



ROYAL GORGE
RANCH & RESORT





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WHERE THE SPIRIT OF THE WEST LIVES!

Royal Gorge Ranch & Resort sits in one of the most geographically stunning areas of the state of Colorado. Rolling hills abruptly give way to deep ravines, and sprawling meadows of native grass transition to pinon forests coating rugged terrain. The Sangre De Cristo Mountains are ever present, towering to the west. Over 1,000 feet below, inside one of the most dramatic canyons in America, the mighty Arkansas River roars. Endless recreation abounds. Located within a few hours of all the metro areas along the I-25 corridor, and within minutes of the adventure hub of Canon City, RGR&R is both accessible and pleasantly away from it all.

HISTORY

Quintessential is a word that best describes the property. As the destination known as Buckskin Joe, these 800+ acres hosted legends from John Wayne to Jane Fonda. For decades, this was the setting for western movie classics. In fact, entire generations grew up looking at the stunning setting on the silver screen. You can say that these exact panoramas played a part in creating peoples' image of what the west was. Meanwhile, for decades, locals and tourists alike made pilgrimages with their families to Buckskin Joe where they were transported back in time for an afternoon of reveling in the gruff charm of a bygone era. Professional actors and cowboys re-enacted shoot-outs and all manners of high-drama unfolded daily upon dirt streets lined with historically accurate buildings. Eventually, the operation closed, the property was sold and its buildings transported elsewhere. Years passed by and the land grew quiet...perhaps biding its time; waiting for the next call to adventure.

A NEW START

That next adventure began when local entrepreneur, business owner and Canon City native, Ty Seuffer purchased the property. Where others just remembered what once was, he saw what will be, and diligently went about making that vision a reality. Ty's idea was to create a world class adventure community that was economically obtainable. Now, the same adventurous spirit that lives on this land is resurging, and a new destination is emerging. Its wild heart beats louder than ever, beckoning to adventure seekers to come and pioneer a new status quo, and share in this land's beauty and mystery.

TODAY

Relics from the Ranch's rich history are given new life, and natural treasures that were unknown are continuously discovered. The railroad trestle that once carried a traincar full of wide-eyed youngsters to Point Alta Vista now makes up part of the multi-mile, single-track system that weaves through the Ranch, opening up the full splendor and grandeur of the Royal Gorge and also seamlessly connecting to 25 miles of open space and trails beyond the Ranch's borders. Royal Gorge Ranch & Resort is an adventure community unlike any other, a bold maverick of a place. Over 400 acres of serene open spaces integrate with 299 breathtaking one acre homesites. Nature is everywhere, and unique architecture that respects the landscape integrates lightly on the land. Homeowners can choose their own adventure and live comfortably, as a multitude of options are available. Everything here promotes living well and intentionally, deeply connected to nature. Named and rated rock climbing routes and even a via ferrata (walk of iron) are ready for adventurers on a recently discovered vertical wall of granite. The Ranch will also become a hub for relaxing and enjoying the finer things in life. Fresh new concepts will offer the tastes of Colorado with local beers, wines, and even cider, while a general store will offer both supplies and curated items that go beyond the generic. Like a phoenix, these amenities will rise from the foundations of the old Buckskin Joe buildings and add a new chapter to a legacy of entertainment.



ROYAL GORGE RANCH AND RESORT
An Eco Adventure Community

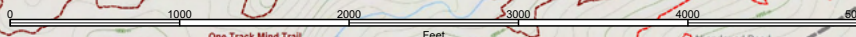
LEGEND

- Property Boundary
- Fire Tank
- Epic Home Site
- Road
- Driveway
- Hiking & Biking Trail - Existing
- Hiking & Biking Trail - In Progress
- Royal Meadow Eco Area
- Wetlands Eco Area
- Royal Ridgeline Eco Area
- Point Alta Vista Valley Eco Area
- Buckskin Crags Eco Area

For more information about the Royal Gorge Ranch and Resort, including photos and videos, please visit our website at www.royalgorgerranchandresort.com. For answering specific questions and to make an appointment to tour the property, please contact Ty Seufer at (303) 419-6782; or email at [TySeufer@gmail.com](mailto:Tyseufer@gmail.com).

Map Prepared March 3, 2022

SCALE 1:8000



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Seller reserves the right to make minor changes in the dimensions or material of any portion of the unit as may be required by government authority or as may be reasonably necessary. Square footage amounts are approximate.



HIKING



BIKING



CLIMBING

BOULDERING

DISC GOLF COURSE

VIA FERRATA COURSE



HIGHLINE



SKILLS BIKE PARK & PUMP TRACK



WHITewater RAFTING

FISHING



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GUNSLINGERS CLUBHOUSE
Community gathering spot

ENTRY GATE

POINT ALTA VISTA & TRAIL
Reclaimed hike & bike trestle trail with Royal Gorge overlook



BUDDHA WALL ON THE BUCKSKIN CRAGS
Private via ferrata course & highline

FUTURE PLANNED AMENITIES

- WINERY
- BREWERY
- DISTILLERY
- BOTTLE SHOP
- BIKE SHOP & SPORTING GOODS
- GENERAL STORE

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ARRIVAL OF THE BIKE GARAGES

Securely store your gear and take in the epic views from the rooftop deck.

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ABOUT TOPOS HOMES

Royal Gorge Ranch & Resort has partnered with Colorado company, Topos Homes, to create a unique retreat that enhances the eco-adventure lifestyle of the community. After studying the lay of the land, a responding design developed that was direct, scalable and light on the landscape.

To make construction feasible and disturb the land as little as possible, a custom steel pier and beam system was designed. The homes hover above the mountainous terrain leaving it almost undisturbed. Large decks facilitate outdoor living, and 8' tall glass doors blur the indoors with the outdoors. Inside, spacious open living concepts with 10' ceilings contain all of the luxuries you expect. Simple, yet sophisticated and modern fixtures adorn the interior. Hovering above all is a massive, detached "super-roof" that covers your outdoor spaces and acts as a canvas for the continuously changing light.

To accommodate individual needs and family sizes, multiple configurations are available for both the interiors and for expanding the lanai, which can connect multiple units and even expand to an upper level.

The designs give non-essential fluff the boot and square footage is purposefully minimal to provide a low maintenance retreat for you to focus on relaxation and adventure.

THE CUSTOMIZED 'MOD VILLA' DESIGN PROCESS

After your lot is purchased, Topos Homes will work directly with you to customize your site layout and home. We take into account your goals as well as the terrain, solar orientation, views, and the unique opportunities that are specific to your site.



TOPOS



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MOD VILLAS

CREATE YOUR DREAM RETREAT AT ROYAL GORGE RANCH & RESORT



ROYAL GORGE
RANCH & RESORT

MOD VILLAS

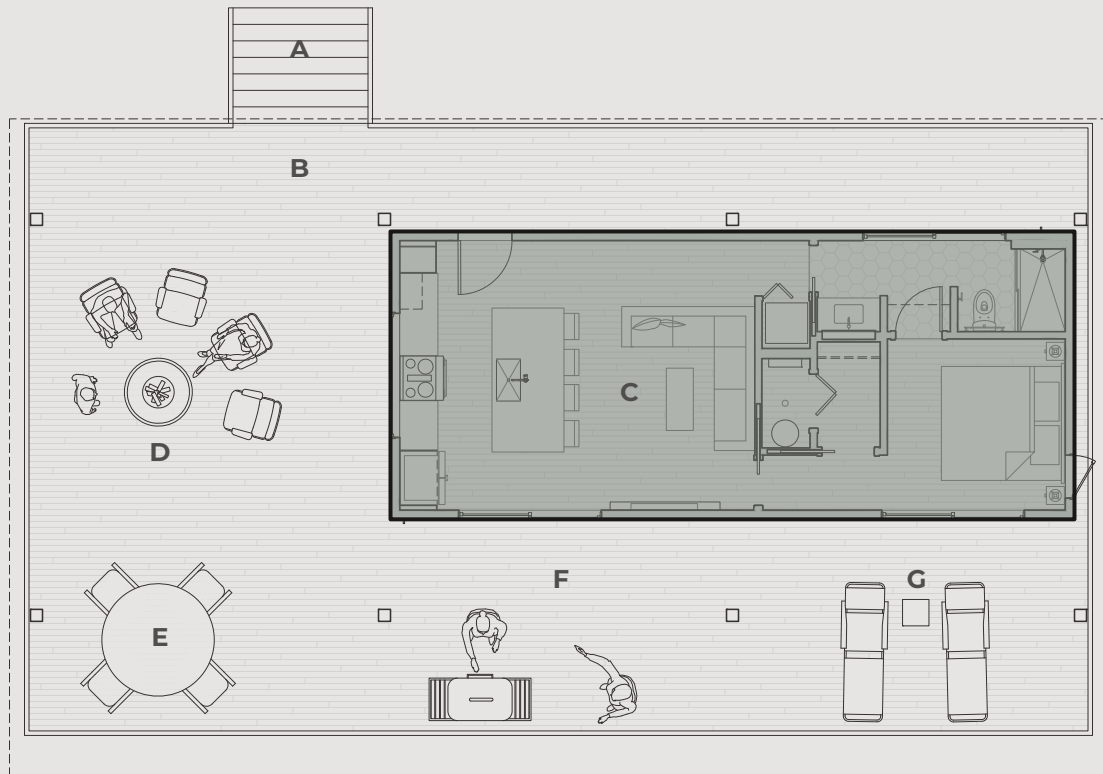
Topos Homes offers six different Mod Villas, giving you the flexibility to create your dream retreat at Royal Gorge Ranch & Resort. Choose from:

- All-in-one models
- Living/kitchen models
- Slumber models
- Flex models

All units are situated on a *lanai*, an elevated deck that opens up your indoor living spaces to the outdoors. The lanai is then covered by a steel post and beam "super-roof", which provides shade and protection from the elements. You can mix and match all-in-one models with flex spaces or living/kitchen units with slumber models. With six different units to choose from, the possibilities are nearly endless.

