

# SWEETWATER RIVER RANCH

## Fact Sheet

Sweetwater River Ranch is a seasonal common interest resort located in Texas Creek, Colorado, on the banks of the Arkansas River. Owners of a lot or cabin receive an individually recorded deed for their private property and share ownership and use of the resort's common grounds, which are managed by the Resort Owners Association (ROA).

Your deeded lot is your property to use or lease as you choose. Our on site management team can assist with the leasing. It can be sold at any time or passed on to heirs. The deeded parcels at Sweetwater include:

- Twenty-one RV sites with full hookups ,
- Four rustic cabins,
- Two deluxe cabins,
- A four-room motel building.

Sweetwater's common grounds include but are not limited to a mile of river bank (approximately 1/2 mile on either side of the river), driveways, walkways and the utility infrastructure.

Benefits of owning an RV lot or cabin include:

- Instead of collecting rent receipts you have a tangible asset,
- The site is always available to you,
- Rental income when you're not using it,
- Keep your RV ready, don't pay to store and tow it.

Local area attractions and activities:

- World-famous trout fishing,
- Whitewater rafting, kayaking, & water sports,
- Spectacular scenery, wildlife, natural beauty.

For more information call:  
Mark Rowland at 719-276-3842