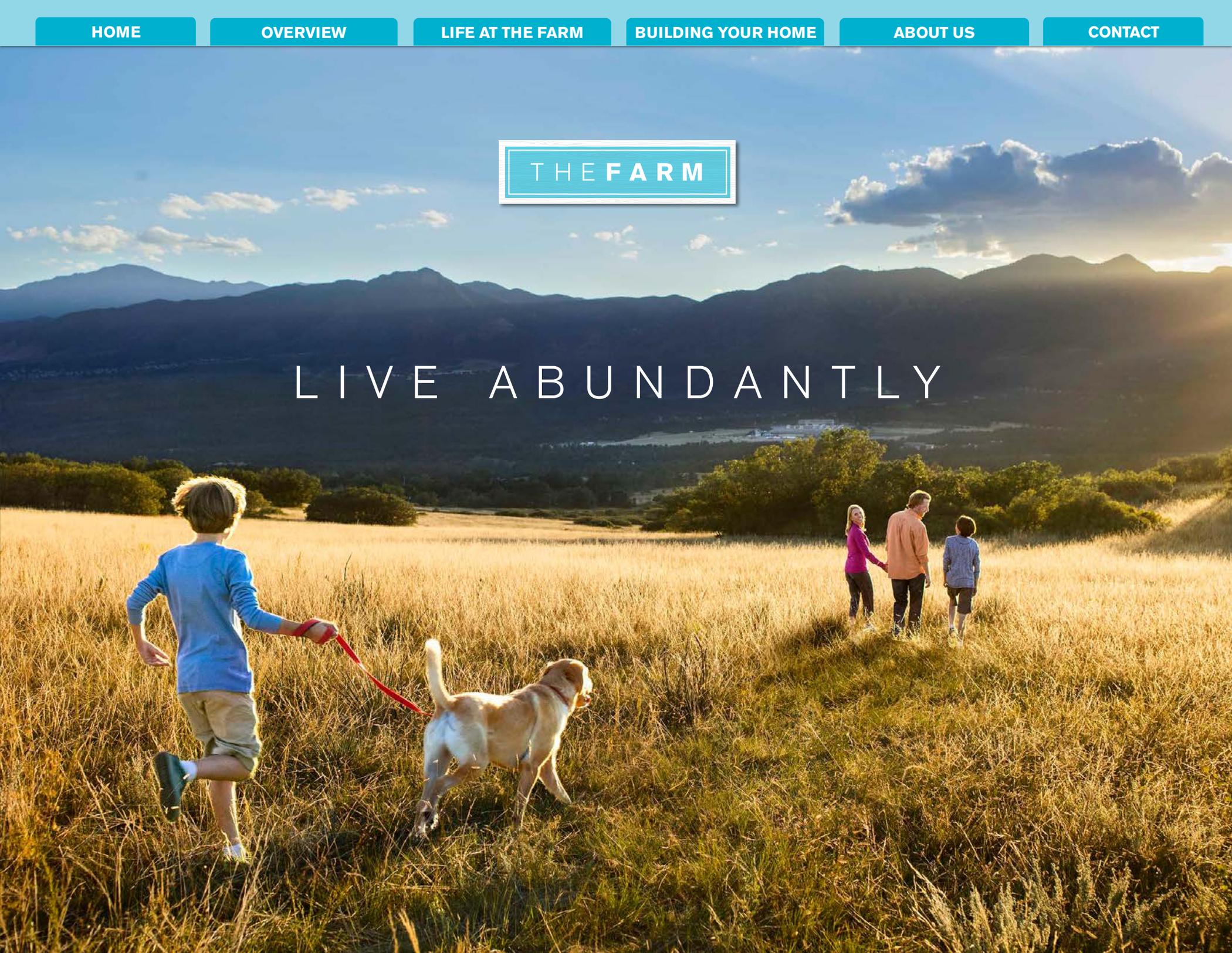


THE FARM

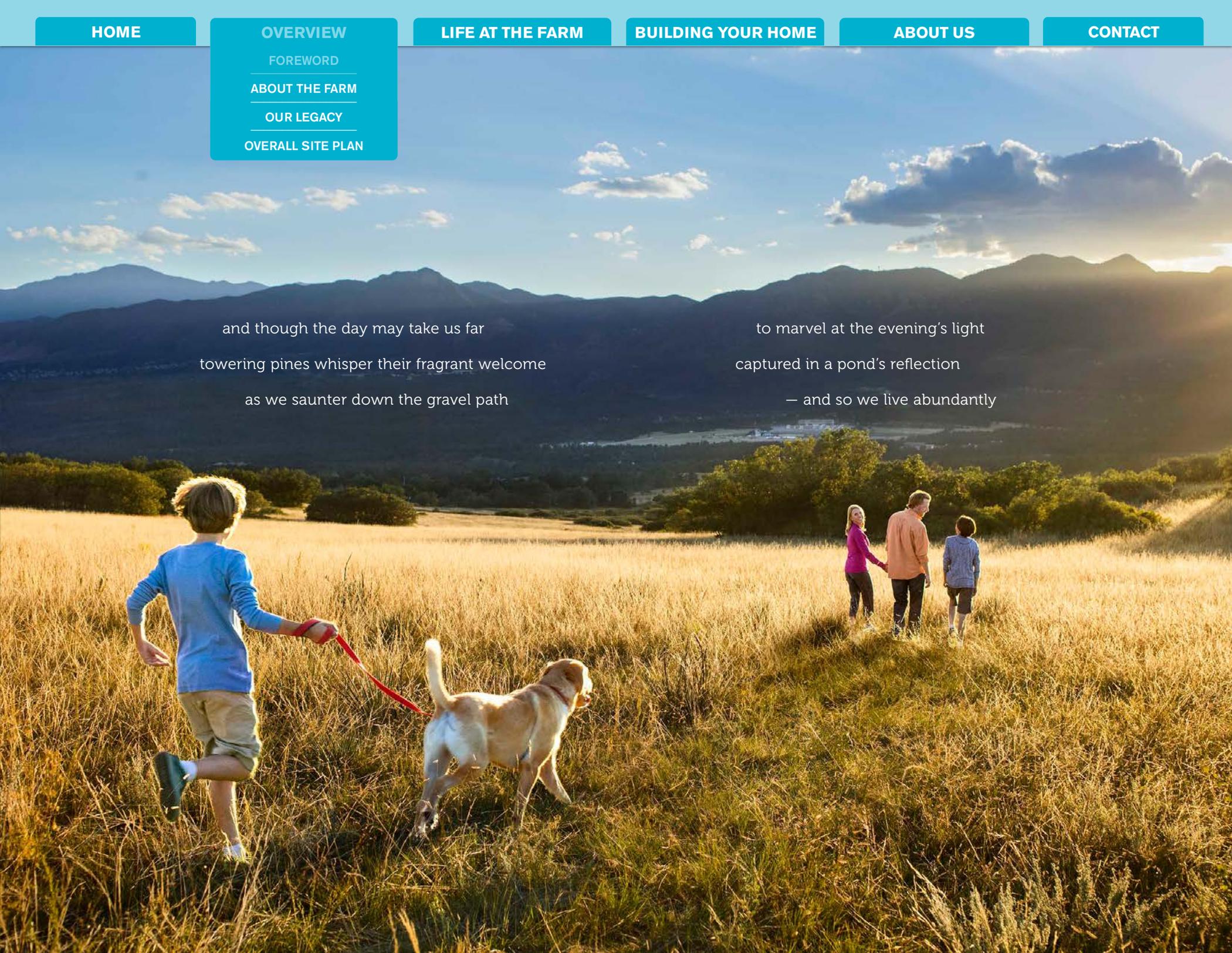
LIVE ABUNDANTLY



[FOREWORD](#)[ABOUT THE FARM](#)[OUR LEGACY](#)[OVERALL SITE PLAN](#)

and though the day may take us far
towering pines whisper their fragrant welcome
as we saunter down the gravel path

to marvel at the evening's light
captured in a pond's reflection
— and so we live abundantly



