



LIVE WATER
P R O P E R T I E S

HUNTING | RANCHING | FLY FISHING | CONSERVATION

Golden Eagle Ranch

ILLIF, COLORADO

2,074 Acres | Listed at \$17,629,000

Now available in fractional ownership offerings starting at \$1,750,000



Introduction

Where can you go to buy one property, that will consistently provide the hunting of multiple species, four of which: mallard ducks, Canada geese, whitetail deer and Merriam's turkey, on a world-class level... without ever leaving it? Where can you go to purchase the control that can only come from owning five miles (both sides), with braided channels, backwaters, islands, sandbars, and riparian habitat... on one of the most revered hunting rivers in the country? Where can you go to acquire water rights... enough to implement and maintain incredible habitat work... which in turn produces clouds of waterfowl... in a world fighting fiercely for its use? The Golden Eagle Ranch (GER), located in Northeast Colorado, offers one of the rare times you can actually come up with these answers.





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Property Size

GOLDEN EAGLE RANCH OFFERS THE
EXTRAORDINARY OPPORTUNITY TO
OWN FIVE MILES ON THE SOUTH
PLATTE RIVER.

First, the Golden Eagle Ranch is roughly 2,100 acres in size. That's big, but not unheard of big. No, the acreage doesn't say it, but the "blow away" factor, is that they include five miles of the South Platte River, in Northeastern Colorado, both sides of it! That's right. Five miles. Full control! By riverine hunting property measure, it is in a word, "HUGE" "Gigantic" even perhaps hard to find. There are larger ranches of course, bigger hunting properties, but not many bigger stretches of famous hunting rivers privately held and certainly not for sale. "In my adventures I've never seen that. I've seen three miles before, but first time for five. That fact alone captured my full attention" says co-listing broker Steve Farris.



First Hand Account

For 22 years, Steve Farris, co-listing broker has been purchasing his own lands along the North Platte River in Western, Nebraska, and developing them for hunting. He's also consulted for others to improve their lands in four additional states. Steve and his wife Cheri own and operate hunting clubs, both proprietary and annual membership, of which they have designed and created habitat, lodges, blinds, and every tiny detail that produces exceptional hunting experiences.

When Steve joined Live Water Properties in November of 2021, he teamed up with Brian Hartley, co-listing broker for an in-depth analysis and presentation of this spectacular property. Since that time, Steve has immersed himself in the study of the ranch.

The following account is from an experienced and passionate sportsman, and more importantly, an incredibly detail-oriented land steward intimately familiar with the area's habitat and species.

"When I look at property, it's most often about determining its potential. Where is it located? What does it offer currently? What ingredients does it possess, whether realized or not? What would be its ultimate identity due to inherent strengths? What are its drawbacks? And what can be changed, what can't? In the end, can improvements be made? And/or do they need to be?"



The Big Four

In addition to incredible size, the Golden Eagle Ranch has all the right building blocks. “Actually” says Steve Farris, “it probably has more than one would usually hope for, and certainly more than one usually gets. Portions of it consist of a working farm yes... but the real beauty, is that the majority of its acreage has the designated purpose of attracting, and holding, wildlife... particularly very desirable game species! In fact, ‘sanctuary to food,’ it will annually host a variety of seven hunting pursuits, four of which on a world-class level! And to the young or energetic, or simply those crazy enough to tackle hunting snow geese, it can change from seven to eight by adding them too.” This outstanding “mixed-bag phenomenon” is a product of several ingredients combined:

- Ideal location within a historic wintering area of the Central flyway,
- Exceptional control by way of extraordinary size,
- Water rights that are insanely difficult to acquire in the West, which are furthermore permitted to be used for both agricultural crop production as well as flooded wildlife habitat... providing invaluable food components,
- And dedication of owners, who’ve loved and nurtured the land, as well as haven’t inadvertently done it harm through poor decision-making. The river bottom could be termed “pristine.”



The Big Four (cont'd)

The results are the consistent enjoyment gained through the unparalleled hunting of the “Big Four” - mallard ducks, Canada geese, whitetail deer, and Merriam’s turkey. Plus, almost as a bonus, the Golden Eagle provides excellent hunting for ringneck pheasants, bobwhite quail (20 wild coveys estimated) and mule deer large enough to get your attention from a long distance. Says Steve Farris, “The antlers on the buck I saw, got mine!” No, it might not be South Dakota for pheasants, or Georgia for quail, or Sonora, Mexico for mule deer, but having huntable representations of all of them on one property, in addition to four species that are as “crazy good”, it’s unbelievable. And make no mistake, the “bonus” species are not just seen occasionally, they are all strong enough to take seriously!



