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The Marshall-Martinek Team



**David
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**Your
Colorado
Realtor**

Equal Housing
Opportunity



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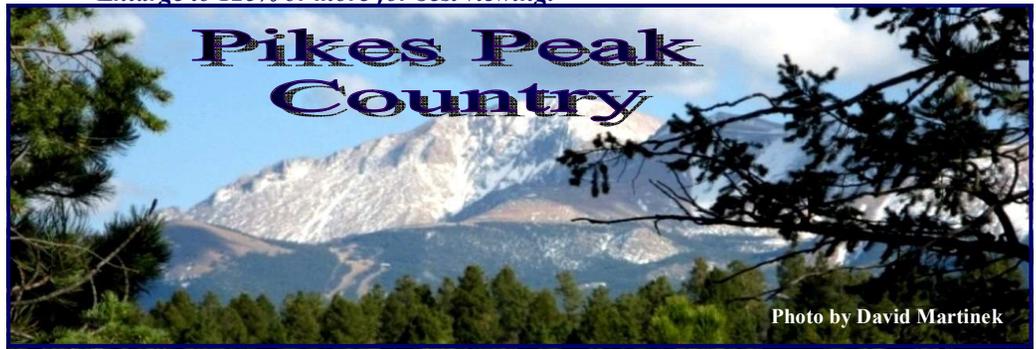
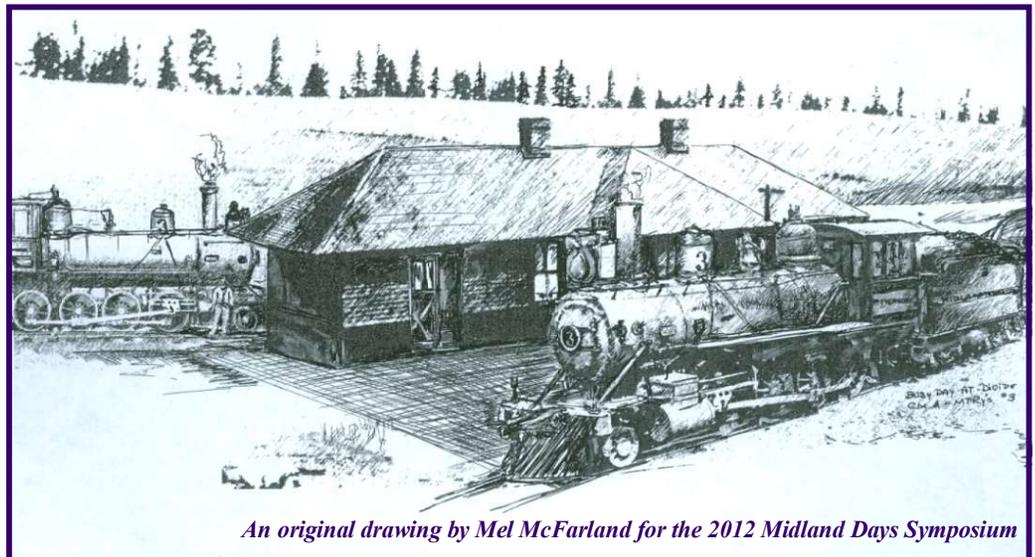


Photo by David Martinek

A vision for "Midland Days"

Hopefully, in the not too distant future (read, in my lifetime), people will gather on a warm sunny, summer weekend at the Midland Depot in Divide, Colorado to celebrate their heritage.

They will be guided through the fully restored depot that operated from 1904 to 1949, and they'll be told that it was a unique structure which served two railroads at the height of its operation – the Colorado Midland and the Midland Terminal – with tracks (or bays) landing on both the north and south sides. It had two ticket agents, a telegraph operator and common waiting and baggage areas. It will look just like it used to and will be used as a visitor's center, manned by the Divide Chamber of Commerce.