THE FARM

is ideally located off of Voyager Parkway and Ridgeline Drive in northern Colorado Springs, close to shopping, dining, and District 20 schools. This haven of natural beauty has been cared for by several generations of the Allison family. It is their legacy and vision for The Farm that has been entrusted to La Plata Communities: to create a special neighborhood where families can enjoy a happy and wholesome lifestyle rooted in authentic traditions and enduring values. A place where life is lived abundantly.



FOREWORD

ABOUT THE FARM

OUR LEGACY

OVERALL SITE PLAN

70 years OF HAPPINESS

- 1870 – Home to three dairy farms,
Oldest Dairy Barn
in Colorado
- 1947 – John Allison purchases
the land for Allison
Valley Ranch
- 1950 – Dams built on Black Squirrel
Creek to form ponds
- 1953 – “Best stable in the state
of Colorado”
- 1973 – Astronaut Jim Irwin lives
on the property
- 2010 – Ann Allison Leach entrusts
her children with future
development plans
- 2013 – La Plata Communities
envisions The Farm
- 2015 – Groundbreaking on
The Farm



May 15, 2015

From our Family to Yours,

If you believe it's possible to love a place enough that others can feel it too, then you'll understand why The Farm has a certain affect on people.

It's seen 70 years of happiness and four generations of Allison's. That's a lot of love and fond memories. We fished, boated, and swam in those ponds. In case you were wondering, they're named after my sisters and me. I would be "Lake Ann."

My father bought the land in 1947 to raise thoroughbred racehorses which he purchased in Ireland. Long before that, the land was home to three dairy farms. Dad said the barn was so old it was put together with wooden pegs. At age 92, I sort of feel that way myself sometimes.

We had a good life here. Very Good. But the time has come to share our joy with others. It's our dream that The Farm will be to you what it was for us: the best thing our family ever did.

Ann Allison Leach



FOREWORD

ABOUT THE FARM

OUR LEGACY

OVERALL SITE PLAN

LEGEND

- SINGLE-FAMILY RESIDENTIAL
- MULTI-FAMILY RESIDENTIAL
- COMMERCIAL
- DEVELOPED COMMERCIAL
- THE GATHERING PLACE CLUBHOUSE
- FUTURE SCHOOL SITE
- FREBIE'S MEADOW JUMPING MOUSE PROTECTED HABITAT
- PARK/ OPEN SPACE
- COMMUNITY TRAILS
- TIER 2 CITY TRAIL
- TRAIL AND PARK AMENITIES