The Mod Villa shown here is the Rango model situated on a 60' x 34' lanai.

TOPOS



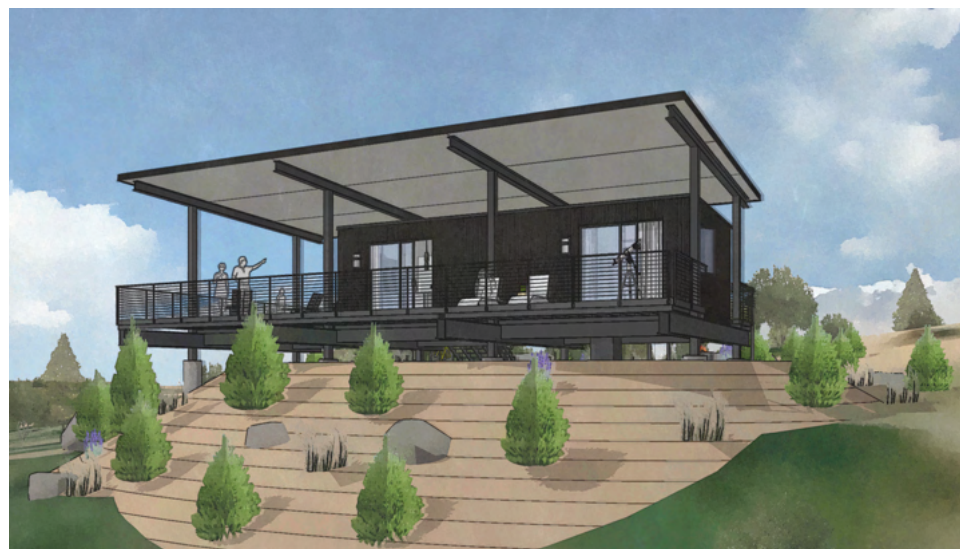
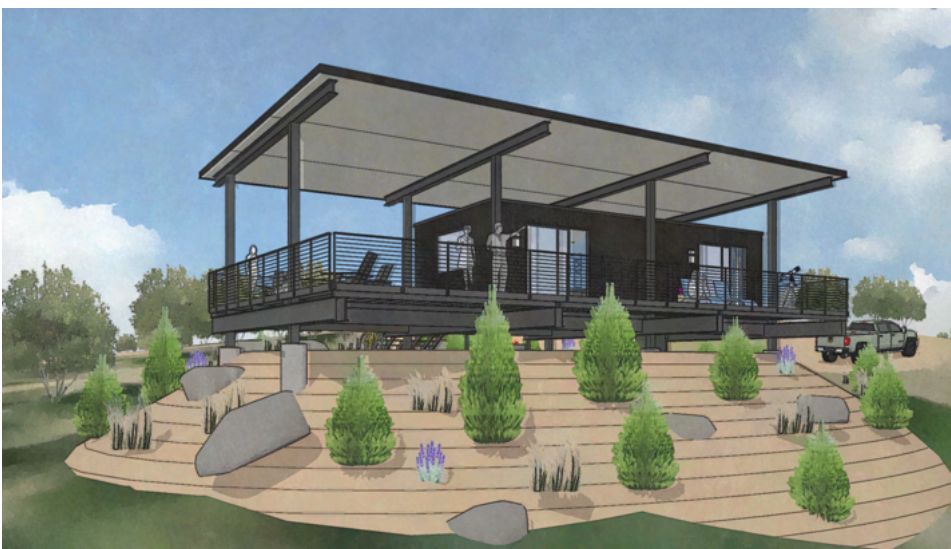
1-UNIT WITH LANAI

- A Access Stair
- B 60' x 34' Lanai - 1,432 SF
- C Rango - 608 SF
- D Gas Firepit
- E Outdoor Dining
- F Outdoor Kitchen
- G Lounge

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VIEW OF ENTRY



VIEW OF LANAI

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ROYAL GORGE
RANCH & RESORT

MOD VILLAS

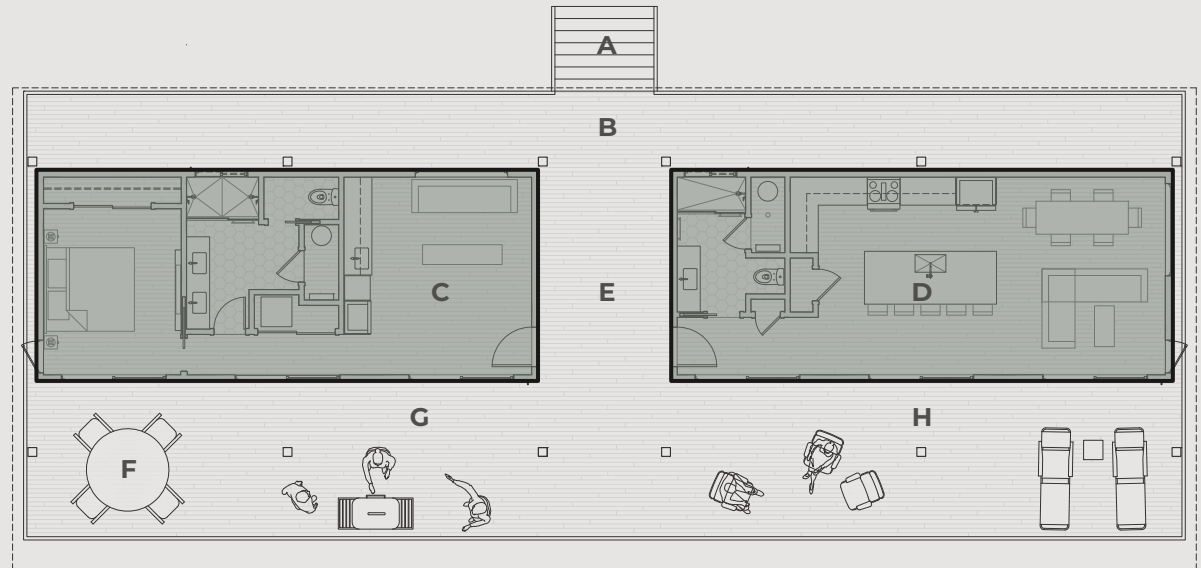
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The home shown here utilizes the Ritz on the left and the Saloon on the right with an 8' breezeway in between. These units are situated on a 88' x 34' lanai.

