

PRESS RELEASE

(for immediate distribution)

Overland Ridge Estates Announces Final Phases and Pre-sale Opportunity for Home Site Lots

Brush, Colorado June 16, 2014 — Overland Ridge Estates is pleased to announce the opening of the final phase of the highly acclaimed subdivision overlooking the South Platte River located between Brush and Fort Morgan. There will be a total of 12 lots available. Six lots will be made available this summer, the final six will be available in 2015. Each lot is at least a two acre ready-to-build estate lot with electric service, telephone service and quality water at each lot. Overland Ridge will maintain the same covenants that are currently in place. These reasonable covenants offer the balance of guidelines that have created some of the finest custom homes in Morgan County, with the flexibility of true country living.

It has been over a decade since the last phase was opened at Overland Ridge. Larry Chartier, founder and developer of Overland Ridge Estates said, "Initially we intended to complete the subdivision after the last phase, however with the economic downturn and housing bubble we decided to wait for a better time. We have had a steady stream of requests for lots over the past few years, so we decided that now was the time to complete the vision we had over 15 years ago." In the final phase the developer will be adding a fence, some trees and a permanent monument sign at the entrance that fit with the rustic western heritage of the subdivision that once was part of the Overland Trail.

Overland Ridge Development LLC has partnered with Gateway Realty Colorado LLC of Brush to market and represent the subdivision. "We are very pleased to be working with Adam Walter and his team. Gateway Realty Colorado has quickly become one of the leading real estate agencies in Northeast Colorado. Their professionalism, understanding and adaptability to the market and commitment to the communities they serve align well with the quality we value at Overland Ridge," said Scott Chartier, co-developer of Overland Ridge.

"We are excited to represent the Overland Ridge subdivision," states Adam Walter, Employing Broker at Gateway Realty Colorado, "My team has sold property in Overland Ridge and we believe it has some of the finest homes in Northeast Colorado. The real estate market in Colorado is booming again! Home inventories are extremely low across the state and ready-to-build home site lots in Morgan County are scarce, so the timing is perfect for releasing these lots. Interest rates are still hovering around all-time lows and there is pent-up demand in Morgan County of families that are looking to move up in home or build their dream home."

Pre-sales Priority Waiting List Registration is now available for the initial six lots. This rare pre-sale opportunity will give interested buyers a chance to get on a first-come, first-serve waiting list with chance to put a contract on a lot before they go on the MLS. With the limited number of lots available and the high demand for lots at Overland Ridge, we expect a great deal of interest in this program. For more information contact Gateway Realty Colorado at 970-842-2444 or www.overlandridgeestates.com. The pre-sales period will end on July 20, 2014.

About Overland Ridge Estates: Overland Ridge Estates is a planned development in Morgan County outside of Brush, Colorado. Located near county road T and county road 25, Overland Ridge began in the late 1990's with four lots, and later grew to the 15 homes there today. With the release of the final phase the completed subdivision will have a total of 27 lots. Overland Ridge is animal friendly, so bring the horses. Each lot is at least 2 acres and is ready-to-build for your custom estate

home. The subdivision was founded and developed by local farmers Larry and Patty Chartier on farmland that has been in the Chartier family since the 1950's. For more information about Overland Ridge, visit www.overlandridgeestates.com.

About Gateway Realty Colorado LLC: Gateway Realty Colorado LLC is a full service real estate brokerage firm located at 201 Clayton St. in downtown Brush! Colorado. Gateway Realty Colorado LLC specializes in residential and commercial real estate and has six real estate professionals available to provide great service and meet the needs of those looking to buy or sell real estate in Morgan county and surrounding areas. For more information on Gateway Realty Colorado LLC, visit www.teamgateway.com.

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