LIVE ABUNDANTLY

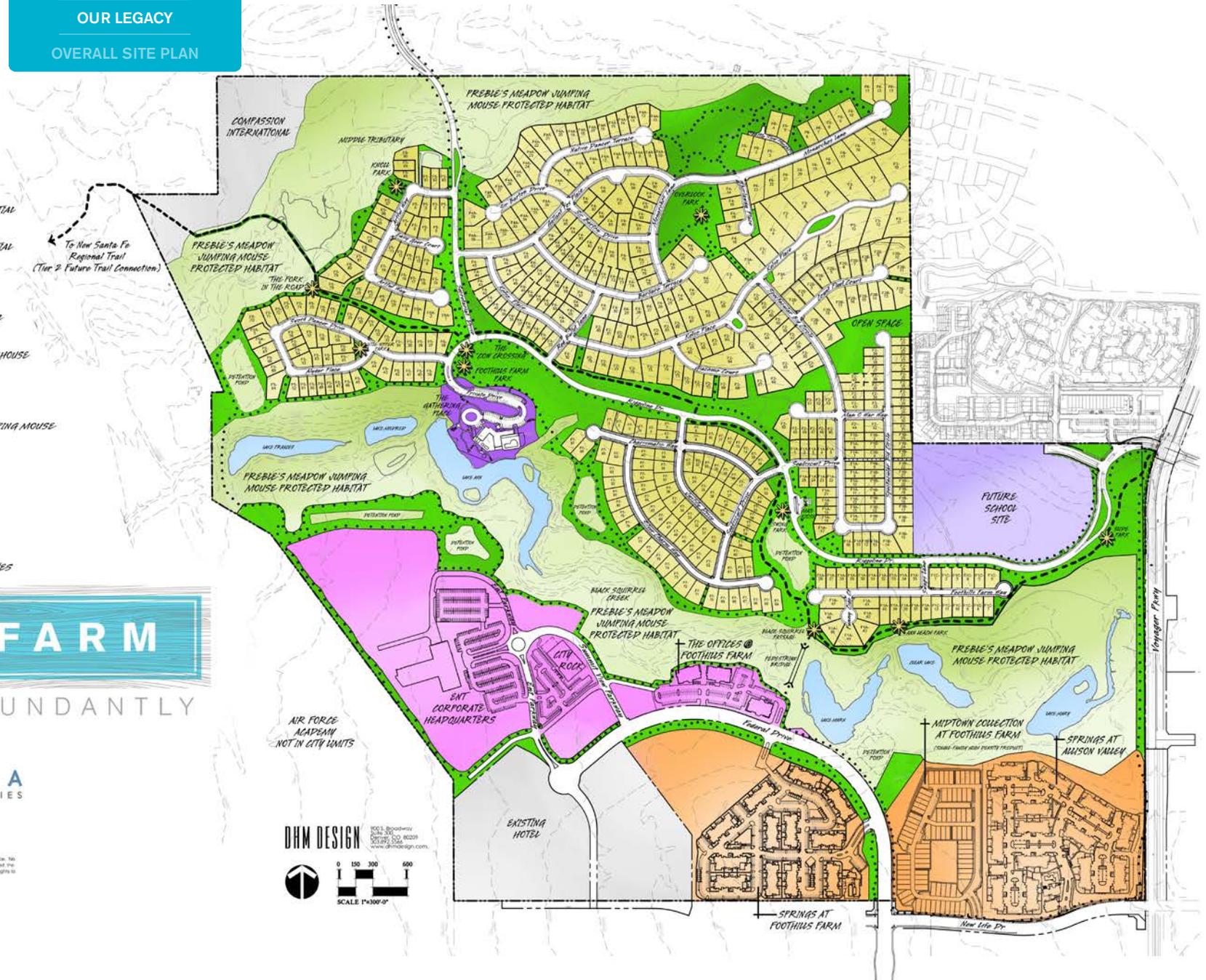


www.thefarmcolorado.com
www.laplatahome.com

Disclaimer: This aerial is based on open consent plans which are subject to change without notice. No assurance is made that proposed features will be constructed or that, if constructed, the number, type, size and location will be as depicted on this plan. Access to and rights to and certain areas may be restricted.

August 26, 2020

DHM DESIGN



LIVE ABUNDANTLY



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August 26, 2020

DHM DESIGN



[THE LAND](#)[TRAILS & PARKS](#)[SCHOOLS](#)[THE GATHERING PLACE](#)[GATHERING PLACE MAP](#)

THE FIRST THING

you'll notice about The Farm is how quickly the rest of the world disappears. The ridges, draped in scrub oak and century-old pines, cradle The Farm's open spaces like a protective mother. That's around 130 acres of dedicated open space and pure bliss. Looking westward over delightful ponds and meadows, there is little to disturb the majestic mountain views, making it ever so easy to forget the city that lies beyond.

