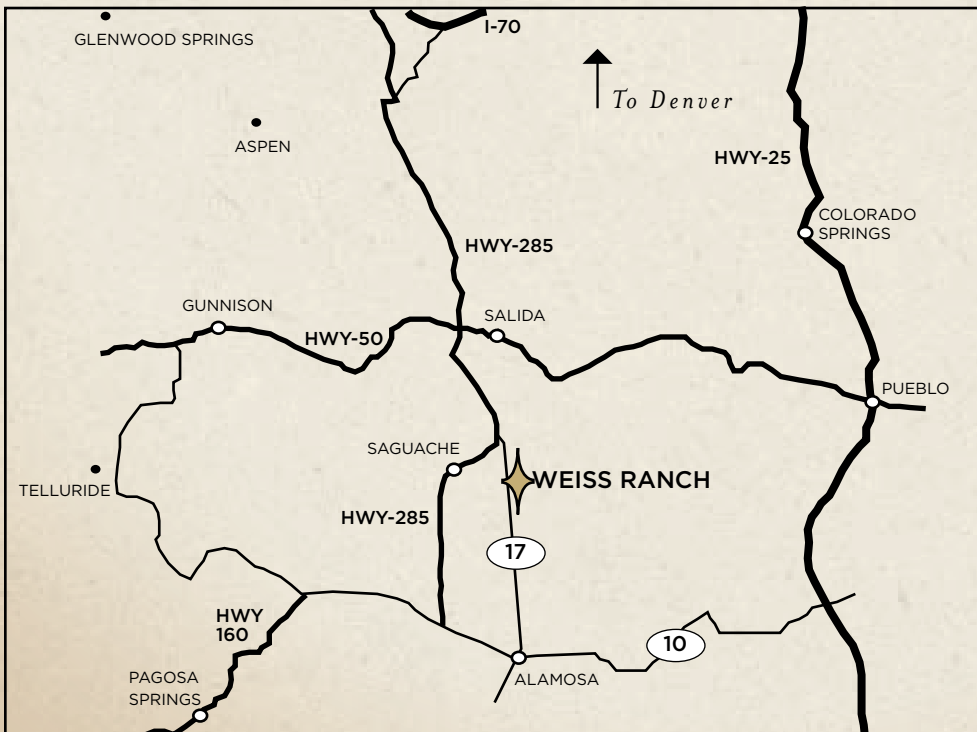
SPECIAL AUCTION FINANCING

Excellent Financing is available with preferred rates. For more information please contact Thomas A. Weaver with Citigroup at 800.392.0430.

You Are Offered This Personal

INVITATION

Weiss Ranch



DIRECTIONS TO THE PROPERTY:

FROM ALAMOSA:

Take Colorado 17 North towards Moffat and travel 35.2 miles. Turn Right on County Road T and travel 1.3 miles. Main entrance to Weiss Ranch is located on your left.



You Are Offered This Personal

I N V I T A T I O N

WEISS RANCH, *Moffat (Saguache County), Colorado*

ABSOLUTE

Selling to the highest bidder

A U C T I O N



JULY 12 • 11:00 AM (MT)

[2891± acres offered in parcels]



J P . K I N G

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Est. 1915

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