



*"Peace at any price"...*  
*...has finally met its value.*

# Quiescence . . .

*Quiescence* (n.) serenity, calm, stillness, order.  
Chaos (Antonym)

The stunning grandeur of the natural surroundings and the quiescence of this special place will help to satisfy your soul. If it is relaxing and quiet walks in the pure rocky mountain air, soaking in the awe-inspiring views or absorbing the uninterrupted serenity that is your prescription for the balance needed in your life, The Wiens Ranch remains undisturbed and as pristine as it was when the Cheyenne Indians inhabited the area.

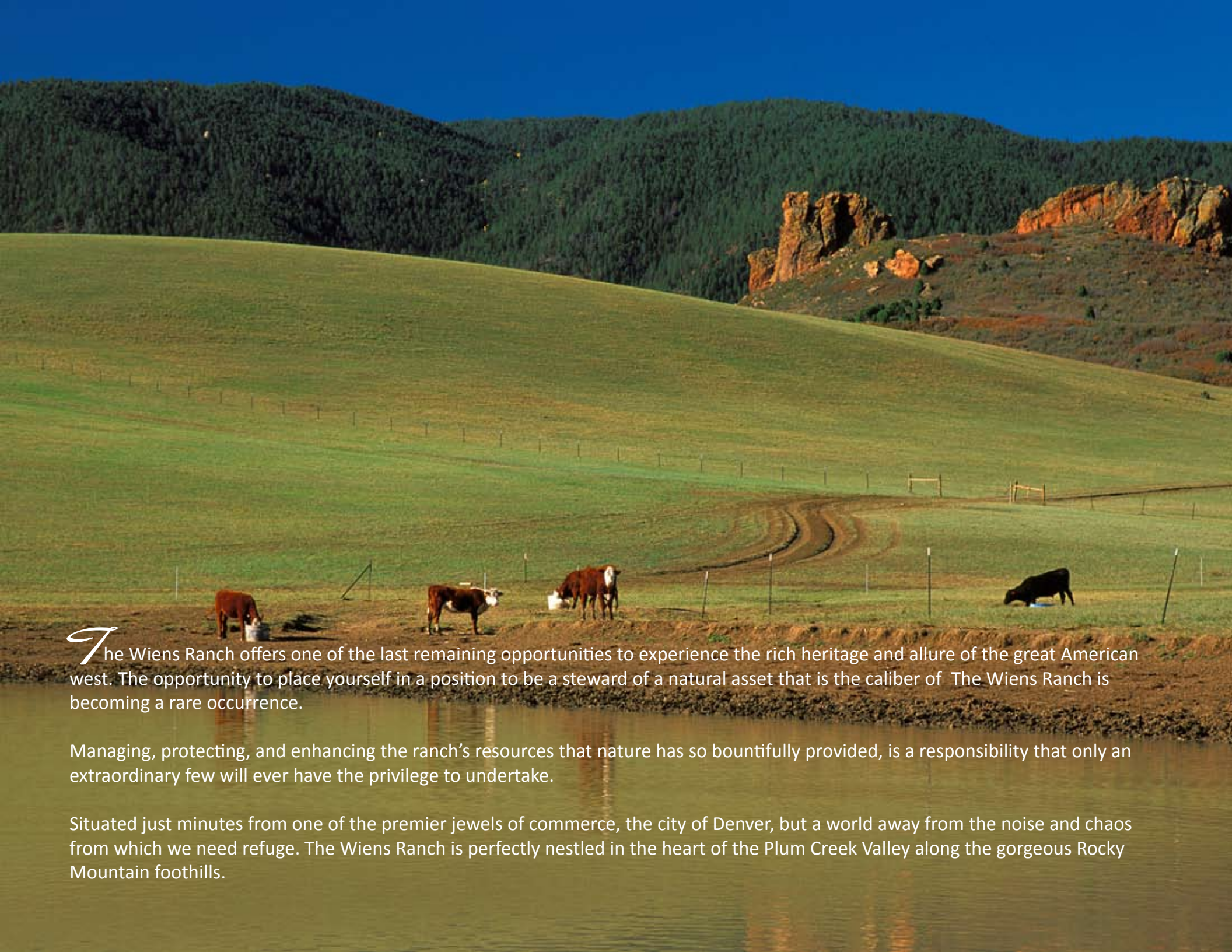


# ... or Adventure?

The outdoor adventurous possibilities are limitless. Sharing time with the people that matter the most is the true spice of life. Combining these moments with the activities and adventure that you treasure is a recipe for a lifetime of cherished memories. The Rocky Mountains are long known for being the premier playground for the outdoor enthusiast and The Wiens Ranch exceeds that reputation. It offers an awesome environment of a wide variation of topography and vegetation, perfect for world class equine activities, mountain biking, cross country skiing, 4 wheeling, and snowmobiling.

