



*Falls Creek*

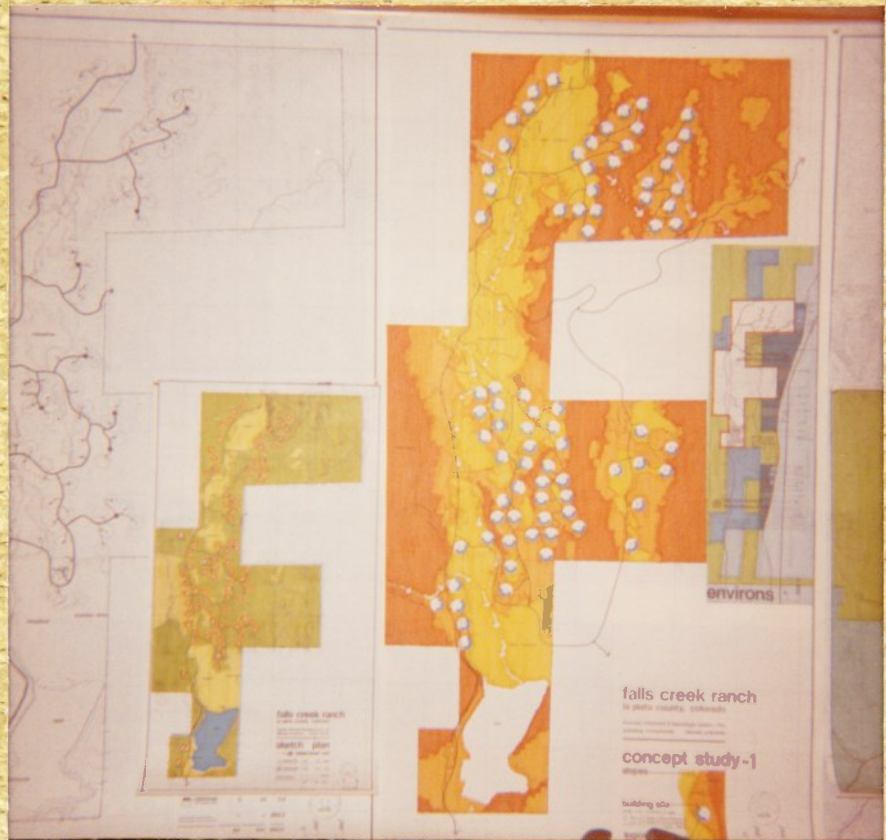
R A N C H

*presented by:*



*E. Host Wyckoff*





**E**arly planning by  
 Harman, O'Donnell, Henninger Assoc., Inc.  
 of Denver





The yellow to orange shadings indicate slope gradient 0~10% lightest~darkest more than 30%.

Circular building sites all have south, southwest or southeastern exposures as shown by blue markings.

Drainage flow follows white arrows.

The green on the inset labeled "environs" is National forest lands surrounding the ranch which is white.

The blue below the ranch is the leased Western Colorado Power Co.

property and the light blue on the right is the Animas Valley

The sketch plan on the left is the start of refinements.



Our  
aim?





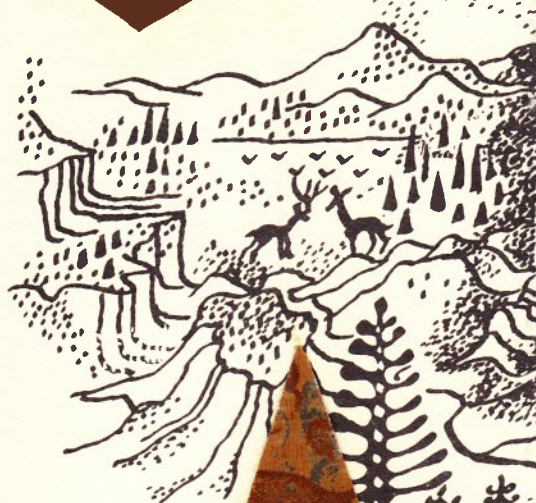
*the highest excellence  
for the most beautiful  
piece of Colorado property  
we know of....*



# *A birds eye view into and...*



FALLS CREEK RANCH

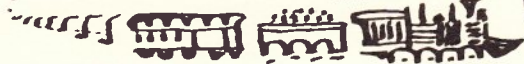


ANIMAS CITY MT.

