

10+ ACRE LAND SALES ACTIVITY 2016

JANUARY

UNDER CONTRACT

Area	Street #	Street Name	Lot #	Acres	Orig List Price	List Price	Selling Price	Selling Date
Bellyache Wolcott		0 Metes & Bounds	n/a	46.6	\$ 85,000	\$ 85,000	0	
Bellyache Wolcott	305	Jouflas Ranch	3	10	\$ 399,000	\$ 349,000	0	
NW Eagle County McCo	18503	Highway 131	47	17.89	\$ 399,000	\$ 389,000	0	
NW Eagle County McCo	1860	Copper Spur	0	87.739	\$ 1,495,000	\$ 1,495,000	0	

SOLD

Area	Street #	Street Name	Lot #	Acres	Orig List Price	List Price	Selling Price	Selling Date
Out of County Proper	1	36A	3	39.6	\$ 174,500	\$ 174,500	\$ 135,000	1/19/2016

FEBRUARY

UNDER CONTRACT

Area	Street #	Street Name	Lot #	Acres	Orig List Price	List Price	Selling Price	Selling Date
Bellyache Wolcott		0 Metes & Bounds	n/a	46.6	\$ 85,000	\$ 85,000	0	
Red Cliff/Homestake/		0 Taylor Gulch	0	21.25	\$ 175,000	\$ 175,000	0	
NW Eagle County McCo	18503	Highway 131	47	17.89	\$ 399,000	\$ 389,000	0	
NW Eagle County McCo	1860	Copper Spur	0	87.739	\$ 1,495,000	\$ 1,495,000	0	

SOLD

Area	Street #	Street Name	Lot #	Acres	Orig List Price	List Price	Selling Price	Selling Date
Bellyache Wolcott	1	Shavano Lane, HM 11	1	40	\$ 115,000	\$ 115,000	\$ 105,500	2/3/2016

MARCH

UNDER CONTRACT

Area	Street #	Street Name	Lot #	Acres	Orig List Price	List Price	Selling Price	Selling Date
Bellyache Wolcott	1	Alkali Creek Rd, HM 1	1	40	\$ 105,000	\$ 105,000	\$ -	
Red Cliff/Homestake/		0 Taylor Gulch	0	21.25	\$ 175,000	\$ 175,000	\$ -	
Bellyache Wolcott	800	Alkali Rd	20	40	\$ 180,000	\$ 180,000	\$ -	
NW Eagle County McCo	18503	Highway 131	47	17.89	\$ 399,000	\$ 389,000	\$ -	
Eagle	1	Rule	8	35.02	\$ 449,900	\$ 449,900	\$ -	
NW Eagle County McCo	1860	Copper Spur	0	87.739	\$ 1,495,000	\$ 1,495,000	\$ -	

SOLD

Area	Street #	Street Name	Lot #	Acres	Orig List Price	List Price	Selling Price	Selling Date
Bellyache Wolcott		0 Metes & Bounds	n/a	46.6	\$ 85,000	\$ 85,000	\$ 80,000	3/15/2016

APRIL**UNDER CONTRACT**

Area	Street #	Street Name	Lot #	Acres	Orig List Price	List Price	Selling Price	Selling Date
Bellyache Wolcott		1 Horse Mountain Ranch Rd, WC 49	1	40	\$ 70,000	\$ 70,000	0	
Bellyache Wolcott		1 Horse Mountain Ranch Rd, WC 2	1	40	\$ 105,000	\$ 105,000	0	
Bellyache Wolcott		1 Horse Mountain Ranch Rd, WC 33	1	40	\$ 110,000	\$ 110,000	0	
Bellyache Wolcott		1 Ouray Lane, WC 32	1	40	\$ 110,000	\$ 110,000	0	
Red Cliff/Homestake/		0 Taylor Gulch	0	21.25	\$ 175,000	\$ 175,000	0	
Bellyache Wolcott	800	Alkali Rd	20	40	\$ 180,000	\$ 180,000	0	
NW Eagle County McCo	18503	Highway 131	47	17.89	\$ 399,000	\$ 389,000	0	
Eagle	1401	Castle Peak Ranch	5	35.21	\$ 759,000	\$ 599,000	0	
NW Eagle County McCo	1860	Copper Spur	0	87.739	\$ 1,495,000	\$ 1,495,000	0	
Avon	38388	Highway 6	0	21.5	\$ 3,200,000	\$ 3,200,000	0	

SOLD

Area	Street #	Street Name	Lot #	Acres	Orig List Price	List Price	Selling Price	Selling Date
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MAY**UNDER CONTRACT**