*And you don't even have  
to choose between the two!*





The Wiens Ranch offers one of the last remaining opportunities to experience the rich heritage and allure of the great American west. The opportunity to place yourself in a position to be a steward of a natural asset that is the caliber of The Wiens Ranch is becoming a rare occurrence.

Managing, protecting, and enhancing the ranch's resources that nature has so bountifully provided, is a responsibility that only an extraordinary few will ever have the privilege to undertake.

Situated just minutes from one of the premier jewels of commerce, the city of Denver, but a world away from the noise and chaos from which we need refuge. The Wiens Ranch is perfectly nestled in the heart of the Plum Creek Valley along the gorgeous Rocky Mountain foothills.

# World Class Equine Facilities

## 200 X 110 Indoor Arena & Show Barn

- 28 Custom Heated Stalls with Feeders and Automatic Waterers.
- 2 Wash-racks
- Staff Bathroom / Shower
- 45 X 12 Tack Room / Vet Room
- 98 X 44 Main Level Conference & Entertainment Center.
- 98 X 44 Executive Suites with Conference Room.
- 120 X 36 Enclosed Hay Barn with Electricity
- 80 X 60 Equipment Barn with Electricity
- 55 X 55 1870's Historic Barn with Electricity and Hot Water
  - 7 Stalls
  - Tack Room
  - Hay Loft
- Hot Walker
- 123 X 94 Outdoor Show Arena with Spectator Bleachers
- 132 X 90 Warm-up Outdoor Arena
- 160' Round Pen
- 38 X 100 Stall Runs



# Ranch Improvements and Infrastructure

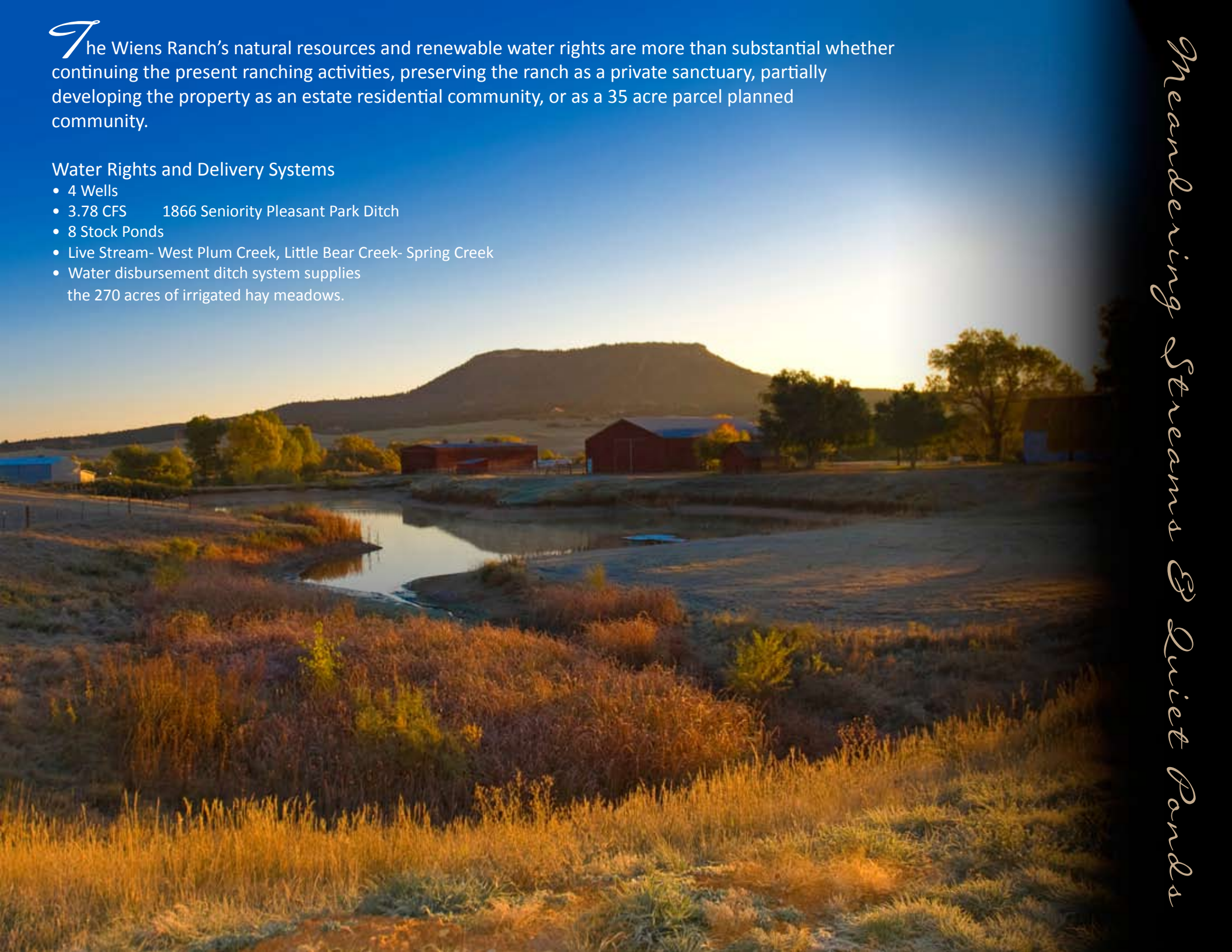
- 1 Main House
- 1 Original Ranch Home (Guest House)
- 3 Staff Homes
- Extensive Cattle Holding Pens, Cattle Runs, Working Chutes, and Feed Bunks.
- Fenced and Cross Fenced Throughout
- Adequate Road System