ANIMAS R

JUNCTION CREEK RD.

DURANGO





*..out of falls Creek Ranch*



*Northeast into Animas Valley  
from a building site midway up  
the eastern ridge of the ranch.*





✠ A number of real pros have joined forces to make this a "one-of-a-kind" very special development, just as a scene such as this is, looking north into the high country of the San Juans.



The world renown Harman, O'Donnell and Henninger Asso. Inc. agreed this was a prime piece of property and brought much dreaming into focus with workable plans and excellent guidelines. ✠ ✠



*E.M. Barge, a Durango Geologist, with the help of Fay Paxton, a Soils Scientist, undertook enthusiastically the difficult task of thoroughly studying the lands beneath us and the soils covering us. He concluded, and I quote, "Falls Creek Ranch is ideally situated geologically." He also directed the development of our first well which has tested really fine, as to quality and quantity.*

*The legal expertise, without which we would still be floundering in the maze of legal jargon, has been supplied by Bruce Kirkpatrick of Durango. We have taken a full year accomplishing all of the necessary steps.*

*It is believed no loop holes have been left that can endanger the smooth growth of what I sincerely believe will be a show-place of the whole southwest for harmonious living with our natural surroundings.*







Looking southward across our rolling  
hillside toward Durango, from the northern  
most reaches of Falls Creek Ranch, should  
look the same fifty or one hundred years  
from now. . . . .



✧ Ernst Engineering in early December, said "yes" to a seemingly impossible job. They were asked to survey some forty-five sites of our first plat, while the ranch lay under a heavy blanket of snow.

✧ The fact that while completing this task and surveying our present and proposed roads, they designed our central water system, attest to their capabilities.







*Many will remember this glade with  
the old cabin and the way it stole  
your heart with its enchanting beauty  
but... Falls Creek Ranch, Inc. did not desire  
to cave in, as it is.*





*The First National Bank of Durango was asked and has given us financial encouragement. This will allow us time to grow at an unhurried pace with no crash, high pressure, sales programs.*

*New members will be screened mainly on their attitude toward the "total" environmental preservation of this..... a most remarkable 940 acre tract, the likes of which can not be duplicated in Southwestern Colorado, or in fact, I believe, in all of the Southwest.*



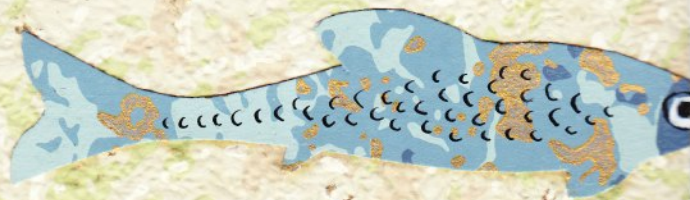


How often...  
how often?

have you heard, "a picture  
can't do it justice."

Our lake...

all fifty acres of it  
simply defies you to  
capture even a capsule  
full of its beauty. You  
see it thru the tops  
of the Ponderosa Pines  
looking south~then  
fall and winter  
from in front of the  
Falls Creek ranch house.









*Wonder of wonders....the mild four  
seasons climate of Southwestern Colorado.*

*Here....*

*Fall and winter are  
the foreground for  
a view of the  
spectacular La Plata  
Mts. that greets  
you as you approach  
the ranch.*







*Then...*

*two most beautiful  
seasons give your eyes  
a treat as they explore  
the high San Juan Mts.  
in the distance driving  
north on our all  
weather road a mile  
south of the lake.*



# Falls Creek has it all



*Rare beauty  
such as this—  
a glade lighted  
by a million  
flickering  
bulbs which the  
golden Aspen  
leaves create.*







*Falls Creek  
shaded by  
Cottonwoods*



*Breathtaking  
views ÷ all our  
property in the  
foreground  
Missionary Ridge  
in the distance.*



