



Binckley Gulch Overlook, Fremont County, Colorado, 156.00 Acres

\$995,000

- Agriculture, Big Game, Equestrian, House, Upland Bird

This spectacular mountain ranch is located only 30 minutes to Canon City, Colorado and 15 minutes to the Royal Gorge attractions and the Arkansas River. Colorado Springs and its commercial airport is only 90 minutes from the ranch. The land consists of 156 acres of rolling meadows and wooded ridge top which drops into rugged and picturesque canyon land. A magnificent 5,000+ square foot custom home is tucked into the trees and overlooks wooded hills, meadows, and snow capped mountains. This unique contemporary ranch home offers an open lodge style concept with an expansive deck for entertaining friends and family. Binckley Gulch Overlook could easily be used as a family lodge, corporate retreat, equestrian ranch, hunting, recreation, second home or retirement. There is no HOA or restrictive covenants. The custom ranch home was built in 2006 and carefully designed by the owners to maximize the tremendous views to the south and west. It has an open and spacious floor plan with a massive floor to ceiling fireplace in the great room. The modern gourmet kitchen was built for entertaining large groups and features granite counter tops and stainless steel appliances including a Sub-Zero refrigerator, Wolf gas cook top, U-Line wine and beverage cooler, and a Thermador double oven. The ranch is a recreational haven for many activities. Enjoy hiking, ATV use, camping, hunting, shooting, horseback riding and more. The ranch is in the heart of South Central Colorado. Day trip recreational attractions might include a visit to Cripple Creek or Salida, rafting or fly fishing on the Arkansas River or riding the Pikes Peak Cog or Royal Gorge Railroads. The slopes of Monarch Mountain are an easy drive for skiing in the winter time. Though it does not directly touch public lands it is only several miles to thousands of acres of BLM lands for further recreational activities.

Main Info

- Postal / Zip Code : 81212
- Lot Size Acres : 156.00 Acres
- State / Province : Colorado
- Dwelling : Yes
- County : Fremont
- Closest City :

Home Info

- Year Built : 2006
- Baths : 3
- Bedrooms : 4
- Half Baths : 1
- Elevation : 8400

Taxes

Tax Year : 2017

Estimated Taxes per year are \$2,600.00

Broker Info



Jeff Switzer

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Co-listing with: 21, 99

Jeff Switzer founded Rocky Mountain Ranch & Land to realize his vision and passion for the land. He brings over 25 years of experience to the real estate business and his love of the land and the outdoors extends through his business practices. He has been a licensed real estate broker in 5 states and currently holds active licenses in Colorado and Florida. He has worked in every facet of the recreational land business including acquisitions, sales & marketing, land planning, entitlements, and development and has held senior executive positions for several nationally recognized real estate companies. His experience has taken him to every region of the United States and since 1995 he has acquired or managed the development and sale of numerous ranch and recreational properties throughout Central and Southern Colorado. Jeff has successfully navigated complex real estate transactions involving land use issues, conservation easements, mineral and water rights, livestock, ranch management, grazing and hunting leases, family trust and partnership issues, project financing, and negotiations with State and Federal agencies. Furthermore, as a principal in many of these transactions, Jeff is acutely aware of identifying the best values in the real estate market for buyers and the latest and most innovative marketing strategies for sellers.

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