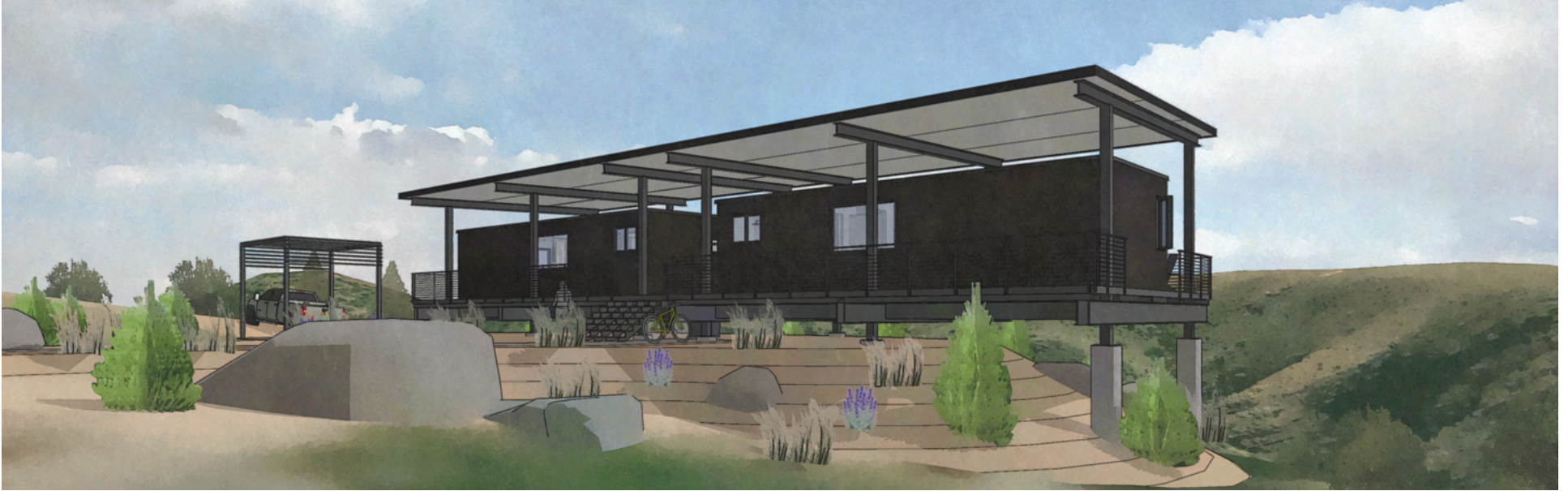
TOPOS



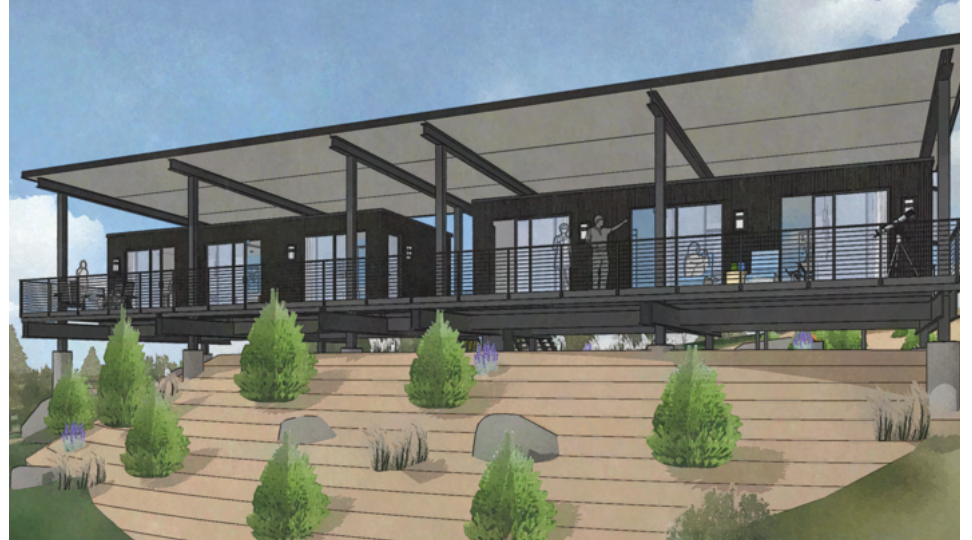
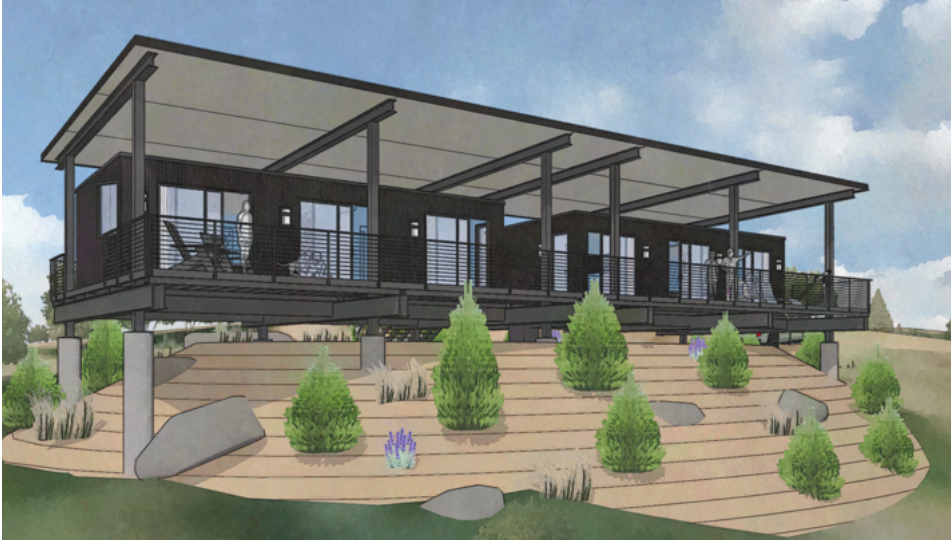
2-UNIT WITH LANAI

- A Access Stair
- B 88' x 34' Lanai - 1,776 SF
- C Ritz - 608 SF
- D Saloon - 608 SF
- E 10' Breezeway
- F Outdoor Dining
- G Outdoor Kitchen
- H Lounge

Seller reserves the right to make minor changes in the dimensions or material of any portion of the unit as may be required by government authority or as may be reasonably necessary. Square footage amounts are approximate.

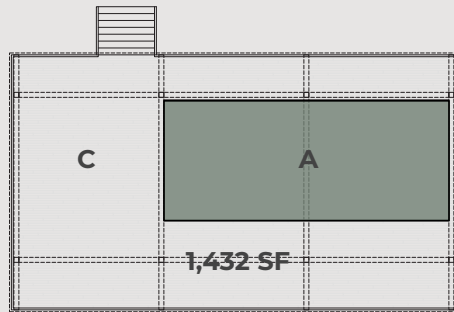


VIEW OF ENTRY

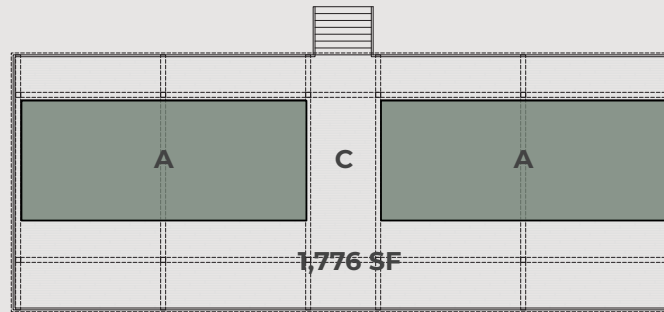


VIEW OF LANAI

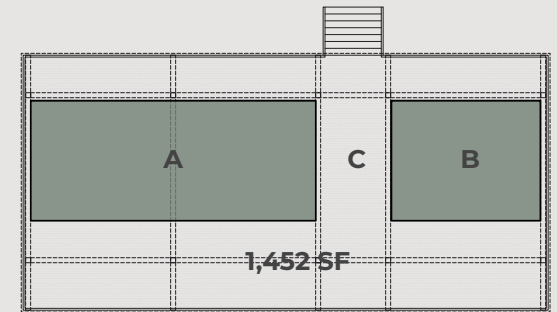
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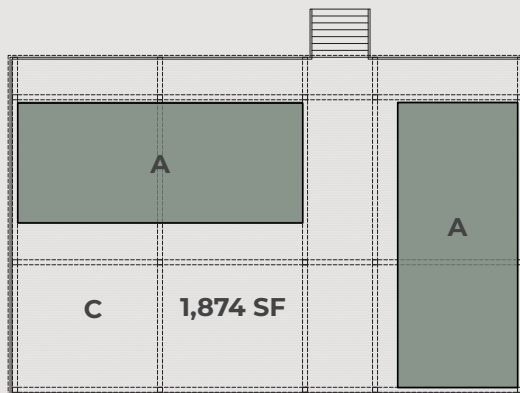
1-UNIT



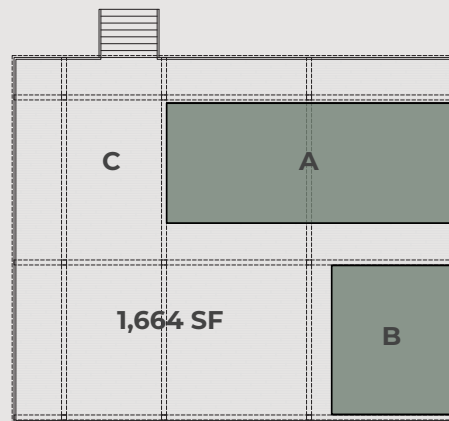
2-UNIT



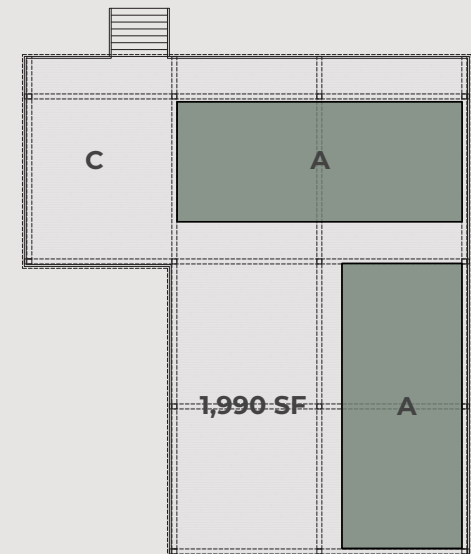
1-UNIT WITH FLEX



2-UNIT



1-UNIT WITH FLEX



2-UNIT

- A Mod Villa - 608 SF
- B Flex Unit - 320 SF
- C Lanai

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A photograph of a large, layered rock wall with several people climbing. The rock is reddish-brown with patches of green and yellow lichen. Four people are visible: one in a red shirt on the left, one in a purple shirt in the center, one in a black shirt and red cap on the right, and one in a black shirt and blue pants on the far right. Ropes and gear are visible on the rock face.