*Fallen giants ~ Nature's  
magnificent sculpture.*



*Dramatic cliffs watch over us with majestic serenity*



*A tapestry  
of color ~  
ah ~ ~ ~*



*We call it  
our temple ~  
Every hour  
it is different*







*Midway up our road ÷ you are speechless*



*The north meadow ÷ a feeding spot for  
deer, elk, and wild turkey ÷ ÷ ÷ ÷ ÷*







*Deer, elk, wild turkey and many other  
species of wild life roam freely and unafraid  
in our peaceful glades.  
Can you spot the deer in this one?*





*While the lush meadows provide ideal grazing for them along with the cattle.*

*You're a hunter? Three million acres of San Juan National forest surrounds you with unlimited space. Guns used on our property? Unthinkable!!*



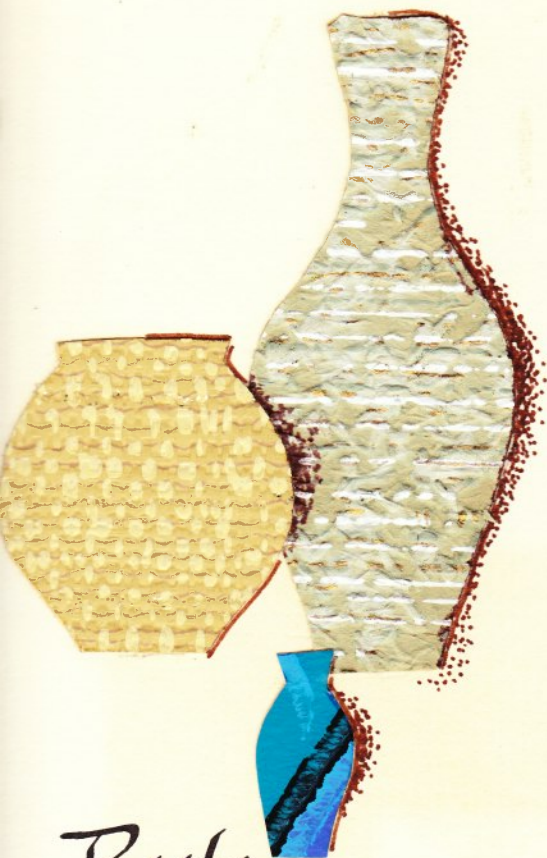


*Long, long ago inhabitants of Southwestern Colorado also loved this hanging valley, the upper end of which we know as Falls Creek Ranch.*



*Basket Maker III People used this excavated kiva, found in the middle of our valley.*





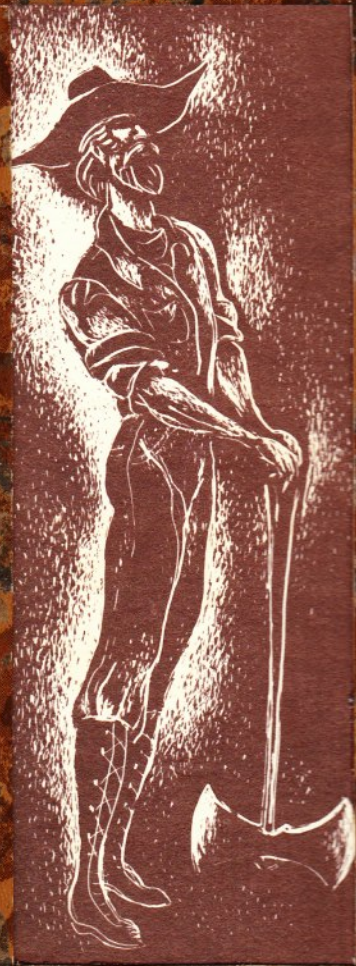
*But...*

*...close by, under the white sandstone cliffs seen in this photo, many older and more exciting discoveries were made. Mrs. Helen Sloan Daniels, of Durango discovered the pictographs of the Basket Maker II People and subsequently another local man, I. F. Flora, uncovered the well preserved mummy called Esther, seen by thousands at nearby Mesa Verde National Park.*

*If you look carefully in the same photo you can see Falls Creek escaping into the Animas Valley.*



