

Flying X Partnership, Canyon Lot, RV, UTV, Storage Shed, and Gazebo Package – Bob Pritchard

We have moved to Texas and are selling our place at the ranch. This is a package deal that will give you all you need for your ranch experience. The lot is 606 Left Hand Canyon, one of the nicest canyon lots on the ranch. The advantage of a canyon lot is you don't have nearby neighbors (closest neighbor is about 100 yards away) and you have great views. The lot has electricity (a 50-amp service) and it is one of the few lots on the ranch with a septic vault. This means you drain your black and gray water tanks into the 1000-gallon septic vault by simply pulling the valve levers on the RV. The vault is then pumped out once a year. So you can use your toilet rather than drive to the bathrooms. It does not have water, but it only takes about 45 minutes to fill the RV water tank every 5 days or so of use. You can even take brief showers. The 2016 41' Forest River Cedar Creek Cottage is in like-new condition. The lot also has a storage shed, about 8' x 12' and a lovely stone patio. Also included is a gazebo and a 2016 Polaris 570 UTV.

ORIGINAL COSTS

	Cost/Value
Partnership:	5,000
Original Lot:	1,500
Initial Stone work:	2,500
Camper w/delivery (80+K list price):	52,000
Later lot expansion:	3,500
Septic Vault:	2,000
Shed:	1,500
UTV 2016, 250 Hours:	13,000
Wood stairs:	650
Gazebo, including fencing:	3,200
Metal patio table + 6 chairs	2,500
Gazebo chairs (6) and propane fire pit:	1,600
Accessories (gas cans, extra propane tanks, etc.):	500
 Total:	 89,450

Price for the package: \$60,000

For more information contact Bob Pritchard at RDPritchard@gmail.com or 303-990-2075.

Overall Site: Driveway leads to camper and directly to shed. Gazebo on right.



RV. Note stairs (very useful!), stone patio, and sliding glass door entry. The gazebo (see photo below) was added after this picture; it is in front of the RV on the left side of the photo. Patio furniture included.



Front of RV. Note large windows (living room) and shed on the left side. The shed is about 8' x 12' and is big enough to park the UTV inside.



RV interior. Note island in kitchen, 2 recliners, couch which makes into a second bed. It also has a fireplace with life-like electric flames, a flat screen TV (and second TV in the bedroom), great windows, ceiling fans in the LR and BR, and dual air conditioners. The table has an expansion leaf. All interior furniture and fixtures are included.



Main TV and Fireplace.



Bath: Shot taken when camper was winterized. Pink bottles are antifreeze. You can use the camper when winterized, you just have to bring drinking water and flush the toilet with the antifreeze.



Bedroom: Note wall of closets which go all along back wall. Chest of drawers barely shows in lower right as does second TV in upper right. Lots of storage.



Bed Room. Another shot of the bedroom. Note space to walk around king sized bed and cabinets over bed.



Graphic of the RV. There is a power awning and ¾ bath. The diagram says power recliners, but they are manual control.



Patio. Note stone sides and floor of lot.



2016 Polaris 570 UTV. Approximately 250 hours use, oil changed at 50, 150 and 250 hours.



Gazebo. Great for a shady place and for entertaining. Note view and screens for wind and shade. Furniture included. It is set up so support straps can be easily connected to avoid wind damage, e.g. during winter, see shot below.



Shot of gazebo strapped down for winter. Straps are included.