ALL-IN-ONE MODELS

608 SF LUXURY INTERIORS WITH LANAI

INCLUDES: KITCHEN • LIVING • 1 BED • 1 BATH

RANGO

Rango thinks about the angles and appreciates the total picture. It makes sure to frame those giant forever views, but it also aims to capture the more quiet ones right outside your front door. Two sided circulation creates great flow from room to room, and when combined with an outdoor shower and a zen garden, the interior acts as a bridge between the introspective private areas and the great infinite beyond the deck.

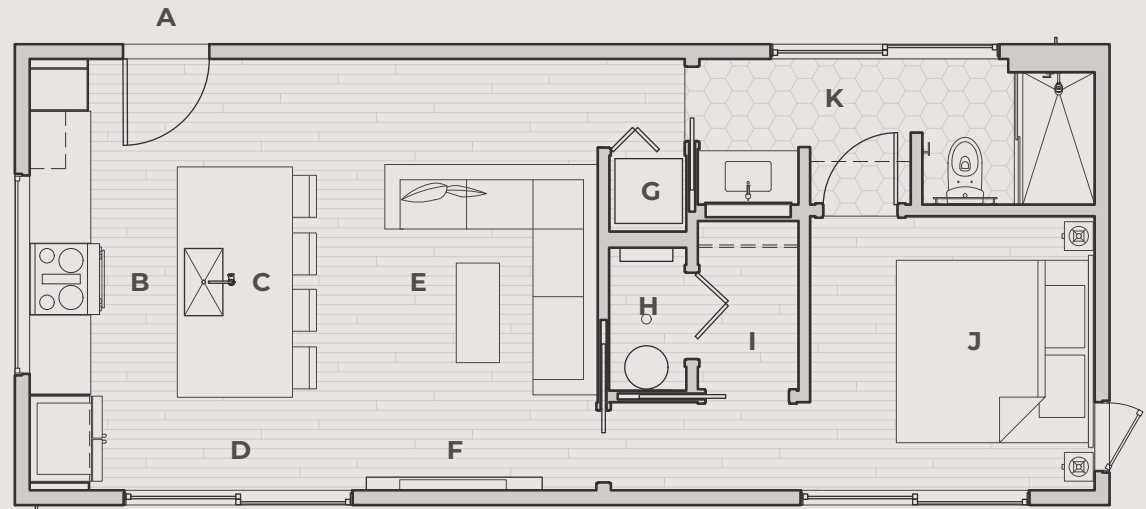
POSSIBLE PAIRINGS:

Ritz, Bunkhouse, or Trapper

POSSIBLE UPGRADES:

Rooftop deck or extended lanai

BED	BATH	INTERIOR	LANAI	TOTAL
1	1	608 SF	1,432 SF	2,040 SF



- A Entry Door
- B Kitchen
- C 4' x 10' Island
- D 8' x 8' Sliding Door
- E Living
- F Electric Fireplace
- G Washer / Dryer (stacked)
- H Mechanical
- I Walk-In Closet
- J Bedroom
- K Bathroom

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ROYAL GORGE
RANCH & RESORT

DUKE

Like the legend himself, Duke is straightforward, practical and highly functional. Circulation is kept to one end while three 8' tall sliding doors cut to the chase and connect you to the great outdoors. Great for gazing out into the frontier and taking it all in.

POSSIBLE PAIRINGS:

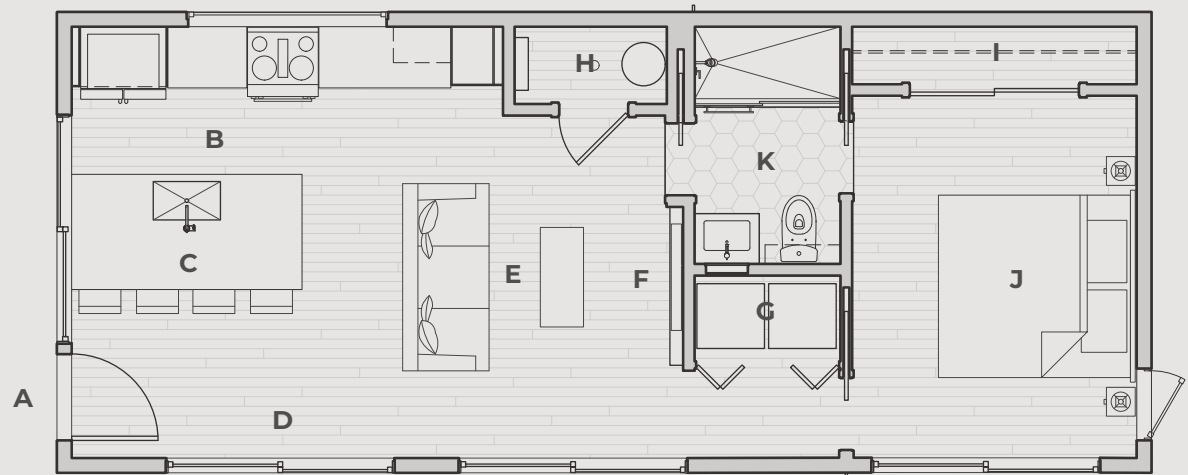
Ritz, Bunkhouse, or Trapper

POSSIBLE UPGRADES:

Rooftop deck or extended lanai

TOPOS

BED	BATH	INTERIOR	LANAI	TOTAL
1	1	608 SF	1,432 SF	2,040 SF



- A Entry Door
- B Kitchen
- C 4' x 8' Island
- D 8' x 8' Sliding Door
- E Living
- F Electric Fireplace
- G Washer / Dryer (side-by-side)
- H Mechanical
- I Walk-In Closet
- J Bedroom
- K Bathroom

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LIVING/KITCHEN MODEL

608 SF LUXURY INTERIORS

INCLUDES: KITCHEN • DINING • LIVING • 1 BATH

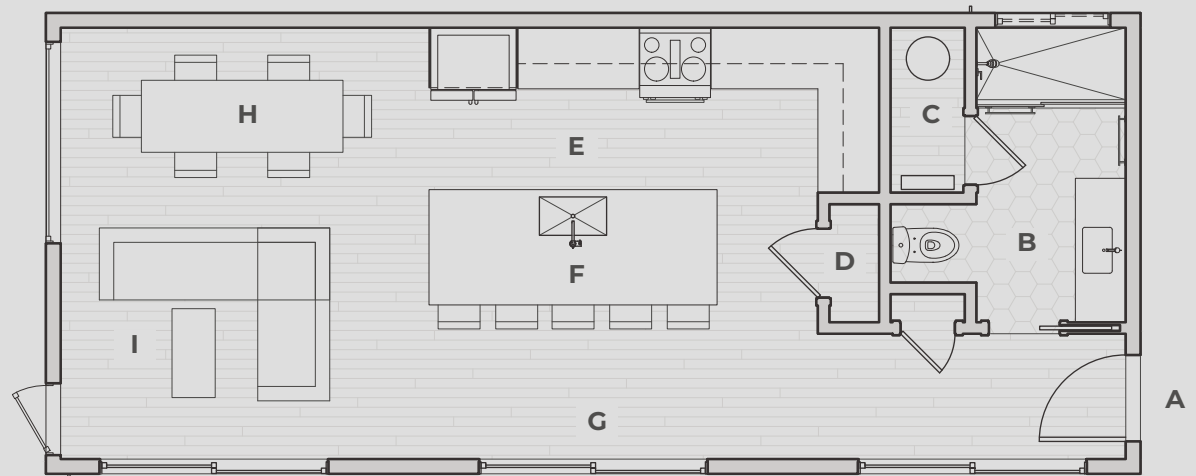
SALOON

Like its name implies, the Saloon is fully dedicated to wining, dining, lounging and swapping tall tales. A huge open kitchen and living concept (complete with a bathroom) gives you the space you need to entertain large families and friends.

