

SANDSTONE

AMERICAN RANCH

AMENITY FACT SHEET

SANDSTONE AMENITY OVERVIEW:

The 2,000-acre Sandstone American Ranch was created to inspire residents to reconnect with the land, family and home and to build a meaningful lasting legacy that can be passed down through generations. At Sandstone, residents will have the opportunity to take part in a ranching lifestyle while still enjoying modern day luxuries. An on-site Community Manager and Lifestyle Coordinator will assist residents in taking full advantage of their surroundings.

Amenities within Sandstone will include a multi-million dollar equestrian center; community farm and garden; trail system; Ranch Camp, family camping area; Ranch Center, a clubhouse-style facility; and stocked catch-and-release fishing lakes; among many others.

RANCHING:

Working Cattle Ranch

For more than 100 years, Sandstone has served as a working cattle ranch, a heritage that remains intact. Residents may take part in the maintenance of the ranch by participating in baling hay, cattle round-ups and attending the annual Sandstone cattle branding. Devoting more than 1,200 acres of the property to permanent open space ensures the integrity of the land is preserved and the ranching operations remain a part of the community.

Community Farm

The Community Farm represents Sandstone's commitment to passing along the ideals that have always been a part of the ranching lifestyle – hard work and a respect for the land and its livestock. Families will have the opportunity to care for the animals that live at the farm, as well as a chance to work the land by harvesting seasonal fruits and vegetables. A chicken coop will enable the novelty of gathering fresh eggs to take home for breakfast.

RANCH CENTER:

The Ranch Center at Sandstone will serve as the community's main gathering place. This facility will be ideal for intimate gatherings, conducting a business meeting or relaxing from a day on the ranch.

Whether throwing a party, attending a cooking class or conducting business outside of the office, the Ranch Center has something for everyone. Indoor and outdoor gathering spaces will serve as an extension of a resident's home, offering a gourmet kitchen and private accommodations for any size party. Sauna and steam rooms will provide relaxation while spa treatment rooms can be reserved for massages and facials. When business must be done to make way for fun, the Ranch Center will also serve as a home office, with full teleconferencing and wireless internet capabilities.

RANCH CAMP:

Located creek side, the Ranch Camp combines the excitement of camping under the stars with the ease of a resort stay. A fire pit, BBQ grill, authentic teepees, lavishly furnished yurt, and most importantly a wide open sky set the stage for the ultimate camping spot. Plenty of entertainment options such as a children's play area and a horseshoe pit make this an ideal place for picnics and parties the whole family can enjoy.

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EQUESTRIAN:

Equestrian Center

Sandstone will be home to a professionally managed and programmed GH2 Gralla Equestrian Architects-designed, equestrian center with an indoor climate-controlled training/performance arena, round cutting pen, hot walkers, turn-out pastures and clubhouse with arena viewing. In conjunction with the highly-trained staff, a local large animal clinic will be available for top-flight rehabilitation consultation.

Residents who prefer the ease of a non-equestrian homestead will be able to choose to board their horses at the equestrian center, with options for feed, care and daily exercise.

Community Horse Barn

Sandstone caters to every level of equestrian, including those who simply enjoy a leisurely trail ride through the community. For the recreational rider, the Community Barn offers access to 10 community horses. The Community Barn will also house Sandstone's prized Limousin steers.

OUTDOOR RECREATION:

Fishing Lakes

Near the Ranch Center, two catch-and-release fishing lakes will be stocked throughout the year, providing the opportunity to find some peace and quiet or reconnect with family. A community boathouse will be available for those wishing to take advantage of kayaking, canoeing and boating on the fishing lakes.

Trails

A playground for the outdoor enthusiast, Sandstone's 16-mile trail system will effortlessly wind through the community. Whether jogging or biking in the summer or snowshoeing or cross country skiing in the winter, the trail system will allow residents the opportunity to enjoy the peacefulness of the land and maintain mental and physical wellness through fitness activities. For those seeking a place to rest their legs, read a paper or grab a snack along the way, three Cow Camps will be situated along the trail system.

The Overlooks

Situated at some of the highest elevations within the community, The Overlooks will provide residents the opportunity to observe one of most breathtaking and rare landscapes in the Western United States. From each of its vantage points, The Overlooks will allow 360-degree views of the surrounding meadows, hills, boulder outcroppings, sandstone hoodoos, Pike National Forest, and the native wildlife including the resident herd of elk, wild turkeys, foxes, and deer.

THE OWNERS' CABINS:

Two prime homesteads have been preserved for all residents to enjoy. Residents of Sandstone will have access to two fully furnished Owners' Cabins. These cabins will be available to residents who wish to enjoy the community before their home is complete, or once they call Sandstone home, as an extension of their own guest quarters. Each cabin will be complete with a full kitchen, concierge service and the finishing touches that will be common among the custom homes that will grace the community.

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ABOUT SANDSTONE:

Sandstone is a 2,000-acre working cattle ranch with 106 equestrian and non-equestrian homesteads. With more than 1,200-acres of the property set aside as permanent open space, awe-inspiring views include open pastures, rugged mountains, Ponderosa Pine, and unique sandstone rock formations. Situated on a working cattle ranch, residents will live in harmony with nature and the land. Sandstone is centered on the importance of reconnecting with the land, family and home and to build a meaningful lasting legacy that can be passed down through generations.

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CONTACT INFO:**

For more information, visit www.arsandstone.com or call 1-877-663-6311

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