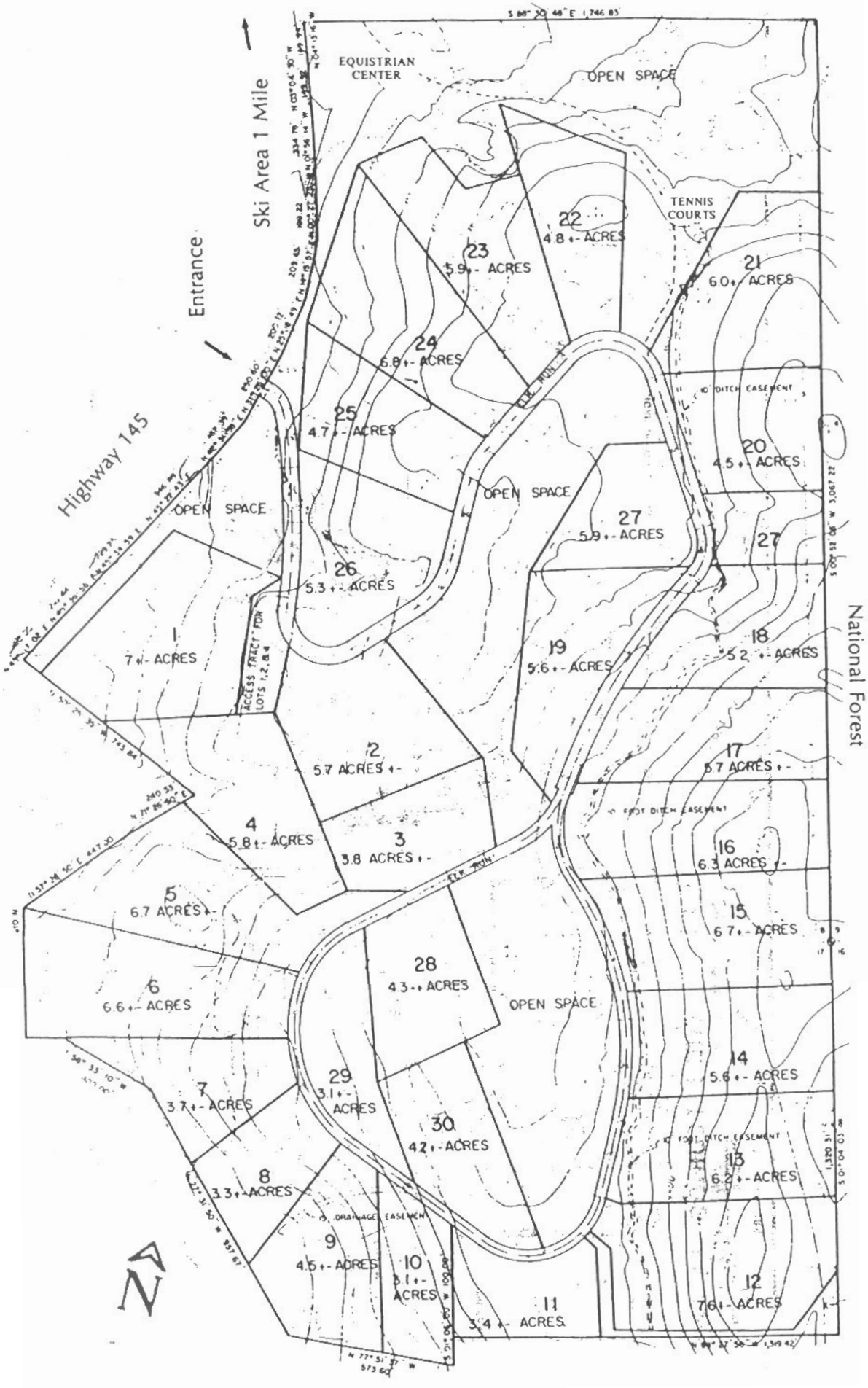ELK RUN RANCHES