POSSIBLE PAIRINGS:

Ritz, Bunkhouse, or Trapper

BED	BATH	INTERIOR	LANAI	TOTAL
-	1	608 SF	1,432 SF	2,040 SF



- A Entry Door
- B Bathroom
- C Mechanical
- D Pantry
- E Kitchen
- F 4' x 10' Island
- G 8' x 8' Sliding Door
- H Dining
- I Living

SLUMBER MODELS

608 SF LUXURY INTERIORS WITH LANAI

INCLUDES: 1 BED • 1 BATH



ROYAL GORGE
RANCH & RESORT

RITZ

Well hot-diggity, imagine waking up each day in your own honeymoon suite, with its own lounge / game room, private bath, laundry, and epic views. You might just think you're livin' at the Ritz!

POSSIBLE PAIRINGS:
Saloon, Duke, or Rango

TOPOS

BED	BATH	INTERIOR	LANAI	TOTAL
1	1	608 SF	1,432 SF	2,040 SF



- | | | | |
|---|----------------------|---|--------------------------|
| A | Entry Door | H | Washer / Dryer (stacked) |
| B | Living | I | Bathroom |
| C | 8' x 8' Sliding Door | J | Private WC |
| D | Coffee Bar | K | Double Shower |
| E | Espresso Machine | L | Bedroom |
| F | Wine Fridge | M | Electric Fireplace |
| G | Mechanical | N | Closet |

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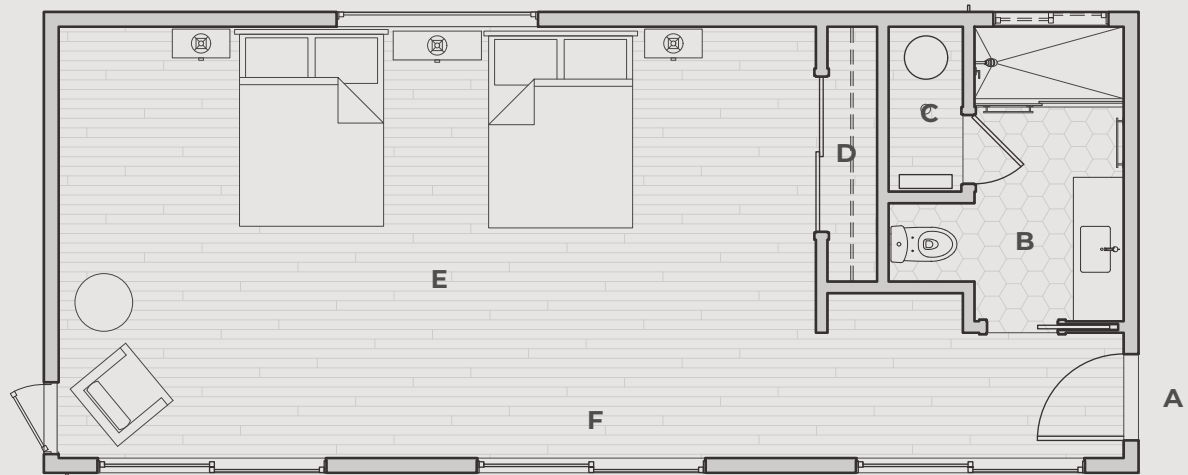
BUNKHOUSE

Sometimes, you just need a great place to go to wash the day off and get some sleep. Like the bunkhouses of yesteryear, it's hard to overrate the importance of good shut-eye after a long day. While this take features all the modern amenities you'd expect at home or while staying at a resort, it's still primarily a great place to catch some Zs.

POSSIBLE PAIRINGS:

Saloon, Duke, or Rango

BED	BATH	INTERIOR	LANAI	TOTAL
1	1	608 SF	1,432 SF	2,040 SF



- A Entry Door
- B Bathroom
- C Mechanical
- D Closet
- E Bunk Room
- F 8' x 8' Sliding Door

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A mountain biker wearing a red and black jersey, red shorts, and a blue helmet is riding a red mountain bike across a wooden bridge. The bridge has metal railings and is set against a backdrop of a dense green forest under a bright blue sky with scattered white clouds. The biker is positioned in the center of the frame, moving towards the viewer.

FLEX MODEL
UP TO 608 SF LUXURY INTERIORS WITH LANAI

INCLUDES: A CUSTOMIZABLE OPEN SPACE



ROYAL GORGE
RANCH & RESORT

TRAPPER

Out in the backcountry, functionality reigns supreme. One size rarely fits all, and adapting to the situation is what sets the successful trapper apart. Flex rooms are a maximum of 38' long x 16' wide. Smaller sizes available in increments of 2'. All flex rooms include 10' ceilings, and can come with full light 8' doors, glass garage doors and windows to suit. Lofts are another option, and like its siblings, Trapper can be outfitted with a rooftop deck.

POSSIBLE PAIRINGS:

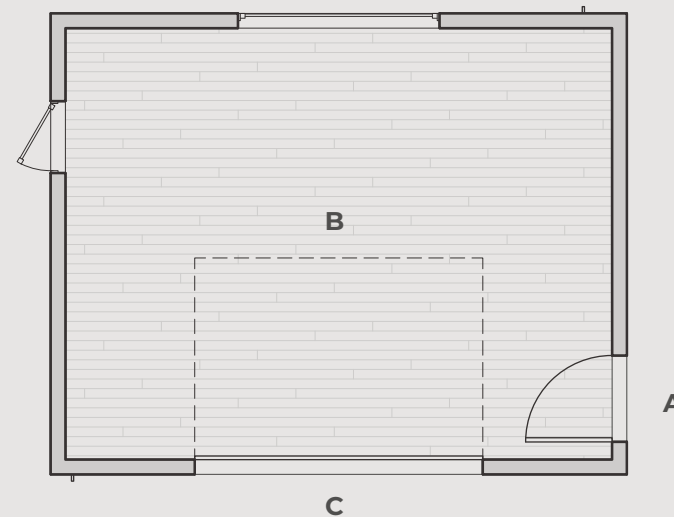
All models

POSSIBLE UPGRADES:

Rooftop deck

TOPOS

BED	BATH	INTERIOR	LANAI	TOTAL
-	-	320 SF	-	320 SF



- A Entry Door
- B Flex Space
- C 8' x 7' Overhead Door

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LAND ARK RV
PARK MODEL RV

INCLUDES: KITCHEN • LIVING • 2 BEDS • 1 BATH



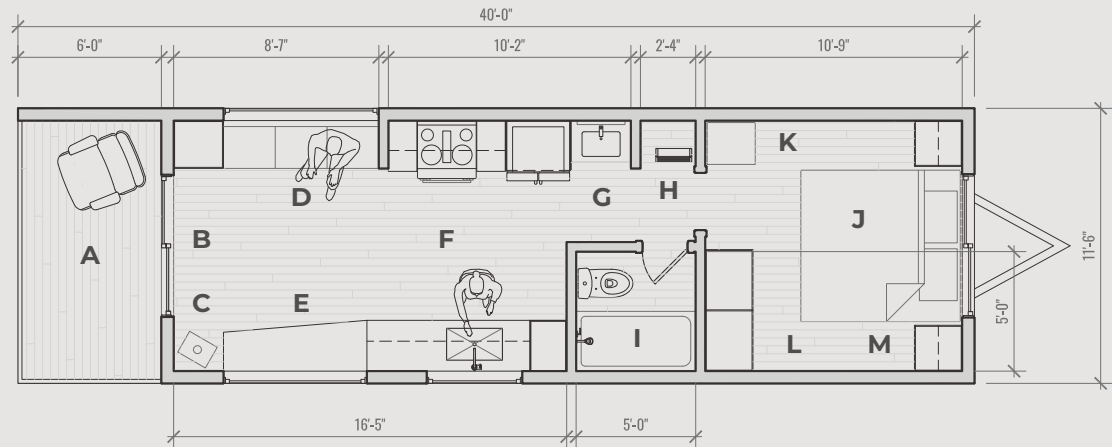
ROYAL GORGE
RANCH & RESORT

PHOENIX

This park model RV is designed small for the minimalist adventurer, but don't be fooled by its 460 SF footprint - this micro-sized unit packs a big punch. Boasting a full-size kitchen, soaking tub, and a loft that can accommodate an extra 2 guests, Phoenix will not cramp your style. Complete with Land Ark RV's signature built-ins, you'll be able to utilize every inch of your getaway while keeping your living space open and organized.

