



Wet Mountain Ranch, Custer County, Colorado, 346.00 Acres

\$1,985,000

- Big Game, Equestrian, House, Off-Road, Pond, Stream/River, Timberland, Upland Bird, Wildlife Viewing

The Wet Mountain Ranch is set in the gorgeous high alpine country just southwest of Wetmore, Colorado. This 346 acre property offers a multitude of recreational activities and complete seclusion. The property lies along the slopes of Rudolph Mountain and adjoins the San Isabel National Forest on its northern and eastern boundaries. This part of the National Forest is inaccessible by the public which offers this ranch its own private use of 1,000's of acres of additional high alpine country. The land is classic Colorado high alpine country with lush meadows, aspen groves, spruce and pine forest, beautiful wild flowers, a mountain creek, pond, and active springs. The tree cover is diverse and consists of Aspen, Douglas Fir, Spruce, Ponderosa and Bristlecone Pine. There are spectacular mountain and valley views in many locations 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. This property is extremely unique and there are many possibilities here including family legacy ranch, hunting property, horses, ATV use, camping, or building additional cabins. Come see and experience Wet Mountain Ranch...once you are here you will never want to leave!

IMPROVEMENTS:

- Three-bedroom, two bath cabin built in 2008 with approximately 1,400 square feet, 80 gallon hot water tank, radiant heat with separate thermostats in each room, wood burning stove, insulated crawl space under first floor, 500 gallon buried propane tank, hot tub, and septic system. Modern kitchen including gas cook top, oven and micro-wave.
- Two-bedroom cabin (including loft) completely renovated in 2005 with approximately 1,000 square feet, 40 gallon hot water tank, baseboard heat with separate thermostats in each room, wood burning stove, 250 gallon propane tank, and septic system. Modern kitchen including gas cook top, oven and micro-wave.
- 1,500 square foot steel building for equipment, tools, and vehicles. 14 x 14 overhead door, fluorescent lighting, fuel storage cabinet with external venting, exhaust fan, and air compressor.
- Electrical: Underground system with 300 amps service.
- Water: 15 GPM well serves both cabins.
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WILDLIFE AND RECREATION:

- The land is located in Game Management Unit 84 and shares its northern and eastern boundaries with the San Isabel National Forest. Mule deer, bear, Ptarmigan and turkey are seen regularly in and around the property and elk herds are often seen grazing in the meadows and around the pond 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. The Ranch is currently enrolled in the the Landowner Preference Program (LPP) allowing for the potential to obtain additional game tags each year. Equestrians would love this property as there are old trails running through most of the property offering a scenic area for riding horses. Wet Mountain Ranch is protected by a conservation easement held by the San Isabel Land Protection Trust. The conservation easement allows for all uses that are normal and customary for mountain ranches and even offers the flexibility to build additional cabins.

Main Info

- Street Address : 2150 HWY 165
- Lot Size Acres : 346.00 Acres
- Postal / Zip Code : 81253
- Dwelling : Yes
- State / Province : Colorado
- County : Custer
- Closest City : Wetmore

Taxes

Tax Year : 2017

Estimated Taxes per year are \$1,450.00

Broker Info



Jeff Switzer

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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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