



## 2022 DAILY LODGING RATES & INFORMATION

*World Class Western Experiences*

Accommodation Options	Peak Season / Holidays May 1 – November 27 December 22-January 2	Non-Peak Season January 3-April 30 November 28-December 21	Occupancy <i>(Single Occupancy pricing, unless otherwise noted)</i>
<b>ROOM RATES</b> <i>(Per room per night, single occupancy pricing, unless otherwise noted. Minimum 2 night stay)</i>			
<p><b>Homestead Lodge – 19 adult guests double occupancy (separate beds), or 10 guests single occupancy.</b>  <i>Our primary luxury lodging facility located on Orchard Lake. Total of 10 guest rooms, each room features a private bathroom, spacious walk-in closet, and personal safe. Elevator service available to guest rooms on 1<sup>st</sup> and 2<sup>nd</sup> levels. The Presidential Suite is located on 3<sup>rd</sup> level, with stair access only. Most private room in the lodge!</i>  <i>Guests will share common dining hall, commercial kitchen, Mountain Man Saloon, spa, movie theater, fitness room, wine cellar, billiards and game room, lounge with recliners and big screen TV, two indoor fireplaces, plus outdoor patio and fireplace. A selection of fine firearms, gifts, and outer wear is available in the retail ProShop. Fishing rods and gear, canoes and paddleboards are complimentary use for all guests. The covered lakeside BBQ Pavilion and fire pit offer casual “western style” dining with spectacular views. The Pavilion doubles as our live-entertainment venue for outdoor events.</i></p>			
Owner’s Suite: king bed room, plus twin size day bed in separate living area, multiple TVs, kitchen, spa bath tub, dining area and lounge.	\$1,950	\$1,700	1 room, king bed + 1 twin size day bed in separate living area. (entire top floor, 1,000 sq ft)
Lakeside Suite: located near hot tub, and with private lakeside patio.	\$1,500	\$1,350	1 room, king bed with TV (700 sq ft)
Standard Room:	\$1,200	\$1,050	8 rooms, two queen beds (400-700 sq ft)
<p><b>Orchard Lake Guesthouse – 8 adult guests double occupancy (separate beds), or 4 guests single occupancy.</b>  <i>Located adjacent to the Homestead Lodge. Total of 4 guest rooms on 2<sup>nd</sup> level, no elevator access. All rooms have private decks, private bathrooms, spacious closet and personal safe. Meals and other amenities are available at the Homestead Lodge. The main level of the Guesthouse features our executive conference room, rod and gun room, guest lockers, and guest bathrooms.</i></p>			
Orchard Lake Lodging: All rooms have private decks.	\$1,200	\$975	3 rooms with double queen beds, 1 room with king size bed 400-500 sq ft
<p><b>Branded Rock Cabin – 2 adult guests double occupancy (separate beds)</b>  <i>This 800 sq ft. updated homesteaders cabin is approx. 1 mile from the Homestead Lodge in a secluded wooded setting, with Brush Creek flowing past the private rear deck. Total of 2 twin beds available in private bunk room. Luxury air mattresses can be added in a family situation. Amenities include a well-stocked kitchen, full bath, dining/sitting room, woodstove, and screened-in front deck. The cabin is within walking distance of the Zero Range and Golf complex, and the Upper Canyon Lakes. The perfect location for a small family or couple who want a “cabin in the woods” experience. Rate includes transfers throughout the ranch for guests without personal vehicles. Snacks, bottled water &amp; soft drinks provided in kitchen. All meals and other amenities are available at the Homestead Lodge.</i></p>			
Branded Rock Cabin	\$2,500	Unavailable	Up to 2 twin beds available in shared space.
<p><b>Valley View Guesthouse – capacity of 5 adult guests double occupancy (separate beds), or 3 guests single occupancy.</b>  <i>1,800 sq ft well-appointed private home, located approx. 3 miles from the main lodge. This beautiful home provides easy access to the main ranch road and offers a spectacular view of the canyon. Features a full kitchen, spacious living/TV room and dining area, private deck with BBQ grill, and attached 3-car garage. The Guesthouse is fully furnished. Rate includes transfers throughout the ranch for guests without personal vehicles. Snacks, bottled water, tea/coffee &amp; soft drinks provided in kitchen. All meals and other amenities are available at the Homestead Lodge, when booked as part of a group package. This home is also available as a private home rental in the offseason or separate from other groups using the lodge.</i></p>			

Valley View Guesthouse	\$3,250	POR	2 bedrooms with twin beds and shared bath, plus master suite with king bed and private bathroom..
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**Exclusive use "Ranch Buy-Out" option:** for guests desiring a completely private and exclusive-use ranch retreat for events such as weddings, family reunions, and corporate groups, we recommend reserving all ranch lodging and venues for the duration of your visit. Rates start at \$15,000 per night for up to 10 guests, or \$28,000 per night for up to 24 guests with a minimum stay of 3 nights. Larger groups will be quoted on request. Buy-out rates include exclusive-to-your-group use of all ranch venues, hospitality services, meals, drinks, local airport shuttles, and complimentary activities. Truly a "your ranch, your way" experience, as you hold the reins to the ranch for the duration of your visit! Guided activities are additional and based on per person participation. Maximum ranch capacity with all lodging options being used, and beds being shared is 60.

**Rates include:** all meals and beverages (bottled water, soft drinks, house wine, beer, and spirits), daily housekeeping and personal laundry service, complimentary use of saunas, hot tub, movie theater, fitness and game room, canoes/paddleboards, fishing, hiking, mountain biking, on-site transportation, and roundtrip shuttles from Grand Junction or Rifle airports.

**Rates Exclude:** purchases in our ProShop, special request items and live entertainment, guided activities such as massage and other spa treatments, jeep/ATV tours, horseback riding, shooting sports, jet boat tours, etc. Please review our separate "Guided Activities Options" for details and pricing. Rates are subject to nightly lodging tax of 3.9% plus 15% gratuity/service fee.

**Rate Adjustments:**

- For double occupancy, add \$350 per person per night.
- Any one (1) child, aged 17 and under, is included at no additional charge when sharing a room with paying adult. Additional children under age 12 requiring extra rooms are at the flat rate of \$500 per room per day and \$100 per child per day for meals. Meal rate for ages 13-17 is \$150 per child per day. We welcome children of all ages, but recommend ages six or older to maximize their enjoyment of the ranch and activities. For children under eight, we have found it best for everyone's ranch experience that they be under the full-time care of a parent, guardian, or nanny. We do not offer childcare services.

**Booking Policy**

To confirm your reservation, we ask for a 50% deposit of your total reservation amount. The remaining balance is due 60 days prior to your arrival (we'll send you a reminder). If you cancel more than 60 days before your arrival, we will refund your deposit, less a transaction fee that is 20% of the total reserved stay. If you must cancel fewer than 60 days prior to your arrival, your deposit is non-refundable. For this reason we highly recommend you obtain trip insurance, to protect your investment in the event of personal or travel emergency situations. Reservation reductions such as group size or duration of stay made within 30 days of arrival will not receive rate adjustments or refunds. Branded Rock Canyon is a private residence guest ranch, not a resort facility. Advance reservations or appointments by phone or email are required for all visits, activities, and overnights.

**Pet Policy**

We love pets as much as you do, but due to the disturbance to wildlife caused by domestic pets, as well as predator danger to the pets themselves, pets are not allowed at the ranch.

For a formal quote or more information please send inquiries to  
 Amy Shaffer  
 General Manager  
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