



SILVER SPRINGS AT RICO IS THE LARGEST ASSEMBLAGE OF COMMERCIAL LAND CURRENTLY OFFERED FOR SALE IN THE COLORADO MOUNTAINS!

Nestled in the headwaters of the Dolores River valley and surrounded by the towering peaks of the San Juan Mountains sits the quaint and charming historic mining town of Rico. Settled in 1879, Rico, which means "Rich" in Spanish, is rather rich in the history that beckons through some of the old buildings in town and echoes through tales of past pioneers on the quintessential quest to get rich by "staking their claim." Rico once supported over 5,000 residents, 23 saloons, 2 churches and 88 active mines.

Modern-day Rico offers the local residents an incredible mountain lifestyle. It is an untapped hub for outdoor recreation and high alpine enthusiasts. Surrounded by aspen and pine trees with rising elevations in excess of 12,000 feet above sea level, Rico affords residents and guests many available mountain activities including mountain biking, skiing, fly fishing, horseback riding and hiking, to name a few. Rico has a prime location in the southwest within a day's drive or a quick flight to many major sunny and warm metropolitan areas.

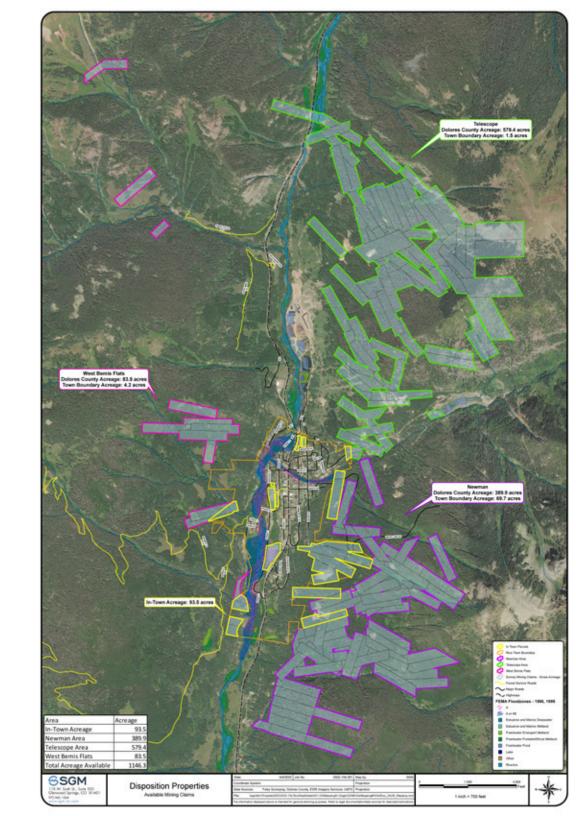
The lifestyle amenities, combined with the new post-covid tele-commuting reality, have unlocked the potential for small, rural communities such as Rico.

SILVER SPRINGS AT RICO CONSISTS OF 1,146 ACRES:

- 181 PARCELS
- 146 CLAIMS (13 in town and 133 outside town)
- 6 TRACTS
- 29 PLATTED LOTS (in town)

Offered at \$10,000,000

Property Map





PATHS OF VALUE

There are a couple of salient use types for this unique assemblage of land, which are to either develop the land or exchange the land with the USFS. A combination of both strategies is also possible. Given the sheer scale of this offering, Silver Springs at Rico represents an opportunity that may not be repeated and certainly not easily.

DEVELOPMENT

The large, deep and hot geothermal reservoir located directly below the Town of Rico presents a substantial financial opportunity for a real estate development project. This resource is significant enough to not only develop a hot springs resort in town, but also to generate power for the community. The previously envisioned plan for the future of Rico consisted of homesites on either side of the valley surrounding town.

US FOREST SERVICE LAND EXCHANGE

The exchange concept is compelling as the USFS has expressed a specific desire to return these mining claims (in-holdings) to the forest and there is a well defined, often utilized, path to effectuate such an exchange. Further, counties and municipalities throughout Colorado are struggling with near total scarcity of developable land, yet most counties and / or municipalities adjoin USFS land directly or indirectly. Large private landowners throughout the state also adjoin USFS lands and also are able utilize these 1,146 acres to exchange land in Rico for land adjoining their property.

It is possible to exchange 1,146 acres (less the 93 acres in town limits) in Rico for some number of acres within the state of Colorado.