THE LAND

TRAILS & PARKS

SCHOOLS

THE GATHERING PLACE

GATHERING PLACE MAP

NATURE PRESERVE
Dedicated Open SpaceConnection to the
SANTA FE & LA FORET
REGIONAL TRAILSNATURE PRESERVE
Dedicated Open SpaceTHE CAMPUS
at Foothills FarmNATURE PRESERVE
Dedicated Open Space

LINEAR PARK TRAIL SYSTEM

Our linear park system, the first-of-its-kind in Colorado Springs, connects trails, parks, ponds, and open spaces. The community is dedicating approximately 25 acres to parks and trails. Plus, the nature/wildlife preserve open spaces account for about 130 acres. This is a great way to reconnect with nature and meet your neighbors.

Locations and specifics of parks and trails are subject to change.

- 1 Hill Slides
- 2 Ann Leach Painting
- 3 Black Squirrel Passage
- 4 Tree Swing
- 5 Overlook Park
- 6 Knoll Park
- 7 Fork in the Road
- 8 Little Nipper Park
- 9 Foothills Farm Park & Cow Crossing
- 10 The Gathering Place

[THE LAND](#)[TRAILS & PARKS](#)[SCHOOLS](#)[THE GATHERING PLACE](#)[GATHERING PLACE MAP](#)

WHILE NATURE IS

an education in itself, families living at The Farm will benefit from the highly regarded District 20 schools. Additionally, The Farm has set aside 15 acres at the entrance that are master-planned as a future Academy District 20 school site. The new school will be built at District 20's discretion. Families with children will enjoy the luxury of having a top notch school within walking distance.

The Farm community currently falls within the boundaries of the following District 20 schools: The Da Vinci Academy, Discovery Canyon and The Classical Academy.

[THE LAND](#)[TRAILS & PARKS](#)[SCHOOLS](#)[THE GATHERING PLACE](#)[GATHERING PLACE MAP](#)

Welcome all
TO THE
Gathering
Place

IMAGINE THE FUN

to be had at The Gathering Place. This is where canoes are launched, friends convene, and stories are told about the one that got away. The Clubhouse sets the stage for all sorts of resident celebrations, from graduations and weddings to family barbecues and community events.

Best of all, The Gathering Place offers a daily refuge and opportunity to recharge. It's the perfect place to meet a friend for a walk around the ponds, or take a fitness class in the clubhouse. In the summer, the pool provides a refreshing way for everyone to hang out, catch some rays, and make a splash. And, for a fitting close to a fun-filled day, The Jockey Club Patio and Winners Circle Courtyard are ideal spots to enjoy a glorious sunset.

THE LAND

TRAILS & PARKS

SCHOOLS

THE GATHERING PLACE

GATHERING PLACE MAP



1 Pool Deck with Seating

3 Fitness Rooms

5 Jockey Club Patio

7 Beach Frontage

9 Pond Overlook

2 Changing Rooms & Lockers

4 Triple Crown Event Room

6 Winners Circle Courtyard

8 Canoe/Kayak Launch

10 Shoreline Fishing

[ARCHITECTURAL VISION](#)[BUILDERS](#)[CUSTOM HOMESITE MAP](#)

HOME DESIGNS

never before seen in Colorado Springs made their debut at The Farm. We felt it was only fitting that our architecture be as distinctive as the land itself. So we selected some of the most reputable local builders to create modern interpretations of the farmhouse and the craftsman, to name a few architectural styles. This alone elevates the value of our community as well as the value of each and every home within it.