Area	Street #	Street Name	Lot #	Acres	Orig List Price	List Price	Selling Price	Selling Date
Out of County Proper		2 8th	21	0.15	\$ 55,000	\$ 27,500	\$ -	
Avon	38388	Highway 6	0	21.5	\$ 3,200,000	\$ 3,200,000	\$ -	

SOLD

Area	Street #	Street Name	Lot #	Acres	Orig List Price	List Price	Selling Price	Selling Date
Cotton Ranch	271	Legend	71-C	0.76	\$ 59,000	\$ 59,000	\$ 52,500	5/2/2016
Bellyache Wolcott		1 Alkali Creek Rd, HM 1	1	40	\$ 105,000	\$ 105,000	\$ 85,000	5/3/2016
Minturn	1131	Main	23B	0.19	\$ 330,000	\$ 330,000	\$ 300,000	5/9/2016
Brush Creek notEagle	599	Gray Rock	15	4.05	\$ 175,000	\$ 175,000	\$ 175,000	5/16/2016
Gypsum Valley Bright	135	Foxprowl	8	0.62	\$ 59,000	\$ 49,900	\$ 45,000	5/18/2016
Eagle Ranch	75	Sawmill	22	0.387	\$ 130,000	\$ 99,900	\$ 97,500	5/20/2016

Eagle	1401 Castle Peak Ranch	5	35.21	\$	759,000	\$	599,000	\$	575,000	5/24/2016
Eagle Ranch	2410 Haystacker	35	0.791	\$	175,000	\$	175,000	\$	155,000	5/27/2016

JUNE

UNDER CONTRACT

Area	Street #	Street Name	Lot #	Acres	Orig List Price	List Price	Selling Price	Selling Date
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SOLD

Area	Street #	Street Name	Lot #	Acres	Orig List Price	List Price	Selling Price	Selling Date
Brush Creek notEagle	3620	Salt Creek	3	21.24	\$ 325,000	\$ 325,000	\$ 300,000	6/16/2016
Bellyache Wolcott	1	Horse Mountain Ranch Rd, WC 49	1	40	\$ 70,000	\$ 70,000	\$ 80,000	6/17/2016
Bellyache Wolcott	1	Horse Mountain Ranch Rd, WC 2	1	40	\$ 105,000	\$ 105,000	\$ 80,000	6/29/2016

JULY

UNDER CONTRACT

Area	Street #	Street Name	Lot #	Acres	Orig List Price	List Price	Selling Price	Selling Date
NW Eagle County McCo	4100	Trough	0	400	\$ 1,800,000	\$ 1,800,000	\$ -	

SOLD

Area	Street #	Street Name	Lot #	Acres	Orig List Price	List Price	Selling Price	Selling Date
Dotsero Colo River R	10	Red Dirt Creek Road	0	40	\$ 175,000	\$ 175,000	\$ 80,000	7/22/2016
NW Eagle County McCo	18503	Highway 131	47	17.89	\$ 399,000	\$ 389,000	\$ 305,000	7/22/2016
Bellyache Wolcott	800	Alkali Rd	20	40	\$ 180,000	\$ 180,000	\$ 180,000	7/28/2016

AUGUST

UNDER CONTRACT

Area	Street #	Street Name	Lot #	Acres	Orig List Price	List Price	Selling Price	Selling Date
Bellyache Wolcott	0	Sweet Spring	WC 18	51.8	\$ 205,000	\$ 205,000	\$ -	
Bellyache Wolcott	621	Jouflas Ranch	4	11.17	\$ 235,000	\$ 235,000	\$ -	
Bellyache Wolcott	740	Jouflas Ranch	2	12.28	\$ 250,000	\$ 250,000	\$ -	
Red Cliff/Homestake/	1186	Forest Service	n/a	13.102	\$ 274,000	\$ 274,000	\$ -	
Colorow Squaw Creek	2422	Colorow	10B	16.121	\$ 295,000	\$ 295,000	\$ -	
Gypsum	1	Lagrow	0	80	\$ 800,000	\$ 800,000	\$ -	

SOLD

Area	Street #	Street Name	Lot #	Acres	Orig List Price	List Price	Selling Price	Selling Date
Red Cliff/Homestake/	0	Taylor Gulch	0	21.25	\$ 175,000	\$ 175,000	\$ 173,000	8/26/2016

