


INTERVIEW: FRASER HICKOX ON TECHNOLOGY THAT WORKS

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Fractional ranch properties with all the extras

As baby boomers now have the funds and time to indulge their childhood dreams of being a cowboy or a farmer, ranch and equestrian properties are surging in popularity. Here are the details on some new fractional-ownership projects that include luxuries Wyatt Earp could have only dreamed of.

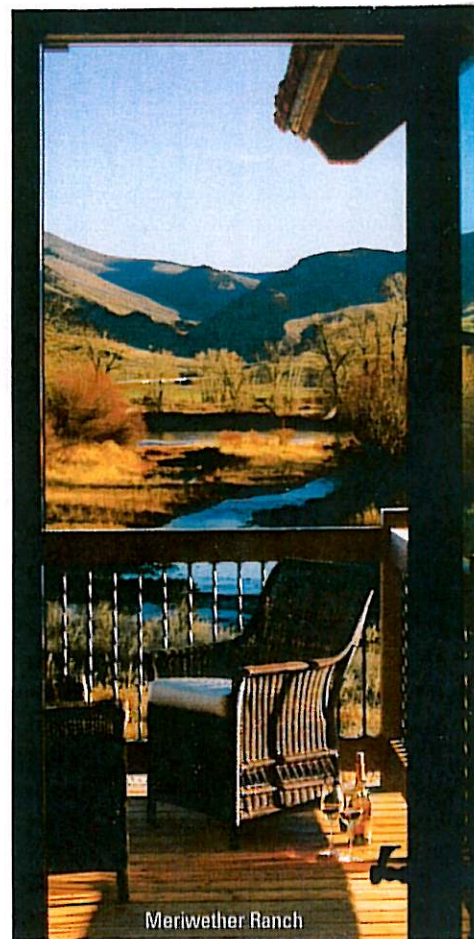
Meriwether Ranch in Melrose, Mont., is nestled between the 3.23 million acres of Beaverhead-Deerlodge National Forest and the Big Hole Valley. It includes 724 deeded acres and approximately 180,000 acres of permitted land. According to developer Dave Ellison, fewer than 10 percent of the deeded acres will be impacted by the new home sites and other buildings. The remaining acres will be protected from further development by the establishment of a conservation easement. At the center of it all is the community's new lodge, which has been selected as the site of a new television series called the "Ultimate Sportsman's Lodge" on the DIY network. Comedian Jeff Foxworthy will host regular segments within each episode.

The two ownership options are one-eighth shares in fully furnished homes beginning at \$160,000 and whole-ownership lots starting at \$695,000. Services include airport pickups, the use of an SUV while in residence, as well as a concierge and housekeeping.

The Ranch on Soda Rock in Healdsburg, Calif., has a bit of a different focus: wine. "It's where the Hamptons meet wine country," says developer Cynthia Palmer. The biodynamic farmed vineyard and organic winery is set on a one-acre parcel in Alexander Valley and features a three-bedroom, 2,300 square-foot ranch-style home. Owners have views of the valley vineyards, surrounding mountains, and the grounds, which include an organic fruit, vegetable and flower garden, a private saltwater pool with deck and outdoor kitchen, and a one-third acre Cabernet Sauvignon vineyard and winery that will produce 60 cases annually.

The one-10th shares are priced at \$300,000 and include privately labeled cases of wine for each owner.



Set at an 8,000-foot altitude, **The Club at Hidden Meadow Ranch** in



Meriwether Ranch

White Mountains, Ariz., near the New Mexico border provides a retreat for Phoenix residents who want to escape the sizzling summers, says developer Casey Bolinger. "Few people know about this area, which is how it got its name," he says. The ranch's 150 acres are surrounded by the Apache National Forest. Both custom home sites and cabins sold as one-sixth shares are offered.

With horseback riding on trails and in the arena, fly-fishing, leatherwork and other crafts, archery, snowshoeing, horse-drawn sleigh rides, and cross-country skiing, there's much to do, says Tim Kaehr of Scottsdale, who purchased a fractional a few years ago. "We were looking for someplace where we could take inter-generational vacations," he recalls. "This has worked out perfectly. We used up our entire six weeks last year."

Although he enjoys riding and the other activities, Kaehr says his favorite thing to do is get up early, drink a cup of coffee, and read his morning paper at the cabin by the lake. "The great thing is, they go to town and get the *Wall Street Journal* for me," the CFO says. If only the cowboys had it so good.  



The Club at Hidden Meadow Ranch