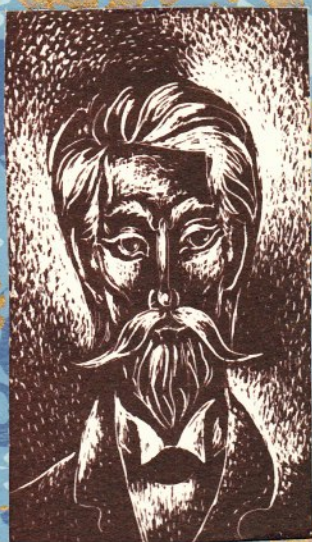
# *Log cabins with a past*



*This one, at the home ranch, homesteaded  
by Thompson in 1882.*



*and...*



*This one, two miles north, used by Carnegie  
Institute in 1938 during their extensive digs.*





# Listen...

*the quiet is deafening and  
worth a million.*



# Be still...

*the peace of winter has  
settled on the land ~ it  
would be sacrilegious to  
run snowmobiles ~  
don't you think so too?*



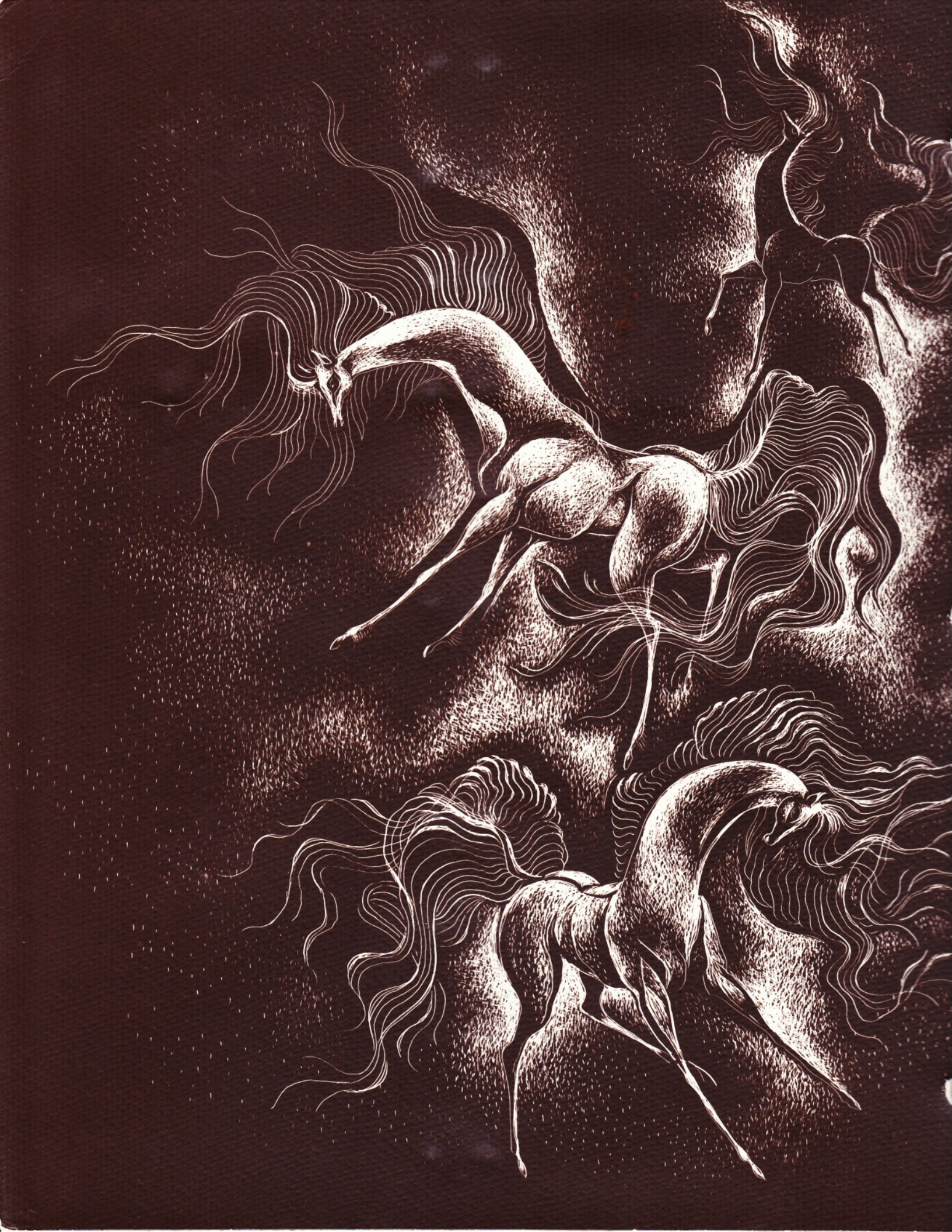
# Silence...