An original drawing by Mel McFarland for the 2012 Midland Days Symposium

They will walk up the road grade along the re-installed standard gauge tracks from the wye near the east fence line back up to the depot and annex and imagine a Colorado Midland train puffing on the north side, or a Midland Terminal ore train waiting impatiently on the south track. In fact, there may be an old vintage steam locomotive sitting there for inspection, or at least a caboose or boxcar.

They'll trace the excavated brick platform that surrounded the depot, extending well beyond the building to the east and south to accommodate passengers and baggage. They will examine the original yellow brick and read the names on the replacements to see just how many people have supported the restoration project throughout the years.

Folks dressed in period costumes – like railroad conductors, engineers and brakeman – will tell them about the history of the depot and of the railroads, how the trains were scheduled, how the little steam engines ferried their precious cargo of gold ore from Cripple Creek and Victor down to the mills in Colorado City, and how Divide grew as a community and played an important role in that history.

There will be music, craft booths, tents and children running around. There'll be kiosks to read (one erected by Eagle Scouts) and delicious junk food to eat. And souvenirs may be purchased in the depot annex. It will be a regular Chautauqua.

And the celebration will be called "Midland Days!"

Ken Blanchard, co-author of *The One Minute Manager*, wrote that "a goal is a dream with a deadline." The restoration of the Midland Depot at Divide, along with the historic property that surrounds it, has been a dream of many dedicated people for a long time; people who have a fierce love for Teller County history, particularly its railroad history. It is a dream that has taken more than a decade to develop and grow. Soon, by this summer, restoration work will begin on the old depot, starting first with the foundation, marking the first physical beginning of that dream - with a deadline of transforming the Midland Depot from a dilapidated old relic into an interpretive site, visitor's center and a "history park" – into a community asset within the *next* decade.

See past issues of Pikes Peak Country at <http://www.davidmartinekcb.com>

A vision of Midland Days -

The Midland Depot at Divide was an integral part of the railroad transportation system in the Ute Pass region for over 60 years. Thousands of passengers and tons of ore and freight passed by its unique double bays. Those days are gone forever, but their legacy can be honored by preserving one of the last remaining symbols from that time.

Preserving the Midland Depot at Divide is a logical goal to conserve and maintain a historical site, and to protect it as part (or perhaps the center) of our regional heritage for future generations – and for future generations of “Midland Days.”

Currently, the precursor to the Midland Days vision is the third iteration of the *Midland Days Symposium* scheduled for Saturday, April 7, 2012, at the historic John Wesley Ranch south of Divide. The Teller Historic and The Environmental Coalition (T.H.E. Coalition) and the Divide Chamber of Commerce will once again be co-sponsors.

The 2012 version of this annual event will include conversations about the last days of both the Colorado Midland Railway and the Midland Terminal Railroad. Plenty of historical photos will be shared charting the overall route of both railroads, as well as images of the last Midland Terminal train to run in February, 1949. A special focus will feature the crew that removed the tracks afterwards. In addition, other presentations will discuss special aspects of railroad operation. AND, there will be a few exciting surprises.

Seating is limited. Advanced reservations, at \$50.00 per person, are strongly encouraged. Reservations should be made on or before March 30, 2012 by calling David Martinek at 719-687-1516 or emailing him at MidlandDays@yahoo.com. The cost of attendance may be paid in advance by mail or upon arrival (checks or cash please). Attendance without advance reservations may also be purchased the day of the event at the door for \$60.00, where seating is available. Lunch is included.

All contributions are tax deductible in support of the Midland Depot at Divide Preservation Project.