Numbers (of Birds)

Those hunters who are seasoned in duck and goose hunting know that waterfowling is a volume sport. Not in the way shooting doves in Argentina is. It's not about how many that are allowed to be shot. Rather it's that it takes numbers to supply consistency in hunting ducks or geese. Says Steve Farris, "And I don't mean 25, not 50 and not 100. Not even 1,000 birds really tip the scale. In any one vicinity, the need is thousands... meaning plural, and tens of thousands if one can get it!"

And though impressive numbers weren't evidenced on the first visit the listing brokers took to the ranch in early season, they certainly were upon their return, says Steve Farris. "I wasn't hunting it, but I did sneak up to one of the Moist-Soil Food Fields for a look. These units of tremendous habitat are a result of a Ducks Unlimited project, built with the Golden Eagle as partners -three in all completed, one under way. They are basically nothing more than flooded food for the unbridled gluttony of dabbling ducks. And this was freshly flooded only days before." Consequently, when Steve came up over the perimeter berm, and peered through the tall grass, it absolutely erupted! He estimated 3,000 ducks, mostly mallards with some pintail scattered throughout, and even a group of tiny Richardson's Canada geese too... "squeakers" as they are.







Proof-the Five Hunts! By Steve Farris

"I couldn't wait to start compiling material to present what was more and more evidenced to be a fantastic property! But I found it wasn't going to be easy to convey, learning that after hunting it for nearly 35 years, the owners have not done much to document their successes... nearly zero photographs. They suggested that I set up hunts and see what I could get done... pictures hopeful. Reluctantly, and with an arm severely twisted, I gave in."

"The next time I was on the Golden Eagle, it was 5:00 in the morning, pitch black, zero degrees, with a group of young soldiers of the hunt. All of us worked at putting out a spread of decoys in the unbelievably unfrozen water. Amazing! The gorgeous hoarfrost on the vegetation would make it look like a Christmas card as light drew near. But before it did, we got curled up in the pit blind that's located in the West Moist-Soil Flood Field. Upon our arrival, we did not kick up any massive number of ducks like the previous visit. However, by shooting time the mallards started showing up to this flooded "duck magnet", in singles, pairs and small groups... wings set, and with a little coaxing from the call, ultimately to our decoys and eventually to our duck straps. In an act of self-preservation, we took turns defending ourselves from the onslaught, one

hunter at a time, drake after drake, to complete a five-man, 25-mallard limit... and all green! It was one of those, Man it's SO cold, but so WARM due to what you get from great duck hunting! Love it! Live for it! And it was also New Year's Day.... a good start!"

"The following hunts were also fantastic. We hunted one of their cornfields in a snowstorm – three limits equaling 15 Canadas! Then four of us hunted the East Moist-Soil Flood Field. This was ducks on top of ducks on top of ducks! We kicked up about 4,000 upon arrival, all of which seemed determined to come back in flurries every 20 minutes or so, sometimes hundreds at a time! Impressive! We easily limited with 20 greenheads, and then stayed for an hour to photograph... (they never did stop)! For the 4th hunt, we set up on the river, right out in front of the lodge - three of us... and shot 15! Like the previous Flood Field hunt, we had regular flurries of ducks, though not quite as many birds at once, and not quite as early, but at the same intervals once they started... group after group! This was followed up with the one hunt where they were in fact, smarter than us. Yep, the birds won. Our fault. We were on the river, but too exposed, and the duck flurries, though visible, were a half mile upstream and paid us no attention."



The Coupe De Grace by Steve Farris

“But we certainly made up for it on the next and final hunt of my research adventures. The very next day, I pulled six guys together to hunt a spot that I had scouted the previous day after losing that match to the birds. And all adjustments thankfully worked... perfectly in fact! Six guys, 30 mallards, all drakes, big, fat, and beautiful, and all right in the X! I had one of my club guides, his son, and their friend, plus two guys from Ducks Unlimited all to share the experience and add their dutiful part to help prove the quality of duck hunting at the Golden Eagle Ranch. I’m told they all went out to buy lottery tickets after!”