*and thoroughly enjoy  
it on snow shoes or  
skis ~ you'll love  
every minute of it.*













# A place to raise horses?

*Our middle meadow  
shown after October  
rains, and early  
November snows  
should be ideal for  
grazing with belly  
deep grass... and  
already fenced.  
Most sites are close by  
to similar meadows  
so that separate  
corals which might  
be offensive to others  
need not be allowed.*



A place to live  
all year round?

A scene in the middle  
of the worst winter  
"old timers" can remem-  
ber near the north  
end of our road.

Definitely yes!

...and I did it all  
with this Chevy truck  
with hydraulic blade  
... a fun job in a de-  
lightful winter and  
there never was  
a day my Tornado  
couldn't negotiate  
the full length of our  
main road.







*Well !!!~and a good one drilled last November*

*A central system is planned with a 50,000 gallon reservoir engineered for domestic use, as well as fire protection. This first system will handle some 74 of the total 100 sites planned on Falls Creek Ranch. Each of us will share a prorated share of actual cost of installing this system, estimated to be considerably less than the cost of separate water supplies.*









*Civilization seems a  
million miles away...yet*

*Durango is only a  
twenty minute drive  
and thru scenery that  
never ceases to draw  
exclamations, scenes  
that would tax even  
the fabulous ability  
of a Zane Grey or  
Louis L'Amour, who  
lives nearby, to describe*









    Now...for the facts

What...is Falls Creek Ranch, Inc.?

*Exclusive?...yes...only for pure nature lovers*

*Common?...most uncommon...sacrifices necessary*

*Different?...positively one of a kind*





I Non profit corporation ~ created to buy, manage and give loving care to, near perfect, 940 acre falls Creek Ranch.

II One hundred (100) families dedicated to:

- (a) Unique concept of minimum development
- (b) Cooperation in maintaining present feeling ~ freedom from pollution of noise, air, sight, domestic animals etc. ~ and to keep a maximum of existing natural environment
- (c) Privacy for all
- (d) Safety from accepted hazards of normal suburban living
- (e) Freedom to enjoy on going wild, or at the least remote, rural living.

III Deed a one (1) acre homesite to each family and community ownership of remaining 840 acres.



IV Supply access year round, water, power and telephone—  
continuity of development by 5 year management  
contract with E. Holt Wyckoff.

V Challenge each family continuously to recognize the desirability of maintaining simple rural living in a supremely natural environment—easy perhaps with five or ten families on the ranch—but a tough and continuing challenge for the one hundred families to submerge individual desires and tastes to the benefit of the total.

...in essence, if all involved can live so that the great variety of wild life, presently inhabiting Falls Creek Ranch, will share this beautiful valley with us, then the great challenge will have been met, and all concerned, but especially the young people, will be better and happier human beings.



# Where...is Falls Creek Ranch Inc?

- 1 Durango, Colorado, an exciting progressive small town full of 12,000 friendly people, is a mere seven miles and fifteen minutes south. The road is county maintained five of these miles and we do the remainder.
- 2 The elevation is 7149 feet at the lake on our southern boundary and approximately three miles by road at the northern fence line it is 7450 feet.
- 3 Our largest good neighbor with whom we have approximately a five mile border line is the three million acre San Juan National Forest.
- 4 The valley, in which we lie is extremely isolated and easily controlled with our main road virtually the only access.