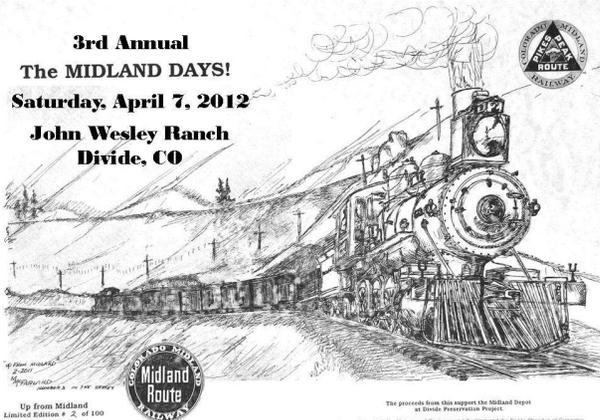
Presentations, interviews and conversations about “Midland” railroad history will occur between local author and historian, **Mel McFarland**, and local historians, **Art Crawford** and **Tom VanWormer**, and with **Jan Collins**, Director of the Cripple Creek District Museum. **David Martinek**, T.H.E. Coalition Chair, will moderate the discussions and be presenting, as well. Special “guest” presenters are also planned.

Those purchasing advanced reservations will receive a limited-edition railroad print, courtesy of Mel McFarland. Additional copies of the print, and prints from past symposiums, as well as a number of other railroad oriented premium items will also be for sale.

The John Wesley Ranch, operated by the First United Methodist Church in Colorado Springs, has graciously opened their lodge facilities to host the symposium – for the third year in a row. The ranch is located south of Divide at 21285 Highway 67 just before the entrance to Mueller State Park, and just a few yards from the old Midland Terminal railroad grade. Plenty of parking is available adjacent to the lodge. DM

“Up From Midland” contributed by Mel McFarland

**3rd Annual
The MIDLAND DAYS!
Saturday, April 7, 2012
John Wesley Ranch
Divide, CO**



Up from Midland
Limited Edition # 2, of 100

The proceeds from this support the Midland Depot
at Divide Preservation Project.
Sponsored by the Teller Historic and Environmental Coalition and the Divide Chamber of Commerce

Learn of the last days of both “Midland” railroads. See presentations and historical photos about other aspects of railroad operation. Live interviews and a few surprises!

The 3rd Annual “MIDLAND DAYS SYMPOSIUM” - better than ever!
(conversations about “Midland” railroad history)

Featured Presenters:
Mel McFarland, Jan Collins, Art Crawford, Tom VanWormer
Moderating and presenting: David Martinek
Special Guest: Paul Bowman

Saturday, April 7, 2012 - 9:30 am to 3:30 pm
Hosted by the John Wesley Ranch - Divide, Colorado
(21285 Highway 67 South, just before Mueller State Park)

Advanced Reservations: \$50.00/person (includes lunch); \$60 at the door.
Reserve your seat today! R.S.V.P. by Friday, March 30, 2012

Call: (719) 687-1516 or Email: MidlandDays@yahoo.com

Proceeds benefit the Midland Depot at Divide Preservation Project
Co-Sponsored by the Teller Historic and Environmental Coalition and the Divide Chamber of Commerce

The Teller Historic and Environmental Coalition is a 501(c)(3) nonprofit corporation formed in 2000 (EIN 84-1552939). T.H.E. Coalition’s mission is to facilitate preservation of the historic, environmental, recreational and scenic resources in and around Teller County, and to broaden public understanding regarding the significance of those resources.

The Divide Chamber of Commerce, a partner of T.H.E. Coalition, is a 501(c)(6) non-profit corporation supporting local businesses in the Divide community.



The Coldwell Banker 1st Choice Realty office is located at 18401 E. Highway 24 in Woodland Park, Colorado - about 14 miles west of Colorado Springs. The brokerage is a residential realty specializing in improved properties and vacant land, and some commercial properties. Our main office telephone number is: (719) 687- 0900. Our fax number is: (719) 687-0488. Our website is: www.1stchoicerealtycb.com. Email us at: info@1stchoicerealtycb.com.

Dave's Buyers' Guide

Cabins, second-homes and land specials from Coldwell Banker 1st Choice Realty

Prices and status effective as of February 29, 2012



\$459,500

570 Pembroke Dr, Woodland Park Fine Living - Exquisite custom home in the Reserve at Tamarac. 1.66acre lot is landscaped. 4BR/4BA/3GAR with 3514 S.F. Main level living, cultured stone FP in living room. Another FP in the master BR. Luxurious! #734444

What is "owner-carry financing?"