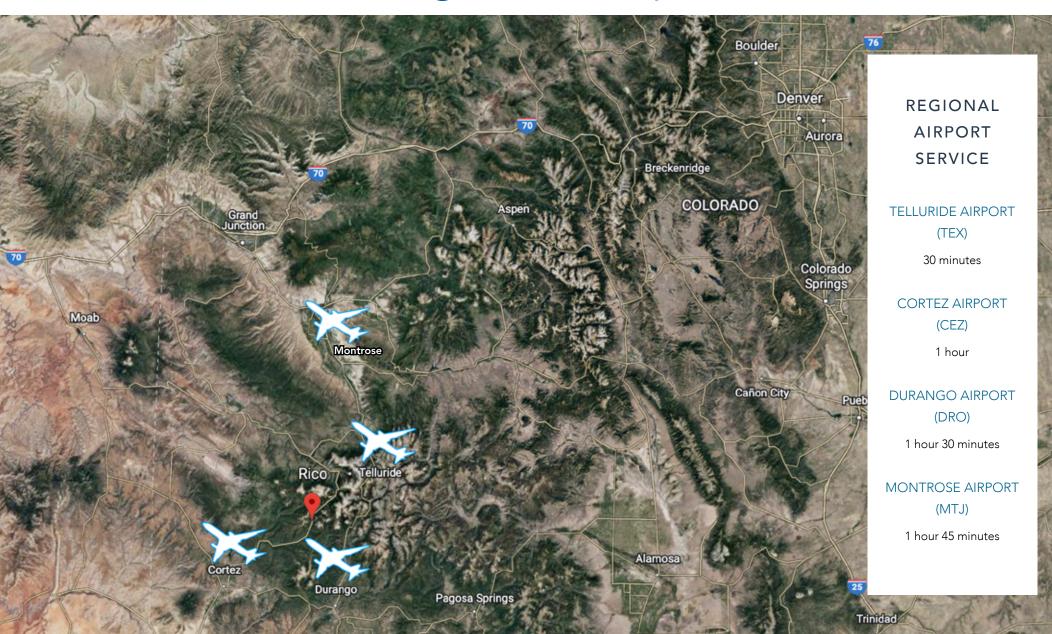




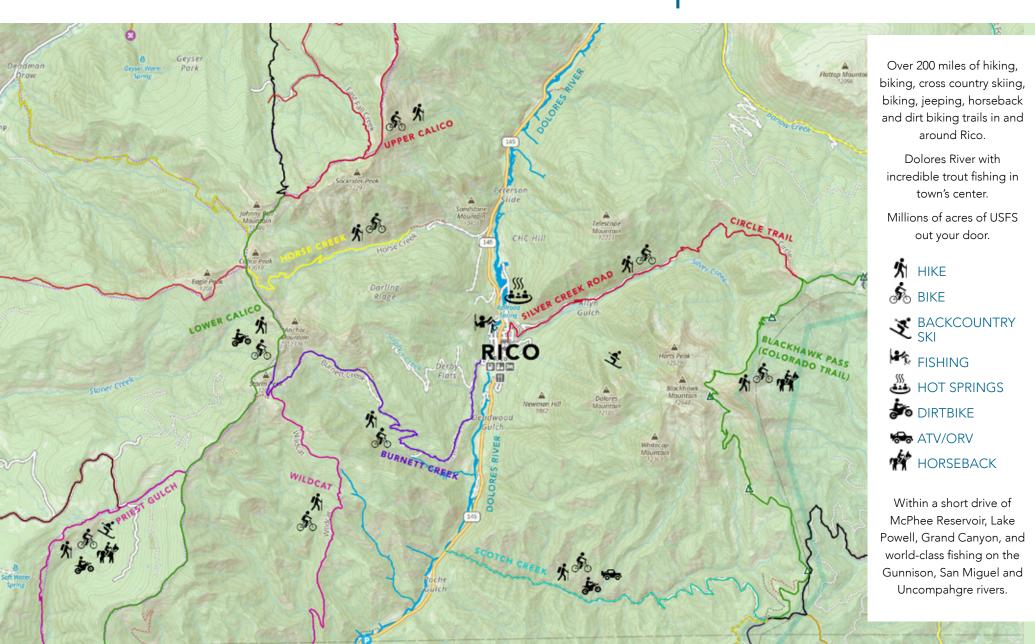




Regional Map



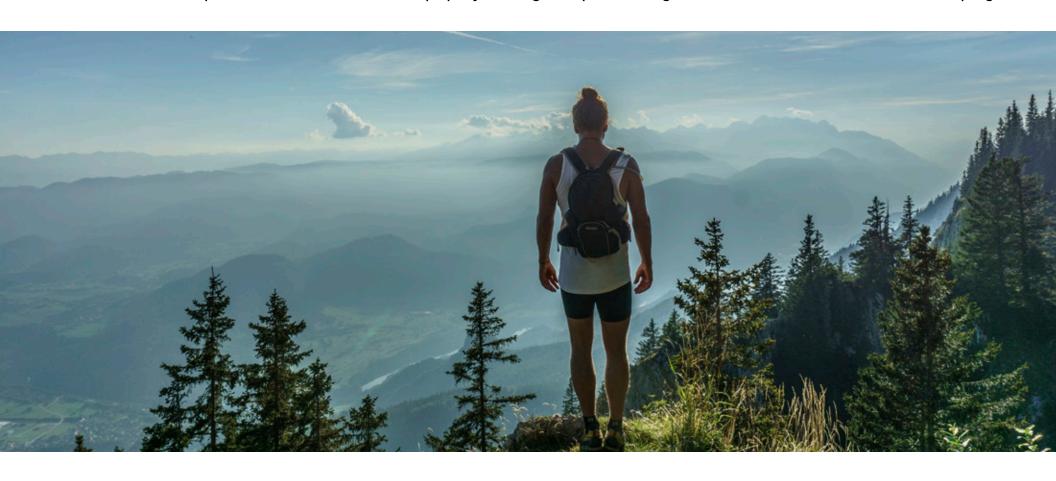
Recreation Map





tellurideproperties.com/silver-springs

Please contact us to request additional information on the property including a complete Offering Memorandum and to schedule a tour in late Spring.





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