SEPTEMBER

UNDER CONTRACT

Area	Street #	Street Name	Lot #	Acres	Orig List Price	List Price	Selling Price	Selling Date
Bellyache Wolcott	621	Jouflas Ranch	4	11.17	\$ 235,000	\$ 235,000	\$ -	
Out of County Proper	1347	Hwy 91	2	47.431	\$ 300,000	\$ 250,000	\$ -	
Bellyache Wolcott	2749	Bellyache Ridge	4	10.32	\$ 395,000	\$ 250,000	\$ -	
Bellyache Wolcott	740	Jouflas Ranch	2	12.28	\$ 250,000	\$ 250,000	\$ -	
Red Cliff/Homestake/	1186	Forest Service	n/a	12.12	\$ 274,000	\$ 274,000	\$ -	
Colorow Squaw Creek	900	Chipeta	C-2	35.37	\$ 495,000	\$ 429,000	\$ -	
Gypsum	1	Lagrow	0	80	\$ 800,000	\$ 800,000	\$ -	
NW Eagle County McCo	1860	Copper Spur	0	87.739	\$ 1,495,000	\$ 1,495,000	\$ -	
Avon	38388	Highway 6	0	21.5	\$ 3,200,000	\$ 3,200,000	\$ -	
Edwards Scottsville	0	HWY 6	TBD	105	\$ 9,950,000	\$ 9,950,000	\$ -	

SOLD

Area	Street #	Street Name	Lot #	Acres	Orig List Price	List Price	Selling Price	Selling Date
Bellyache Wolcott	0	Sweet Spring	WC 18	51.8	\$ 205,000	\$ 205,000	\$ 185,000	9/22/2016
Colorow Squaw Creek	2422	Colorow	10B	16.121	\$ 295,000	\$ 295,000	\$ 290,000	9/29/2016
Out of County Proper	140	County Road	C	35	\$ 129,900	\$ 175,000	\$ 157,500	9/30/2016

OCTOBER

UNDER CONTRACT

Area	Street #	Street Name	Lot #	Acres	Orig List Price	List Price	Selling Price	Selling Date
Bellyache Wolcott	0	Tabeguache	WC 44	40	\$ 105,000	\$ 105,000	0	
Bellyache Wolcott	621	Jouflas Ranch	4	11.17	\$ 235,000	\$ 235,000	0	
Gypsum	1	Lagrow	0	80	\$ 800,000	\$ 800,000	0	
NW Eagle County McCo	1860	Copper Spur	0	87.739	\$ 1,495,000	\$ 1,495,000	0	
Avon	38388	Highway 6	0	21.5	\$ 3,200,000	\$ 3,200,000	0	
Edwards Scottsville	0	HWY 6	TBD	105	\$ 9,950,000	\$ 9,950,000	0	

SOLD

Area	Street #	Street Name	Lot #	Acres	Orig List Price	List Price	Selling Price	Selling Date
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Out of County Proper	388 Sizer		0	38.92	\$	2,000,000	\$	2,000,000	\$	1,350,000	10/4/2016
Red Cliff/Homestake/	1186 Forest Service		n/a	12.12	\$	274,000	\$	274,000	\$	220,000	10/14/2016
Out of County Proper	1347 Hwy 91		2	47.431	\$	300,000	\$	250,000	\$	250,000	10/21/2016
Colorow Squaw Creek	900 Chipeta		C-2	35.37	\$	495,000	\$	429,000	\$	360,500	10/21/2016
Bellyache Wolcott	2749 Bellyache Ridge		4	10.32	\$	395,000	\$	250,000	\$	232,000	10/21/2016
Bellyache Wolcott	740 Jouflas Ranch		2	12.28	\$	250,000	\$	250,000	\$	235,000	10/25/2016

NOVEMBER

UNDER CONTRACT

Area	Street #	Street Name	Lot #	Acres	Orig List Price	List Price	Selling Price	Selling Date	
NW Eagle County McCo	1860	Copper Spur	0	87.739	\$	1,495,000	\$	1,495,000	0
Gypsum	1	Cooley Mesa	0	163.2	\$	1,995,000	\$	1,995,000	0
Avon	38388	Highway 6	0	21.5	\$	3,200,000	\$	3,200,000	0
Edwards Scottsville	0	HWY 6	TBD	105	\$	9,950,000	\$	9,950,000	0

SOLD

Area	Street #	Street Name	Lot #	Acres	Orig List Price	List Price	Selling Price	Selling Date
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DECEMBER

UNDER CONTRACT

Area	Street #	Street Name	Lot #	Acres	Orig List Price	List Price	Selling Price	Selling Date		
Out of County Proper	1234	Lotus Lon	0	34	\$	292,250	\$	292,250	\$	-
NW Eagle County McCo	1860	Copper Spur	0	87.739	\$	1,495,000	\$	1,495,000	\$	-
Avon	38388	Highway 6	0	21.5	\$	3,200,000	\$	3,200,000	\$	-
Out of County Proper	684	Phantom Ranch Road	n/a	639	\$	4,395,000	\$	3,995,000	\$	-
Edwards Scottsville	0	HWY 6	TBD	105	\$	9,950,000	\$	9,950,000	\$	-