Conclusion by Steve Farris

“That’s six hunts, five of them completely limiting! And duck-wise they were all mallards and all but one, drakes at that. Therefore, we might not have 35 years of pictures, but these hunts were all done recently and within a short window of time... extremely high percentage of success! I’ve hunted ducks for 56 years, even made a living at it, and I’d say the Golden Eagle Ranch is good... really good!”



Big Deer by Steve Farris

“Now, let’s talk whitetails. Regarding the Golden Eagle, this subject is amazing to me. Though just like the ducks, not much for pictures. In these days of trail cams and some even cellular... it’s kind of unbelievable. But, this property was only hunted through archery methods by its previous owner, and this has continued to be the case ever since. So, now for over three decades, it has only been hunted with bow and arrow. And on top of that, it appears that only one person, out of the multiple current owners, even hunts deer at all! Imagine what’s out there on nearly 2,100 acres and five miles of river with all its islands and hard to get to places... with almost zero hunting pressure? Plus, it’s in an area of the country that grows big whitetails? Oh, the images that come to mind.”

“Clearly BIG is the only way to describe everything I have learned about the Golden Eagle Ranch’s deer. Looking at skulls found on the property that sit on the hearth at their lodge, they are huge! Tremendous mass! I picked up one extremely impressive specimen and stated how big it was, only to be argued by the one owner who hunts them, that it was in fact, not that big. I said, Are you crazy? I know what big deer are. He said, Oh there’s lots bigger deer on this place! If I used a rifle, I’d have shot several over the years that would have gone 200 inches or better. The strange thing is, I absolutely believe him. If one is a whitetail hunter, and spends just a half an hour on the Golden Eagle... looking at the tiny portion of it one could possibly see in that time, one would believe him too. Oh... it’s deer country alright... that’s for sure! Plus, with almost no one hunting it, I’d love to know how many giants are currently living on the Golden Eagle Ranch!”

Turkeys by Steve Farris

“There are in a technical term, tons. Mostly Merriam’s, there are probably no greater number anywhere! Roost trees up and down the river, combined with plenty of open space, woodlands, grasses, and other cover, plus its agricultural food source, it screams turkey! On one visit, we came across a wintering group that we estimated to be 250-strong. But as they spread out, I concluded we might have actually been conservative.”



Other Species by Steve Farris

“Pheasants. This property has so much diverse and high-quality pheasant habitat, that between the seas of grass, the brushy cover, the treed shelter from wind, and the agricultural food, you’d know it had pheasants even without seeing a one. However, every time there, I’ve always seen more than one. And that is without a dog searching them out. One can only wonder what a nose in front of a straightened tail might summon.”

“Bobwhite quail. There are those that love quail more than any other hunting pursuit. The explosive nature of a flushing covey over a dog’s point is its own thrill. Viewing a stiffened tail that draws a straight line down through the cold wet nose of a pointer, directing a hunter to exactly where the tiny targets are going to come from when they come, no one is still ever ready... not really. I was told there are about 20 coveys of wild bobwhites on the Golden Eagle, give or take. They are a true bonus indeed! And though I personally have not seen many to date, we did flush one small covey while driving along an edgy trail.”

“Mule deer. In addition to whitetails, there are also mule deer on the Golden Eagle Ranch. I’m told they stay mostly towards the west end. They are not as prevalent as their whitetails, but a very nice bonus indeed! In fact, the one I saw last fall, was one I would have pulled the trigger on... definitely!”

“Snow geese. Lastly, there are also plenty of wintering lessor snow geese in the area of the GER... piles of them! And speaking of piles, you could certainly do well creating ones out of their multitudes, for those who’ll put in the notorious effort to do so.”





Live Water by Steve Farris

“**T**hough not talked about much in fishing get togethers, the South Platte does have fish. Not the trout of the clearwater section near its mountain headwaters, but the expected catfish of course, delicious when small, but the real sport fish is carp. And particularly on the downstream side of a diversion dam situated on the Golden Eagle Ranch. The huge goldfish stack up every spring and summer during spawning season. Those who sight fish for carp with a fly rod know that if an 8 or 10 pound carp is hooked, they are like holding on to a freight train!”



Habitat by Steve Farris

“It is clear, the reasons the Golden Eagle Ranch has such plentiful game. First and foremost, it’s the incredible habitat:

Riparian: The South Platte is a braided stream, considered “prairie” in type, made up of multiple channels, all relatively shallow but varying in width, depth, and current. Plus it includes backwaters and riparian wetlands, as well as islands both with trees and without, and ever-changing sandbars. Together these characteristics offer protected areas from wind of any direction, with other areas remaining open. It is not the trout fishing river associated with its mountain stretches. The water is warmer and shallower, meaning it provides the ideal habitat for game species and is an absolutely perfect hunting river! roughed grouse on the Golden Eagle, though it might be one of the only few it doesn’t have.

