



Bugling Elk Ranch, Custer County, Colorado, 240.00 Acres

\$1,075,000

- Big Game, Equestrian, House, Upland Bird

Set in the gorgeous high alpine country between Rye and Wetmore, Colorado, this scenic 240 acres offers ultimate privacy, trophy hunting, and a historic past. The ranch was used as a filming location for two Hollywood movies. æVengeance Valley starring Burt Lancaster was filmed on the property in 1951 and the æOutcast starring John Derek in 1954. This property is the one of the oldest recorded homesteads in Custer County and remnants of the old homestead buildings are seen today. The property is does not currently have any conservation easements but would be an excellent candidate for one in the future if desired. The ranch is located just of Highway 165 and approximately 45 minutes southwest of Pueblo, Colorado. The land is classic Colorado high alpine country with lush meadows, aspen groves, spruce and pine forest, beautiful wild flowers, a mountain creek and active spring. There are spectacular mountain and valley views in many locations and and several miles of interior roads to access all portions of the ranch. Properties in this area are held in families for generations and rarely come on the market. The ranch has a small rustic hunting camp with 3 bedrooms and 1 bath and has electricity, telephone and a state permitted well. The camp also has an attached workshop, storage area and carport. In addition there is a large detached metal barn for vehicles, tools and equipment. Entrance to the ranch is gated and locked. Numerous building sites exist for a new cabin or lodge with easy access to electric. Mule deer, bear and turkey are seen regularly in and around the property and elk herds are often seen grazing in the meadows during early morning and early evening hours. The terrain, water resources, forage, and protective bedding areas on this ranch combine to create the ideal elk habitat. On several visits to the property during the fall months, bulls were heard bugling down the timbered hillsides.

Main Info

- Postal / Zip Code : 81253
- Lot Size Acres : 240.00 Acres
- State / Province : Colorado
- Dwelling : Yes
- County : Custer
- Closest City : Wetmore

Home Info

- Building Features : Barn
- Elevation : 9000

Taxes

Tax Year : 2017

Estimated Taxes per year are \$220.00

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 30 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. 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. He is a member of the Pikes Peak Association of Realtors, National Association of Realtors, the Realtors Land Institute, and has also earned the prestigious Accredited Land Consultant designation.

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