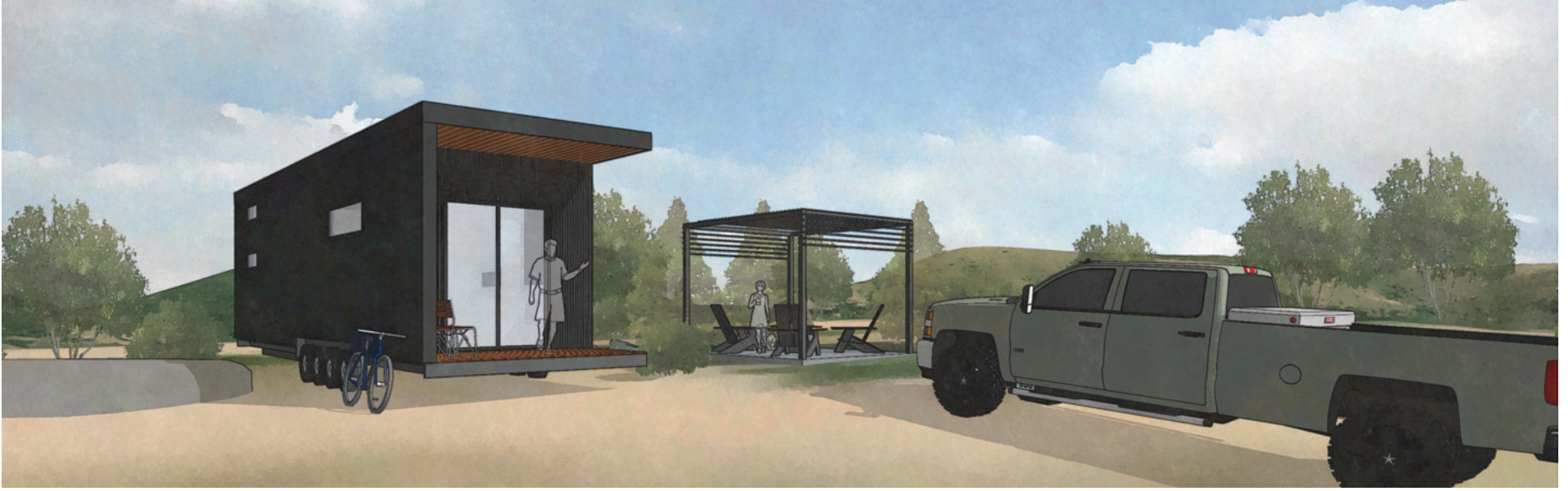


BED	BATH	INTERIOR	PORCH	TOTAL
2	1	524 SF	68 SF	592 SF



- | | | | |
|---|--------------------------|---|---------------------------------|
| A | Covered Porch | H | Ladder to Loft |
| B | 8' x 8' Sliding Door | I | Soaking Tub |
| C | Gas Fireplace | J | King Bed |
| D | Sofa w/ Built-In Storage | K | Washer / Dryer |
| E | Desk | L | Closet |
| F | Full-Size Appliances | M | Night Stand w/ Built-In Storage |
| G | Vanity | N | Loft |

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GARAGES
3 OPTIONS TO SECURELY STORE YOUR GEAR

GARAGES

Our 3 garage options allow for safe storage of your bikes and more. All garages come equipped with a 7' high by 10' wide overhead door. Any of these 3 options can be combined to create additional outdoor living options on your site.

ROYAL:

Provides you with a 24' x 14' garage and a 6' deep covered porch at the front end.

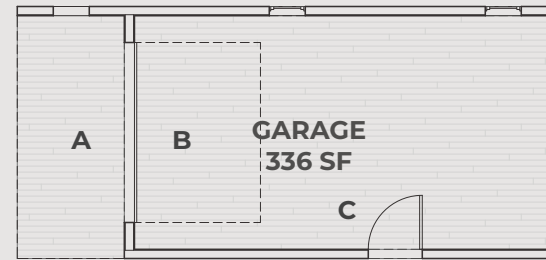
EPIC:

Includes the same features as Royal, but adds on an oversized, 7' high by 16' wide overhead door.

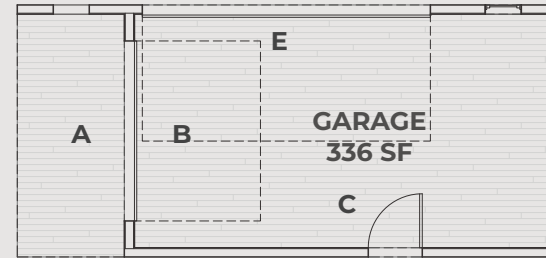
BAD ASS:

Includes a 24' x 14' garage with two 6' deep covered porches at either end. Bad Ass is also rooftop access ready, providing you with views of the surrounding landscape and a secondary option for outdoor living.

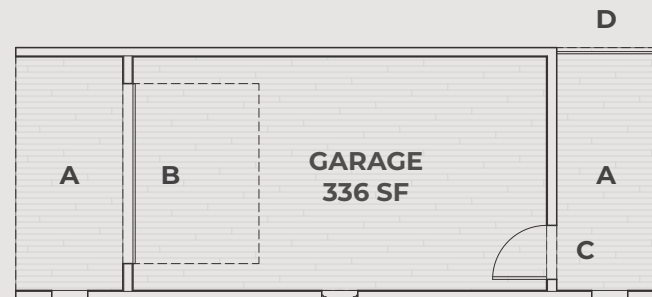
ROYAL
30' x 14'
420 TOTAL SF



EPIC
30' x 14'
420 TOTAL SF



BAD ASS
36' x 14'
504 TOTAL SF



- A 6' Covered Porch/Entry
- B 10' Overhead Door
- C Entry Door
- D Rooftop Access
- E 16' Overhead Door

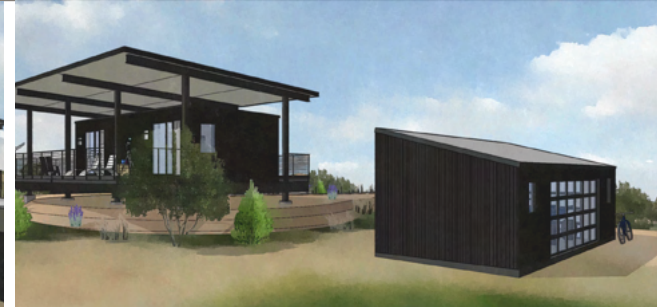
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ROYAL GARAGE
View of entry



EPIC GARAGE
View of entry



EPIC GARAGE
View of rear



BAD ASS GARAGE
View of entry



BAD ASS GARAGE
View of covered porch & rooftop access



BAD ASS GARAGE
View of entry with rooftop deck



BAD ASS GARAGE
View from rooftop deck



BAD ASS GARAGE
View of inside

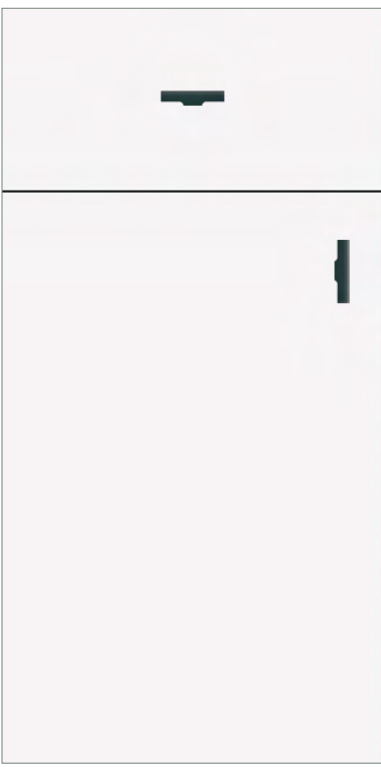
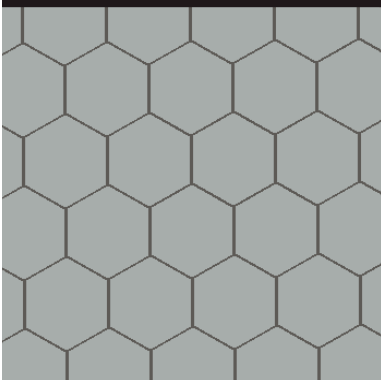
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INTERIOR DESIGN