From the low \$500s

- Goetzmann Custom Homes
- Saddletree Homes
- Vantage Homes
- Vanguard Homes
- Custom Homes from \$1 Million+





GOETZMANN CUSTOM HOMES

From the mid \$700s

GoetzmannHomes.com

719.495.8800

MODEL HOURS:

Mon-Sat 10:30 am–5:00 pm, Sun 12–5:00 pm

1111 Kelso Place, Colorado Springs, CO 80921



SADDLETREE HOMES

From the low \$800s

SaddletreeHomes.com

719.284.5337

MODEL HOURS:

Tue-Sat 10:30 am–5:30 pm

Closed Sunday, Monday

1159 Kelso Place Colorado Springs, CO 80921



VANGUARD HOMES

From the low \$500s

michelle@vanguardnewhomes.com

719.487.8957

MODEL HOURS:

Mon-Sat 11:00 am–5:00 pm; Sun 12–5:00 pm

1020 Native Dancer, Colorado Springs, CO 80921



VANTAGE HOMES

From the mid \$500s

marketing@vhco.com

719.597.6373

MODEL HOURS:

Mon-Sat 10:00 am–5:30 pm

Sunday by Appointment

1103 Kelso Place, Colorado Springs, CO 80921

CUSTOM HOMESITES

FEATURED CUSTOM BUILDERS:

