

## EAGLE RANCH CAMP PROPERTY

### FEATURES

Ranch Elevation From 2,400 Feet to 2,800 Feet	YES
Rustic Bunk Lodging-250 Beds	YES
Bathhouses-Private Showers/Private Commodes	YES
Lodging Air-Condition	NO
Full Kitchen Meal Capacity/900 Per Day	YES
Enclosed Dining Hall (Heated in Winter)	YES
Open Pavillion For Meal Over Flow And Meetings	YES
Laundry Room	YES
Camp Store	YES
Rustic Chapel/Meeting Hall	YES
Substantial Depreciation on Existing Infrastructure	YES
50 Tent Camping Sites	YES
Horse Barn With Feed Stalls	YES
Mountain Horse Trails	YES
Hiking Trails And Mountain Top Amphitheater	YES
Mountain Bike Trails	YES
Flat Game Field	YES
Challenge Course	YES
High Rappelling Tower	YES
Climbing Wall	YES
Paintball Course	YES
Rifle Range	YES
Skeet Range	YES
Archery Range	YES
Ranch Expansion Capabilities	YES
Expanded Parking/RV and Rental Cabin Area Under Construction	YES
On Property Swimming Lake, (Has Been Drained Could Be Restored)	NO
On Property Pool	NO
Septic System	YES
Deep Well-Good Water	YES
Garbage Collection	YES
Mail Delivery	YES
County Maintained Roads	YES
General Aviation Airport Within 3 Minutes	YES
Hospital Within 5 Minutes	YES
5 Major Metro Areas Within 2 ½ Hours	YES
Golf Course Within 3 Minutes	YES
Trophy Trout Fishing Streams Within 10 Minutes	YES
Off Property Swimming Lake	YES
Off Property River Swimming	YES
Off Property Pool	YES
River Tubing Available	YES
Whitewater River Rafting Available	YES
Off Property Fishing Lakes	YES
Scenic Mountain and Valley Views	YES
Creeks/Streams	YES
Abundant Wildlife	YES
PRIME ACREAGE FOR PRIVATE HOME DEVELOPMENT	YES