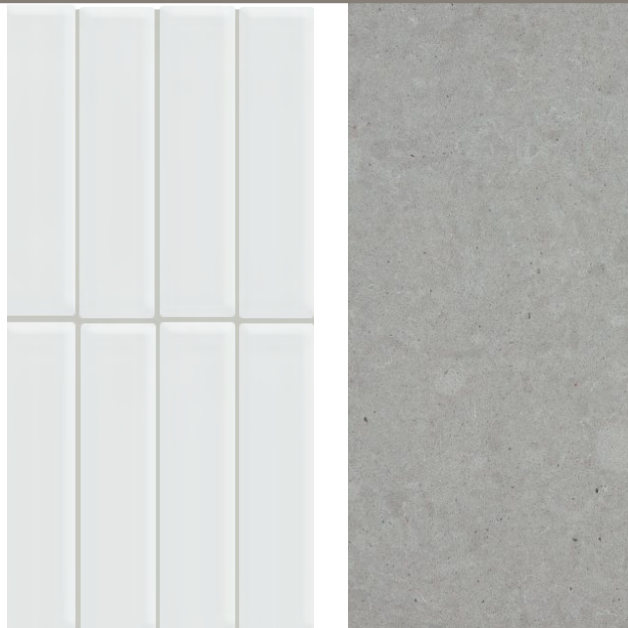
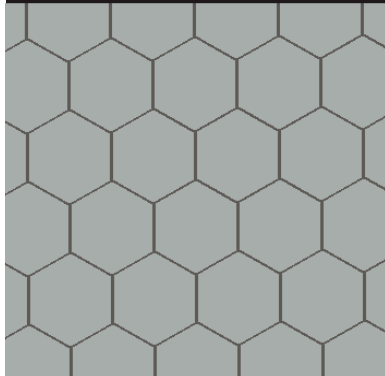
CHOOSE BETWEEN 5 CURATED SELECTIONS OR CUSTOMIZE YOUR OWN

INCLUDES: FLOORING • CABINETS • COUNTERTOPS • FAUCETS • FIXTURES • LIGHTING



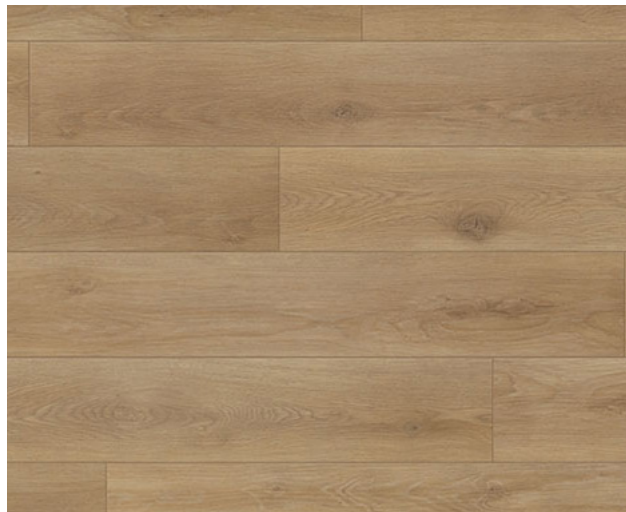
CABINETS: Matte White with Matte Black Hardware; FLOORING: Cappuccino; COUNTERTOPS: Polished Dark Grey; KITCHEN BACKSPLASH & SHOWER WALLS: Semi-Gloss Desert Gray; SHOWER FLOOR: Matte Desert Gray; FAUCETS: Matte Black; BATH FIXTURES: Matte Black; ISLAND PENDANTS: Brushed Gold; Vanity Light Bar: Matte Black

Seller reserves the right to make minor changes in the dimensions or material of any portion of the unit as may be required by government authority or as may be reasonably necessary. Square footage amounts are approximate.



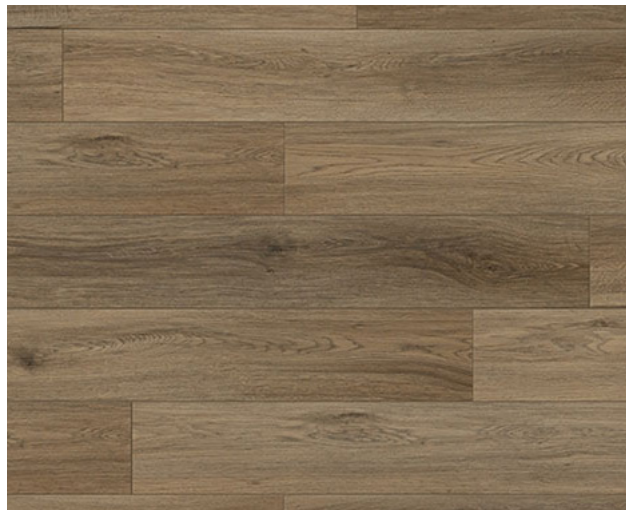
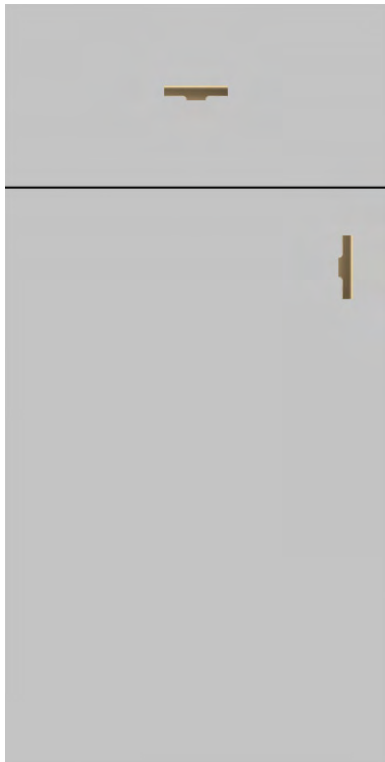
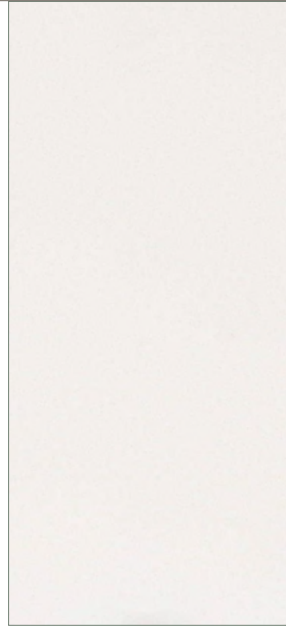
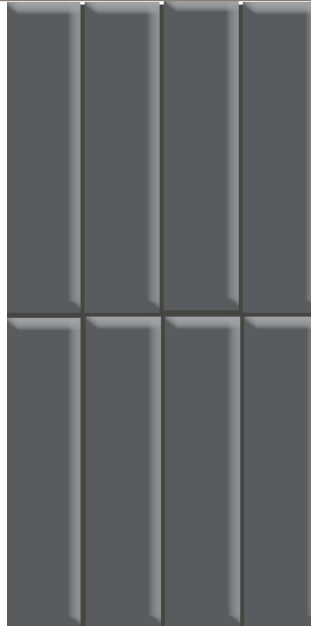
CABINETS: Textured Wood Grain with Satin Nickel Hardware; FLOORING: Macchiato; COUNTER-TOPS: Honed Concrete Light Gray; KITCHEN BACKSPLASH & SHOWER WALLS: Semi-Gloss Arctic White; SHOWER FLOOR: Matte Desert Gray; FAUCETS: Stainless Steel & Brushed Nickel; BATH FIXTURES: Brushed Nickel; ISLAND PENDANTS: Brushed Nickel; Vanity Light Bar: Matte Black

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CABINETS: Gloss White with Satin Nickel Hardware; FLOORING: Cappuccino; COUNTERTOPS: Honed Concrete Light Grey; KITCHEN BACKSPLASH & SHOWER WALLS: Semi-Gloss Arctic White; SHOWER FLOOR: Matte Arctic White; FAUCETS: Matte Black; BATH FIXTURES: Matte Black; ISLAND PENDANTS: Matte Black; Vanity Light Bar: Matte Black

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CABINETS: Matte Grey with Satin Bronze Hardware; FLOORING: Macchiato; COUNTERTOPS: Polished Arctic White; KITCHEN BACKSPLASH & SHOWER WALLS: Semi-Gloss Chalkboard; SHOWER FLOOR: Matte Arctic White; FAUCETS: Brushed Gold; BATH FIXTURES: Brushed Gold; ISLAND PENDANTS: Matte Black; Vanity Light Bar: Matte Black

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CABINETY: Matte Black with Satin Bronze Hardware; FLOORING: Espresso; COUNTERTOPS: Honed Concrete Light Grey; KITCHEN BACKSPLASH & SHOWER WALLS: Semi-Gloss Arctic White; SHOWER FLOOR: Matte Black/Ebony; FAUCETS: Matte Black; BATH FIXTURES: Brushed Gold; ISLAND PENDANTS: Brushed Gold; Vanity Light Bar: Matte Black

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SPC VINYL PLANK FLOORING SCRATCH-RESISTANT WATERPROOF FLOORING, 7" WIDTH PLANKS



CAPPUCCINO (MEDIUM)

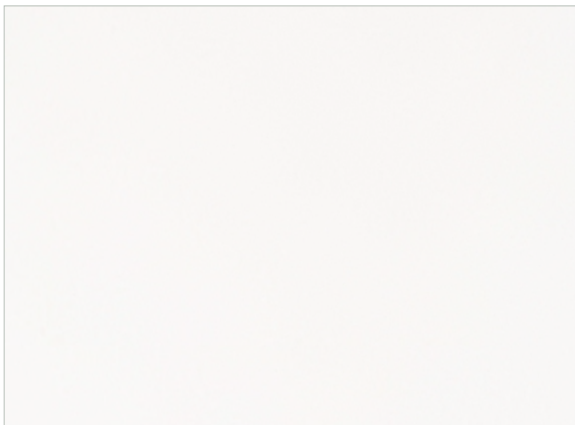


MACCHIATO (MEDIUM-DARK)