Goetzmann Custom Homes
719.548.1338
goetzmannhomes.com

Saddletree Homes
719.284.5337
saddletreehomes.com

Picasso Homes
719.310.1875
picassohomescolorado.com

Solid Rock Custom Homes
719.494.0932
solidrockcustomhomes.com

Elevation Homes
719.510.6253
elevationhomes.us

Jayden Homes
719.200.6096
jaydenhomescolorado.com

Alliance Builders
719.495.4408
alliancebuilders.com

Comito Homes
719.219.5421
comitobuildinganddesign.com

Murphy's Custom Homes
719.244.7707
murphyscustomhomes.com

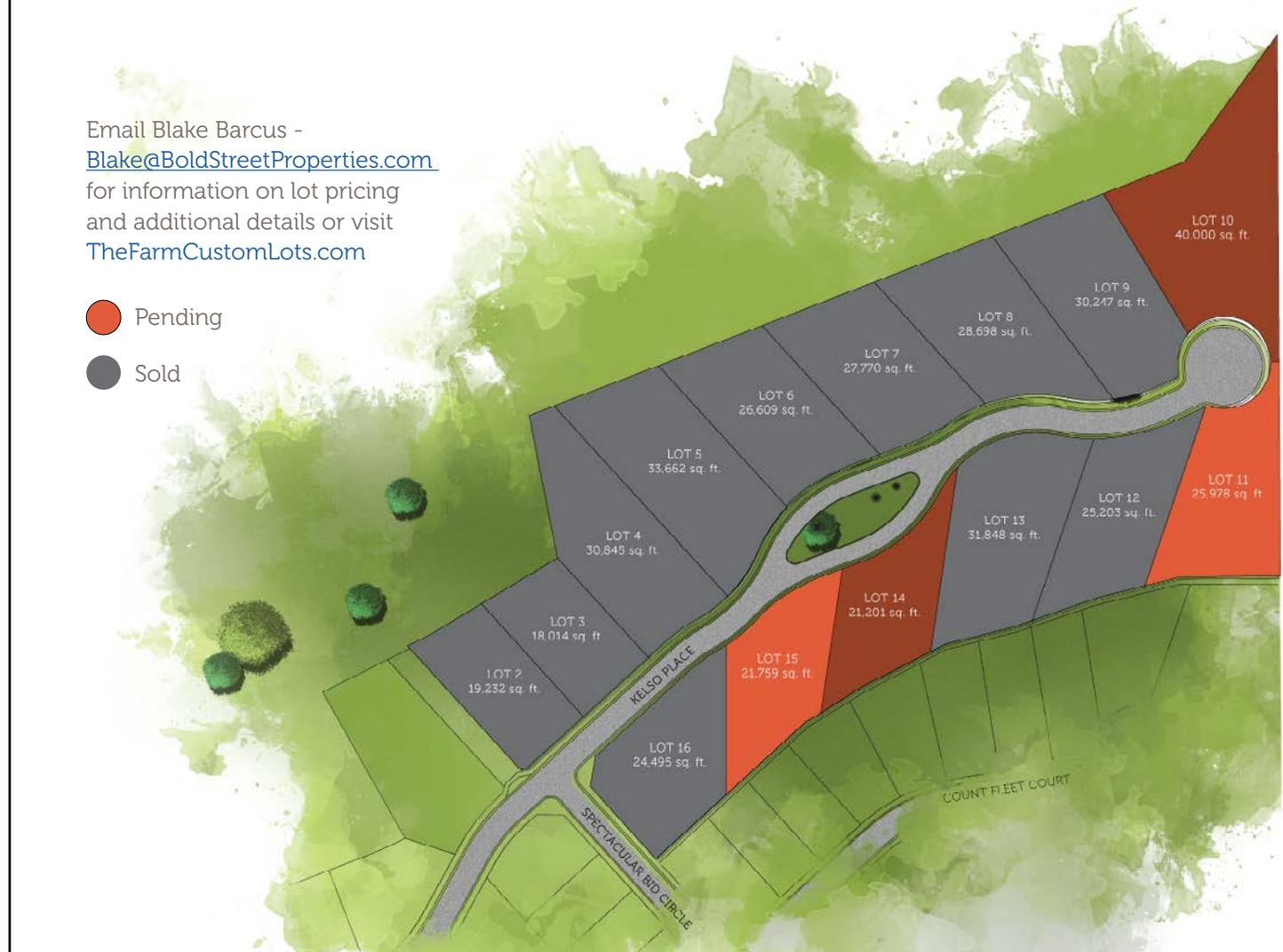
ARCHITECTURAL VISION

BUILDERS

CUSTOM HOMESITE MAP

Email Blake Barcus -
Blake@BoldStreetProperties.com
for information on lot pricing
and additional details or visit
TheFarmCustomLots.com

- Pending
- Sold



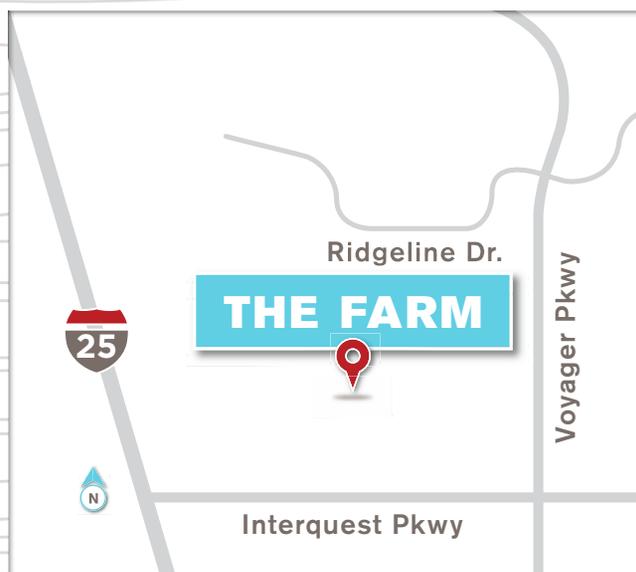
TO BE ENTRUSTED

with the development of The Farm has been a great honor for La Plata Communities. Our sense of responsibility for this land and its legacy runs deep. You wouldn't be wrong to call it affection. The Farm has been a labor of love that makes us all extremely proud.

La Plata is a local company. That means we live and work in and around the communities we develop, so you can bet we insist on excellence. Since 1995, we've earned a reputation for some of the most successful master planned communities in Colorado Springs: Cordera, North Fork, Pine Creek and Briargate to name a few.



and when the pearly moon rises
to shine upon her purple mountains
we say goodnight to neighbors
grateful hearts filled to overflowing
with the joy of coming home
— and so we live abundantly



TheFarmColorado.com | LaPlataHome.com