An owner-carry real estate sale is one where the seller acts as the lender and carries a mortgage on the property for the buyer, based on an agreement between the parties. The reason for using owner-carry financing is to accommodate buyers with correctable credit issues but with verifiable income and ability to purchase, and to provide an affordable monthly payment. Typically, a significant down-payment is offered by the buyer to cover closing costs, agent commissions and an incentive amount for the seller.

The sale is based on a simple loan arrangement at an acceptable percentage rate of interest and amortized over a specific term, perhaps for 10 to 15 years or longer, but usually with a balloon payment at a certain shorter date. The balloon payment anticipates that the buyer's credit will improve and qualify him/her to finance the remainder of the note from a third-party lender.

To inquire, email or call 719.687.1516

(Martinek Team listings are BOXED)



\$418,900

1340 Masters Dr, Woodland Pk Custom Home! 4BR/4BA/2GAR, 3940 S.F. on 0.38 acres. Gourmet kitchen w/ island, cherry cabinets. Lot of windows, floor to ceiling FP! Large lower family room for games & entertaining. #764018



\$324,900

2505 CR 42, Florissant Easy Rancher! 4BR/3BA/3Gar, w/ 3511 S.F. on 2.28 acres. Main level living, vaulted ceiling, gas FP, great floor plan, large deck. Land fire mitigated. 21,500 gal. cisterns. 5 acres sold separately #762821



\$243,000

881 CR 32, Florissant Lake George! 3BR/3BA/0GAR and 2894 S.F. on 5.82 acres. The kitchen floors, cabinets, appliances updated 2008. New roof. Cozy pellet stove in living room. Land is fenced & crossed fenced. #752536



\$149,900

453 Willow Rd, Divide Remodeled! Renovated top to bottom. 2BR/2BA/1GAR and 1408 S.F. New roof, decks, hardy board siding. New floors, bathrooms, paint and FP. Main level master BR. Convenient easy access; a great mountain home. #781124



\$149,900

357 Kutsu Ridge Dr., Florissant Handyman! 2BR/1BA/2GAR, 1152 S.F. on 0.7 acre. Rustic home, nicely treed lot. A great summer home for someone willing to complete some interior carpeting and trim work. All the basics are here, just waiting for you. #775507



\$145,900

Under Contract

127 West Street, Cripple Creek Step back in Time. 1909 renovated log home in Knob Hill area. 2BR/1BA/1GAR, 1268 S.F. on 0.22 acres. Natural wood beams, T&G ceiling, loft bedrooms, modern country kitchen. Family room added recently. Beautiful! #723177



\$33,900

127 Carlton Cir, Florissant Building Plans! This 2.04 acre lot is ready to go. Perc test done, fire mitigation trees cut, building plans available. A well permit is waiting. This is a beautiful parcel overlooking the CME valley. A dream lot for a dream home.



\$19,900

2847 N. Mountain Est. Florissant Two Lots! Two adjacent lots on a corner that total 1.18 acres. Several building sites are among the many Ponderosa and Fir trees. A selective build produces a great view of Pikes Peak.



\$15,000

317 Blue Spruce Dr, Florissant Scenic! 1.61 acres lot with the building sites is on the ridge line. Then the lot slopes severely down to Four Mile Road. View of the Dome Rock area. Secluded and very private. #756145



\$16,000

1001 S. Mtn Est. Rd, Florissant Meadow! Two acres of meadow and trees and some nice building sites in beautiful Colorado Mountain Estates, south of Florissant. Easy access to nearby Fossil Beds and Cripple Creek. #530773



\$16,000

2856 Blue Mesa Dr., Divide Fronts Water! This heavily treed lot in Highland Lakes (1.67 acres) slopes down to Beaver Lake No. 2. Strategic tree cuts will make room for a driveway and a building site. See this beautiful lot. #457747

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