SOLD

Area	Street #	Street Name	Lot #	Acres	Orig List Price	List Price	Selling Price	Selling Date			
Gypsum	1	Cooley Mesa	0	163.2	\$	1,995,000	\$	1,995,000	\$	1,600,000	12/28/2016
Gypsum	1	Lagrow	0	80	\$	800,000	\$	800,000	\$	600,000	12/28/2016

10+ ACRE LAND SALES ACTIVITY 2017

JANUARY

UNDER CONTRACT								
Area	Street #	Street Name	Lot #	Acres	Orig List Price	List Price	Selling Price	Selling Date
Out of County Proper	1234	Lotus Lon	0	34	\$ 292,250	\$ 292,250	\$ -	
NW Eagle County McCo	1860	Copper Spur	0	87.739	\$ 1,495,000	\$ 1,495,000	\$ -	
Mountain Star	465	Paintbrush	91	17.19	\$ 1,595,000	\$ 1,595,000	\$ -	
Eagle	1550	Diamond Star Rd	16	37.29	\$ 1,595,000	\$ 1,595,000	\$ -	
Out of County Proper	684	Phantom Ranch Road	n/a	639	\$ 4,395,000	\$ 3,995,000	\$ -	
Edwards Scottsville	0	HWY 6	TBD	105	\$ 9,950,000	\$ 9,950,000	\$ -	

SOLD								
Area	Street #	Street Name	Lot #	Acres	Orig List Price	List Price	Selling Price	Selling Date
Gypsum	1	LaGrow	tbd	60.263	\$ 540,000	\$ 540,000	\$ 540,000	1/11/2017

FEBRUARY

UNDER CONTRACT								
Area	Street #	Street Name	Lot #	Acres	Orig List Price	List Price	Selling Price	Selling Date
Bellyache Wolcott	1	Horse Mountain Ranch Rd, WC 40	1	40	\$ 75,000	\$ 75,000	\$ -	
Bellyache Wolcott	1	Horse Mountain Ranch Rd, WC 39	1	40	\$ 75,000	\$ 75,000	\$ -	
Bellyache Wolcott	1	Elk Ridge Road, WC 50	1	40	\$ 105,000	\$ 105,000	\$ -	
Out of County Proper	389	Deer Crossing	0	12.976	\$ 139,000	\$ 139,000	\$ -	
Bellyache Wolcott	116	Travis	15	10.01	\$ 275,000	\$ 275,000	\$ -	
Out of County Proper	1234	Lotus Lon	0	34	\$ 292,250	\$ 292,250	\$ -	
NW Eagle County McCo	1860	Copper Spur	0	87.739	\$ 1,495,000	\$ 1,495,000	\$ -	
Mountain Star	465	Paintbrush	91	17.19	\$ 1,595,000	\$ 1,595,000	\$ -	
Avon	38388	Highway 6	0	21.5	\$ 3,200,000	\$ 3,200,000	\$ -	
Out of County Proper	684	Phantom Ranch Road	n/a	639	\$ 4,395,000	\$ 3,995,000	\$ -	
Edwards Scottsville	0	HWY 6	TBD	105	\$ 9,950,000	\$ 9,950,000	\$ -	

SOLD								
Area	Street #	Street Name	Lot #	Acres	Orig List Price	List Price	Selling Price	Selling Date
Eagle	1550	Diamond Star Rd	16	37.29	\$ 1,595,000	\$ 1,595,000	\$ 1,250,000	2/8/2017

MARCH

UNDER CONTRACT

Area	Street #	Street Name	Lot #	Acres	Orig List Price	List Price	Selling Price	Selling Date
Bellyache Wolcott		1 Horse Mountain Ranch Rd, WC 40	1	40	\$ 75,000	\$ 75,000	\$ -	
Bellyache Wolcott		1 Horse Mountain Ranch Rd, WC 39	1	40	\$ 75,000	\$ 75,000	\$ -	
Bellyache Wolcott		1 Elk Ridge Road, WC 50	1	40	\$ 105,000	\$ 105,000	\$ -	

SOLD

Area	Street #	Street Name	Lot #	Acres	Orig List Price	List Price	Selling Price	Selling Date
Bellyache Wolcott	116	Travis		15	10.01	\$ 275,000	\$ 275,000	\$ 265,000 3/28/2017

