

## *Fair Acres Ranch*

The Fair Acres/Gaymon Ranch history began as a Homestead Exemption parcel in 1894 when the US Government granted 160 acres to David H. Carpenter. By June of 1900, Carpenter met the homestead requirements and obtained a patent for the land. Less than 10 years later, Carpenter sold the property to Frank E. Gaymon in 1902. The Gaymon family owned the property for 44 years, longer than anyone else, and built it into a large (1400 acre) and successful agricultural operation during that time.

According to county records, most of the buildings on the property were built by Gaymon. The main house was constructed around 1911, the barn in 1912, and numerous outbuildings were built in the 1930s. While some oral histories suggest that the original homesteader and builder was Dutch, census records show that the original homesteader, David H. Carpenter, was American, as was the second owner, Frank. E. Gaymon, who was born in Iowa.

The house is sheltered by a collection of mature cottonwoods, ponderosa pine, blue spruce, aspen, willows and crabapple trees, planted decades ago by the Gaymon family. The surrounding landscape consists of vast open fields and low rolling hills in which new homes and an occasional ranch complex are scattered.



Aerial View of Fair Acres Ranch



The period of significance for this property dates from when it was originally filed on as a homestead exemption in 1894, to when it was sold by Bill and Dorothy Thorne in 1984, and was no longer a working ranch. During those 90 years, the Routt County economy had changed from being primarily based in agriculture and mining, to one in which tourism, skiing, and development now predominate. The name Fair Acres Ranch reflects part of that change. "Fair Acres Ranch" was officially registered as the property's name in 2019. Until then, a property was named after its owners.

The fields are still in use for hay production, but they are no longer cultivated for grain and there is no longer any livestock in the barn or corrals. The current owners are proud to be the stewards of the ranch's history. The buildings are being restored and maintained, and the ranch complex still retains a high degree of integrity in its materials, workmanship, feeling, association, location, setting, and design.



Original Barn