

# Homestead Seven Wildcat Ranch

## Frequently Asked Questions

How did Wildcat Ranch come to be?

- Wildcat Ranch was homesteaded in the late 1800's, by several colorful characters and is a historically important ranch.
- It is the largest privately held parcel in the county totaling over 7000 acres.
- In the late 1960's, it was planned for a ski area, golf course and 8000 homes. Fortunately, that plan failed.
- The Ranch was purchased out of bankruptcy by the Mosbacher family in the early 1970's and held as a private preserve until the late 1980's.
- Michael Douglas and Neil Morgan heard of the potential availability of the Ranch in 1990, and with Bill Hegberg began a plan for a low density sharing of the Ranch where only a dozen or so families would be able to build homes within defined areas that respected wildlife habitats and view planes.
- Wildcat Ranch is now an award-winning model for controlled development within a wildlife rich preserve. In the 26 years since development started at Wildcat, the populations of wildlife species have almost all dramatically increased.
- The Ranch is strictly managed for the enjoyment of the extraordinary quiet available to owners on the Ranch and for keeping the wildlife populations undisturbed and thriving. Thus, no snowmobiles, dirt bikes, gas motor boats or helicopters are allowed.

How is the Ranch managed?

- Wildcat Ranch employs a full-time, on-site manager who is responsible for the lands, irrigation, lake, boats, boathouse, ranch facilities, security, trails, maintenance of roads (including snowplowing), domestic water system, wildlife enhancement programs and a string of horses for the homeowner's common use.
- The Ranch Manager also has a staff that can fully manage any Owner's home at any level they wish as well as other services requested by the homeowners.
- The ranch headquarters and three on-site employee homes are located at the intersection of Lake Wildcat Road and Wildcat Way.
- The extensive senior water rights are held by the Association and managed by the Ranch Manager.

What is the trail system?

- There are over thirty miles of maintained trails within the ranch.
- The trails are available for hiking, running, and horseback riding.
- The trails within the Ranch are available only to owners.
- The trails connect to other systems of public trails so much more is available, just shared with the public.

What about horses?

- Wildcat maintains an experienced string of safe horses for owners to use.
- A wrangler and assistant wrangler are always available for rides or lessons all summer. Horses are taken to a lower, more comfortable climate in winter.
- Owners may have their own horses, several stables and barns have been built.
- Horseback riding is allowed on all the roads and trails.
- There is a comprehensive Trail Map that shows in detail all the trails, picnic tables, benches and fossil beds.

What about the lake?

- The 50-acre Wildcat Lake is a common amenity, used by all owners.
- The Boathouse is a shared building with private lockers for those who do not live on the lake. The fleet of electric boats are maintained by the Ranch Manager.
- Homesteads 6, 7 and 8 are allowed to have private docks and their own boats
- The fishing is managed by a professional biologist. It has been referred to as the best lake fishing in Colorado by State biologists.
- Rainbow and Brown trout average 16 inches (in June 2016) and many 4-5 pound fish are caught each week.
- There are also canoes, sailboats, paddle boards, and other non-motorized water craft available.

What wildlife will an owner experience?

- A herd of over 200 elk make Wildcat Ranch their residence.
- Mule deer are plentiful, as are other small animals; fox, coyote, badger, porcupine, marten, eagles, hawks, ravens, blue heron,
- Bear sightings are an almost daily occurrence at certain times.
- The wild bird population is extraordinary, and has been monitored and enhanced by the local Audubon Society for over 25 years.
- Trout in the lake are large and abundant, both in the summer and via ever-popular ice fishing in the winter.
- Proliferation of wildlife is encouraged and protected by enhancement of natural habitat.

What are other amenities/extras of the Ranch?

- Picnics at the lake are a highlight of the summer; ice fishing and ice skating are possible in the winter.
- Families participate in the Fourth of July parade in Aspen with a float created for the kids.
- Tracks are set by the Ranch Manager for cross-country skiing in the winter.
- An uphill snowshoe trail is popular for the super-fit.
- An annual 4th of July Wildcat Party and fireworks sponsored by all the Ranch Owners is becoming a much sought after invitation event.

How is the Ranch accessed?

- The Ranch has three gates ... all are secured by a gate which is opened by a security transmitter or by a security code and a variety of video surveillance methods.
- The Main Gate, off Highway 82, is for the use of owners, guests, ranch personnel, caretakers, deliveries and construction. Access codes are provided to users by the Ranch Manager.
- The other two gates are located at the ski-area end of the Ranch, adjoining Sinclair Road providing access to Snowmass Village; and on Wildcat Way which goes to Snowmass Creek Road, providing down-valley access. These two gates are for owner use only, not employees or guests, and require a special codes or transmitters to go in or out.

How long does it take to get to skiing from Homestead Seven?

- Seven minutes to the Snowmass base area.
- Twenty-two minutes to Aspen Mountain; about the same to Aspen Highlands.
- Many Wildcat owners have purchased Timbers Club Social Memberships, which allow for on-slope underground parking and ski storage, instant lift access and the well-regarded facilities of the Timbers Club

What are the travel times to important places from Homestead Seven?

- To Aspen                    21 minutes
- Aspen Airport            15 minutes
- Roaring Fork Club      17 minutes