APRIL**UNDER CONTRACT**

Area	Street #	Street Name	Lot #	Acres	Orig List Price	List Price	Selling Price	Selling Date
Bellyache Wolcott		1 Horse Mountain Ranch Rd, WC 40	1	40	\$ 75,000	\$ 75,000	\$ -	
Bellyache Wolcott		1 Horse Mountain Ranch Rd, WC 39	1	40	\$ 75,000	\$ 75,000	\$ -	
Bellyache Wolcott		1 Mountain View Lane, HM 28	1	40	\$ 95,000	\$ 95,000	\$ -	
Bellyache Wolcott		1 Elk Ridge Road, WC 50	1	40	\$ 105,000	\$ 105,000	\$ -	
Bellyache Wolcott		1 Horse Mountain Ranch Rd, WC 33	1	40	\$ 110,000	\$ 110,000	\$ -	
Bellyache Wolcott		1 White Tail Lane, WC 24	1	40	\$ 115,000	\$ 115,000	\$ -	
Out of County Proper	1234	Lotus Lon	0	34	\$ 292,250	\$ 292,250	\$ -	
Bellyache Wolcott	211	Travis	3	10.07	\$ 499,000	\$ 300,000	\$ -	
NW Eagle County McCo	1860	Copper Spur	0	87.739	\$ 1,495,000	\$ 1,495,000	\$ -	
NW Eagle County McCo	4100	Trough	0	400	\$ 1,800,000	\$ 1,850,000	\$ -	
Avon	38388	Highway 6	0	21.5	\$ 3,200,000	\$ 3,200,000	\$ -	
Out of County Proper	684	Phantom Ranch Road	n/a	639	\$ 4,395,000	\$ 3,995,000	\$ -	
Edwards Scottsville	0	HWY 6	TBD	105	\$ 9,950,000	\$ 9,950,000	\$ -	

SOLD

Area	Street #	Street Name	Lot #	Acres	Orig List Price	List Price	Selling Price	Selling Date
Out of County Proper	389	Deer Crossing	0	12.976	\$ 139,000	\$ 139,000	\$ 100,000	4/26/2017

MAY**UNDER CONTRACT**

Area	Street #	Street Name	Lot #	Acres	Orig List Price	List Price	Selling Price	Selling Date
Bellyache Wolcott		1 Horse Mountain Ranch Rd, WC 40	1	40	\$ 75,000	\$ 75,000	\$ -	

Bellyache Wolcott	1 Taylor Lane, WC 35	1	40	\$	90,000	\$	90,000	\$	-
Bellyache Wolcott	1 Mountain View Lane, HM 28	1	40	\$	95,000	\$	95,000	\$	-
Bellyache Wolcott	1 Elk Ridge Road, WC 50	1	40	\$	105,000	\$	105,000	\$	-
Bellyache Wolcott	1 Horse Mountain Ranch Rd, WC 46	1	40	\$	105,000	\$	105,000	\$	-
Bellyache Wolcott	1 Taylor Lane, WC 41	1	40	\$	110,000	\$	110,000	\$	-
Bellyache Wolcott	1 Horse Mountain Ranch Rd, WC 33	1	40	\$	110,000	\$	110,000	\$	-
Bellyache Wolcott	1 White Tail Lane, WC 24	1	40	\$	115,000	\$	115,000	\$	-
Gypsum Valley Bright	760 Forest	2	35.03	\$	220,000	\$	175,000	\$	-
Out of County Proper	1234 Lotus Lon	0	34	\$	292,250	\$	292,250	\$	-
Bellyache Wolcott	6204 Bellyache Ridge	3	35.49	\$	877,500	\$	749,000	\$	-
NW Eagle County McCo	1860 Copper Spur	0	87.739	\$	1,495,000	\$	1,495,000	\$	-
Avon	38388 Highway 6	0	21.5	\$	3,200,000	\$	3,200,000	\$	-
Out of County Proper	684 Phantom Ranch Road	n/a	639	\$	4,395,000	\$	3,995,000	\$	-
Edwards Scottsville	0 HWY 6	TBD	105	\$	9,950,000	\$	9,950,000	\$	-

SOLD

Area	Street #	Street Name	Lot #	Acres	Orig List Price	List Price	Selling Price	Selling Date
Bellyache Wolcott	211	Travis	3	10.07	\$ 499,000	\$ 300,000	\$ 265,000	5/18/2017
Out of County Proper	140	TBD County Road	0	905	\$ 6,900,000	\$ 2,850,000	\$ 2,850,000	5/3/2017