ESPRESSO (MEDIUM-DARK)

QUARTZ COUNTERTOPS



ARCTIC WHITE POLISHED (SOLID WHITE)

SELECT LOCATION: KITCHEN BATHROOM



CONCRETE GREY HONED (LIGHT GREY)

SELECT LOCATION: KITCHEN BATHROOM



2003 CONCRETE POLISHED (DARK GREY)

SELECT LOCATION: KITCHEN BATHROOM

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CABINETS



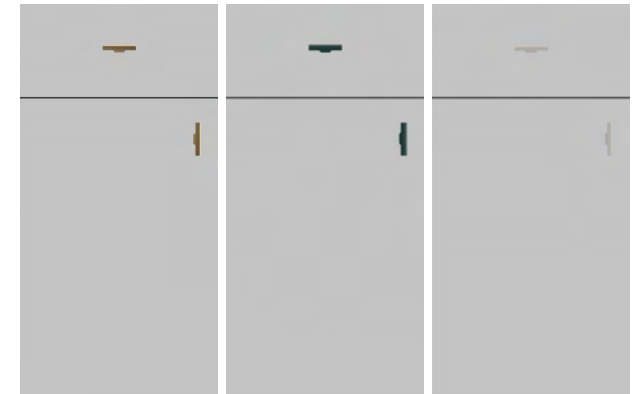
MATTE WHITE

SELECT LOCATION: KITCHEN BATHROOM LAUNDRY



GLOSS WHITE

SELECT LOCATION: KITCHEN BATHROOM LAUNDRY



MATTE GREY

SELECT LOCATION: KITCHEN BATHROOM LAUNDRY



TEXTURED WOOD GRAIN

SELECT LOCATION: KITCHEN BATHROOM LAUNDRY



MATTE BLACK

SELECT LOCATION: KITCHEN BATHROOM LAUNDRY

HARDWARE



SATIN BRONZE



MATTE BLACK



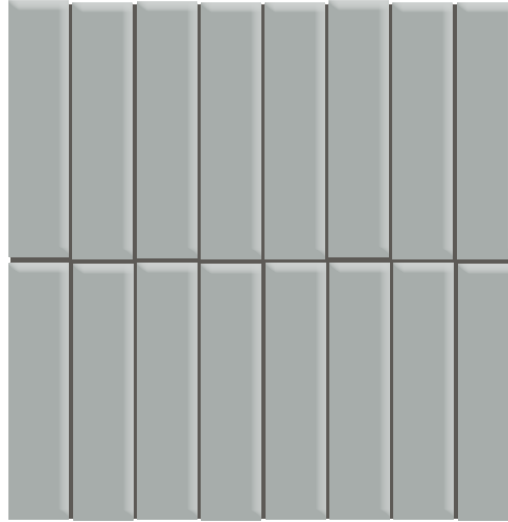
SATIN NICKEL

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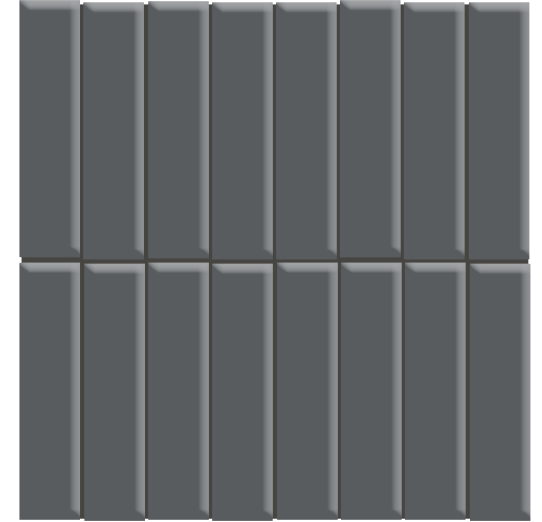
KITCHEN BACKSPLASH TILE SEMI-GLOSS, DIMENSIONS: 2 x 8.5 IN.



ARCTIC WHITE W/ WARM GRAY GROUT



DESERT GRAY W/ CHARCOAL GROUT



CHALKBOARD W/ CHARCOAL GROUT

KITCHEN FAUCET MOEN ALIGN



BRUSHED GOLD



MATTE BLACK

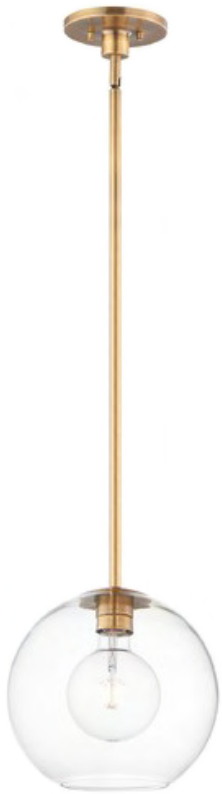


STAINLESS STEEL

+ UPGRADE TO SMART FAUCET (VOICE, APP, HANDS-FREE OR MANUAL ACTIVATED)

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KITCHEN ISLAND PENDANTS



BRUSHED GOLD



MATTE BLACK



BRUSHED NICKEL

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SHOWER WALL TILE SEMI-GLOSS, DIMENSIONS 8 X 24 IN.



ARCTIC WHITE W/ WARM GRAY GROUT

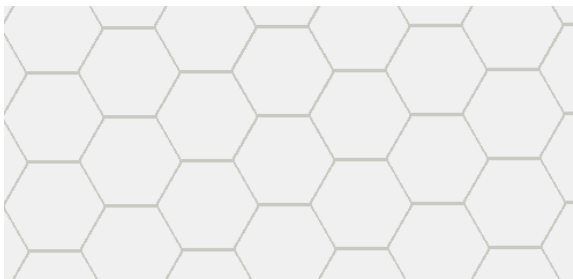


DESERT GRAY W/ CHARCOAL GROUT

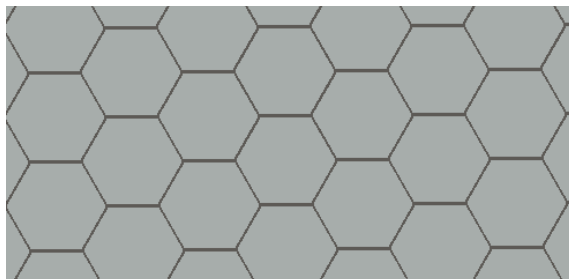


CHALKBOARD W/ CHARCOAL GROUT

SHOWER FLOOR TILE MATTE, 2 IN. HEXAGON



ARCTIC WHITE W/ WARM GRAY GROUT



DESERT GRAY W/ CHARCOAL GROUT



BLACK/EBONY W/ CHARCOAL GROUT

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SHOWER TRIM MOEN ALIGN



BATHROOM VANITY FAUCET MOEN ALIGN



BRUSHED GOLD

MATTE BLACK

BRUSHED NICKEL

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24" TOWEL BAR MOEN ALIGN



HAND TOWEL MOEN ALIGN



TOILET PAPER HOLDER MOEN ALIGN



ROBE HOOKS MOEN ALIGN



BRUSHED GOLD

MATTE BLACK

BRUSHED NICKEL

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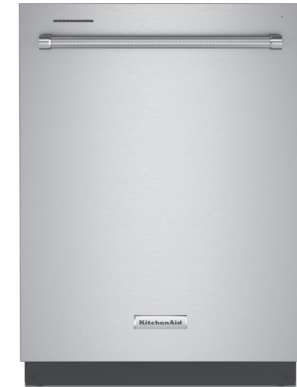
INCLUDED APPLIANCES KITCHENAID®, STAINLESS STEEL



30" 4-ELEMENT ELECTRIC RANGE
Model #KSEG950ESS



24" MICROWAVE W/ TRIM KIT - 1200 WATT
Model #KMCS3022GSS



DISHWASHER W/ 3RD LEVEL UTENSIL RACK
Model #KDTE204KPS

OPTIONAL APPLIANCES

NO THANKS. I'LL SOURCE MY OWN.
Please ask for cut-out dimensions.



BOSCH® 300 SERIES 24" LAUNDRY SET
STACKED (FOR RANGO & RITZ MODELS)
Model #WAT28400UC & WTG86403UC



BOSCH® 800 SERIES 24" LAUNDRY SET
SIDE-BY-SIDE (FOR DUKE MODEL)
Model #WAW285H2UC & WTG865H4UC



36" COUNTER-DEPTH REFRIGERATOR WITH ICE
& WATER DISPENSER & BOTTOM FREEZER
Model #KRFC704FPS

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