The Wiens Ranch's natural resources and renewable water rights are more than substantial whether continuing the present ranching activities, preserving the ranch as a private sanctuary, partially developing the property as an estate residential community, or as a 35 acre parcel planned community.

#### Water Rights and Delivery Systems

- 4 Wells
- 3.78 CFS 1866 Seniority Pleasant Park Ditch
- 8 Stock Ponds
- Live Stream- West Plum Creek, Little Bear Creek- Spring Creek
- Water disbursement ditch system supplies the 270 acres of irrigated hay meadows.



*Mandering Streams & Quiet Ponds*



*Peaceful Rural Meadows*

1350 Acres of Dry-land Pasture  
270 Acres of Irrigated Hay Meadows  
Hay Production: 3,000 to 9,600 bales

Perfectly nestled to capture the awe-inspiring Rocky Mountain views, the spectacular manor home boasts over 14,000 square feet of rustic elegance. Designed for family living and large event entertaining, the grand living area features an open floor plan and the perfect blend of organic materials featuring the warmth and strength of logs and timbers with the beauty of natural real stone.



*Equine Estate with Rustic Elegance*



*Monumental Red Rocks & Unimitable Creations*

*T*he ranch is also a prime candidate for the benefits of a conservation easement which affords endless possibilities.

Domestic livestock thrive in the nutrient-rich vegetation.

The ranch's pristine setting provides the ultimate sanctuary for trophy class elk, mule deer, black bear, and numerous small game.



*Bountiful Wildlife*

The Wiens Ranch is just minutes from the many modern conveniences that add to our quality of life. Denver International Airport, an international hub for United and Frontier Airlines is just 45 minutes away.

Centennial Airport, ranked #2 in the nation for airports that are not certified for airline service and ranked #25 of all airports including airports such as LAX, Chicago's O'Hare, and New York's La Guardia, is only 25 minutes from the ranch.

Sky Ridge Medical Center offers the latest in medical technology. Sky Ridge has become a model of care for the rest of the country and is a level 3 trauma center.

The Denver Center for the Performing Arts is a showcase for live theatre, a nurturing ground for new plays, a preferred stop on the Broadway touring circuit, an award-winning multi-media production facility, a national training school for actors, and the site of a voice clinic and research facility.



Denver International Airport



Centennial Airport



Sky Ridge Medical Center



Denver Center for the Performing Arts

*Edge Real Estate*

*Where the rich heritage of the Old West meets the promise and opportunity of the New West...*

*The information was gathered from sources deemed reliable however, Edge Real Estate does not guarantee the accuracy of it's content and recommends that you consult with qualified expert before entering into an offer to purchase.*

*Area Permitted*