



**Red Canyon Ranch, Huerfano County, Colorado, 280.00 Acres**

**\$550,000**

- Agriculture, Big Game, Equestrian, Off-Road, Water Rights, Wildlife Viewing

Red Canyon Ranch is a private mountain land holding tucked up against thousands of acres of BLM and Wilderness lands. The beauty of the ranch was evident to the Native Americans who once recognized this area as a spiritual place. Hike around the land and you will understand why, with its hidden canyons, soaring rock walls and sweeping southern Colorado views which include the Spanish Peaks, Sheep Mountain and the Sangre De Cristo Range. Artifacts have been discovered in and around the land and in caves located on the adjoining BLM land. Step back in time as you observe remnants of old stone buildings once used by early homesteaders. An old spring has been developed to supply water year-round to livestock and game. This is a multi-generational land holding which has been owned in the same family for over 50 years and it is the first time it has been offered to the market. The land is a combination of meadow areas and native grasses, colorful cliffs and rock walls, wooded ridges, and canyon areas. The ranch consists of 280 deeded acres which is surrounded on 3 sides by BLM lands which also adjoins the Greenhorn Wilderness. The ranch would be an ideal set-up for a recreational cabin, camping, hunting, ATV use, shooting, horseback riding, hiking, rock climbing, and more. Land holdings of this size that border wilderness areas are rare to find and this property has no covenants and is not part of an HOA.

**Main Info**

- Street Address : County Road 622
- Lot Size Acres : 280.00 Acres
- Postal / Zip Code : 81040
- Dwelling : No
- State / Province : Colorado
- County : Huerfano
- Closest City : Gardner

## Broker Info



### **Jeff Switzer**

**Rocky Mountain Ranch & Land**

**(P:) 719-471-3131**

**(M:) 719-963-2513**

**jswitzer@rmranchland.com**

**rmranchland.com**

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. 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.

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