Wetland (Moist Soil... important!): There are multiple wetlands of various categories to be found on the Golden Eagle. Backwater sloughs and seasonal types course throughout its river bottom. But the crowning glory of the GER is its Moist-Soil Flood Fields that I keep mentioning. These are man-made and effectively simulate seasonal marsh wetlands. The phrase “moist soil” refers to a condition that proliferates a certain plant regime’s germination from fluctuation - the flooding followed by the slow draw down of water. This brings on the growth of many beneficial plants – smartweed, barnyard grass, arrowhead, watergrass (wild millet), and others. These mentioned, in addition to many others, create tremendous food for ducks. In fact, when I used to regularly hunt the San Joaquin Valley while living in California, my method for success, was searching out smartweed and watergrass beds. Because without corn or other dryland food attractants, mallards, pintails, teal, and other dabbling ducks would hammer those beds once they found them. So on the GER, they have the infrastructure and water to be able to manage these units to simulate that natural growth. And if you hunt the California places, or so many Arkansas locations, or even in some parts of the Midwest, you are probably quite familiar with this type of habitat. However, you don’t find many of these units out West. That’s just one of the reasons that the Golden Eagle Ranch stands alone!”



“Woodland: There are many trees throughout its bottomland, both under story and over. They supply whitetail needs and roost trees for turkeys. They also provide good windbreaks for every species, including on portions of the river itself. This, so ducks and geese don’t get blown out of the country while resting on the open sandbars, keeping them safe from predation during just another day in wind county.”

“Grass: Large areas of grass exist all throughout the Golden Eagle, particularly on its south side. No grazing allows this to flourish. I have walked through places where it was up to my chest. It’s certainly a fantastic source of cover for pheasants, deer, and quail.”

“New tree growth: The south side also has some fairly expansive areas in which young cottonwoods and willows are sprouting up to create almost a feeling of the aspen or alder groves in places you’d look for roughed grouse. And though roughed grouse might be one of the few game species not found on the Golden Eagle, these young forests offer excellent whitetail habitat.”

“Edge: Quail thrive on edge habitat. And such is created a number of ways. On this ranch it is particularly evident on its north side, west end. Short willows, native shrubs and grasses are mixed together with a very lengthy mowed trail that winds serpentine through it all. There, the edge quality is well pronounced.”

Food Source by Steve Farris

“Agricultural food sources, such as corn and alfalfa, are plentiful due to the water rights and use of center pivot irrigation.

Moist-Soil habitat like that of the Ducks Unlimited Flood Fields are designed to be just that... a food source for ducks and geese. Water utilization for them is crucial too, because they are pumped 24/7, keeping large areas from freezing. And all you cold climate duck and goose hunters know the math on that. These locations are magnets because of their monopoly on open water at times, but at all times they are, due to the food they produce – flooded seeds, other vegetative matter, and most importantly, invertebrates. Though ducks and geese thrive on corn in the wintering months for the fuel its carbohydrates produce, they cannot live on it alone. They need to get protein and other nutrients elsewhere. That's why you will always see mallards in wetlands with their curly-tailed butts up, heads and upper bodies submerged.”





Farming

Though the focus of the owners is the hunting aspect of the property, the farming of the Golden Eagle is quite real. In fact, there are 261 acres under center pivot. One of which is a “wiper” (half circle going back and forth rather than 360) that is 13 towers in length. There are also 74 acres of flood irrigation and 279 acres of dryland production. But these crops of corn and alfalfa not only produce substantial income, they are a major part of the equation for the hunting quality of the ranch. Food, and lots of it, is essential in having a truly productive hunting property.





Improvements

- SIX BEDROOMS / FIVE BATHS
 - STORAGE GARAGE
 - KENNELS
 - COMMERCIAL-GRADE PROCESSING FACILITY

Well-positioned with tremendous privacy, ranch improvements consist of a six-bedroom, five-bathroom hunting lodge, featuring a full kitchen and dining table for twelve. And after a day hunting the property, and entering through its large mudroom that is set up with a series of personal lockers for gear, and a long rack for waders, it ultimately offers great relaxation and a place to tell the occasional truth, in its oversized great room.

Adjacent to the lodge is a fairly large storage garage with kennels, a commercial-grade game processing facility, and plenty of room for decoys and ATVs.

The Golden Eagle's lodge is ideal for an incoming partnership group or multiple families. In addition to the lodge, not far away, located at the main property entrance, there is a modest ranch manager's home. Additional building sites are also designated, should an incoming owner or ownership group want to expand the lodging footprint or add more structures of any kind to the ranch.



Conservation Easement

In order to ensure it will remain unspoiled for generations to come, the current owners have protected the Golden Eagle Ranch through a Ducks Unlimited conservation easement. This cooperative relationship with Ducks Unlimited has proven to be of great benefit to the ranch and its wildlife through ongoing cost-sharing initiatives for improving both habitat and water management practices that attract and hold the myriad of resident and migratory species of wildlife. Additional information regarding the conservation easement specifics is available by request.





Ownership by Steve Farris

“The Golden Eagle Ranch can be sold in its entirety to one party or fractionally to a group. For those who might be interested, certain owners would love to stay in if it works out that way. As a person who has put together upwards of seven fractional ownership hunting land endeavors, I can tell you with all certainty, it can be done, and successfully. It has for me, due to clarity in the beginning and done with like-minded participants. If a group has those things, it’s a great way to share the finances. Just a thought, but a real one expressed by the current ownership.”



Introducing **The Golden Eagle Club**

An Offering in a Proprietary Fractional Ownership Hunting Club

Where can you go to buy a spectacular “once-in-a-generation” property while sharing the financial aspects with other like-minded sportsmen rather than footing the entire bill yourself? The answer (to many other dreams also) is the Golden Eagle Ranch in northeast Colorado!

While the ranch is still offered for sale whole and outright, certain owners of the revered Golden Eagle Ranch do not want to see it leave their hands. They are now offering a fractional ownership option by placing the remaining persons needed to create a new 10-owner/member, “Golden Eagle Club.” This would be an adventure in a premium recreational opportunity, with the most challenging and riskiest part of forming such an endeavor already accomplished. They have taken out the guesswork. It won’t require that belief in “Build it, and they will come.”

The waterfowl and wildlife already came! Because of work accomplished and nearly three decades of good management, the Golden Eagle is “home” to thousands of ducks and geese each fall and winter. The bird tradition is established. Furthermore, when you have the control that comes from owning five miles of the South Platte River (both sides) and the adjacent farm acres that the Golden Eagle possesses, you can count on skies filled with waterfowl and some of the largest whitetails that fill the dreams of every antler hunter.

In addition to the world-class waterfowl and deer, the Golden Eagle Ranch also holds loads of pheasants, plenty of bobwhite quail, turkeys and even the occasional trophy-quality mule deer to add many options for the enjoyment of the property.

Summary

The Golden Eagle Ranch is one of those rare sporting assets whose reputation among hunters is one of grandeur and rich legacy with waterfowl populations that are nothing short of legendary, deer genetics of true record-setting quality and an abundance of water; that most critical of land components, which the Golden Eagle Ranch has in spades. From the 5+ miles of the South Platte River with side-channels and sloughs ribboning throughout the vast riparian corridor to the irrigated ground under pivot and flooded wetland complexes, Golden Eagle Ranch offers the finest in wildlife habitat for the discerning big game, waterfowl and upland hunting enthusiast who is looking for best of the best for each. The thoughtful and deliberate land stewardship under which the ranch has been managed for the past 30+ years has resulted in a personal hunting kingdom the likes of which simply cannot be duplicated. Golden Eagle Ranch stands alone in NE Colorado and the surrounding region as “best in class” given the vast habitat contained within its boundaries, incomparable water resources and both the resident and migratory wildlife. While a true turn-key opportunity the ranch also offers an incoming owner with a host of options for further habitat development projects to build upon the already legendary status of this one of a kind sporting destination.

Listing Price: \$17,629,000

Taxes: \$4,933 in 2021

Now available in fractional ownership offerings starting at \$1,7500,000

CONTACTS

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Notes:

1) This is an exclusive listing of Live Water Properties LLC; an agent of Live Water Properties must be present to conduct a showing. The owners respectfully request that other agents and/or prospective buyers contact Live Water Properties in advance to schedule a proper showing and do not attempt to tour or trespass the property on their own. Thank you. 2) Offering subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of purchase by owner. Information provided herein is intended as a general guideline and has been provided by sources deemed reliable, but the accuracy of which we cannot guarantee. 3) Live Water Properties LLC represents the Seller as a Seller's Agent.



Golden Eagle Ranch - Aerial Map

••Maps are for visual aid only accuracy is not guaranteed.



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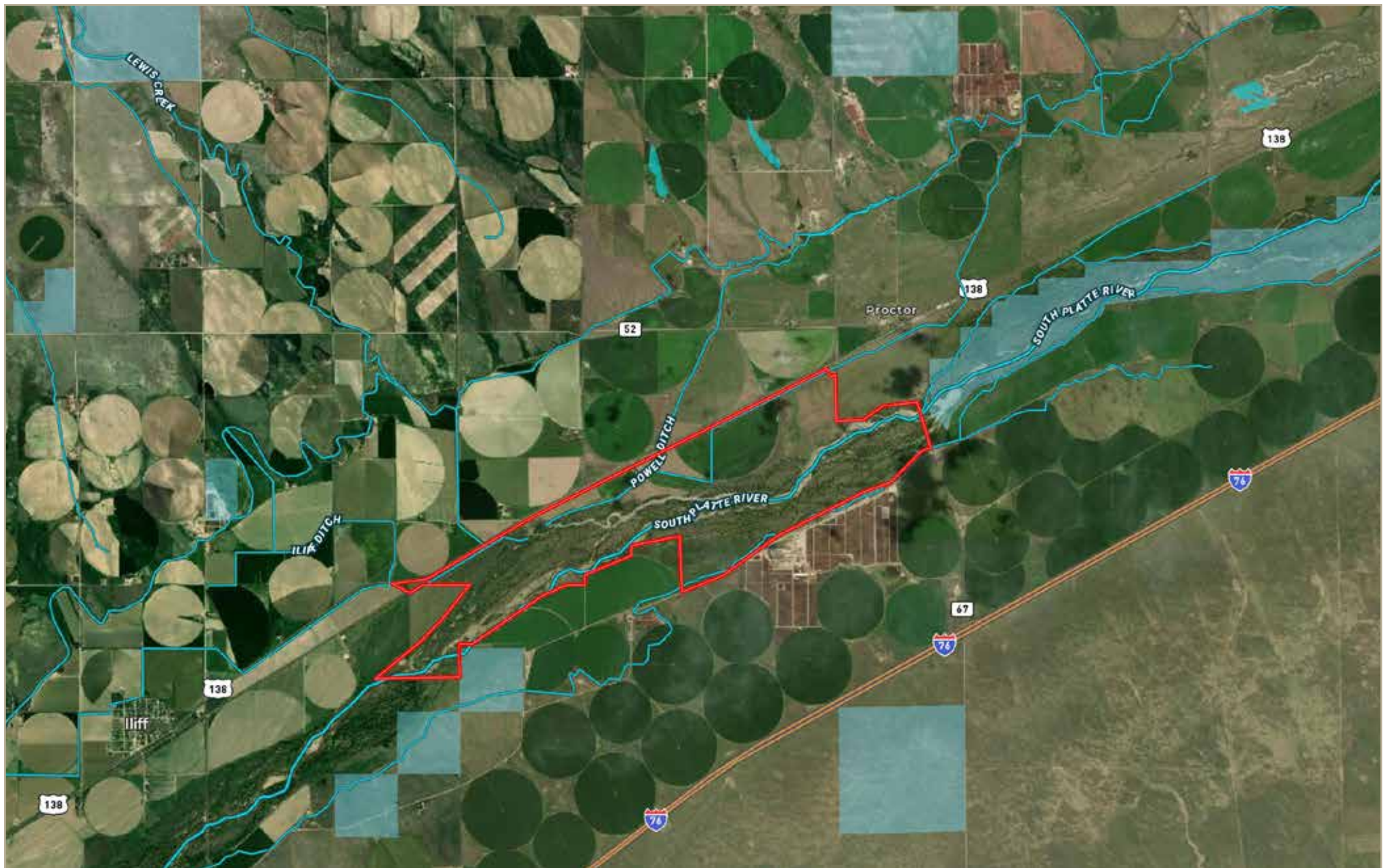
Golden Eagle Ranch - Location Map

••Maps are for visual aid only accuracy is not guaranteed.



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Golden Eagle Ranch - Public Lands Map

••Maps are for visual aid only accuracy is not guaranteed.



Public Lands



Property Boundary



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