



## **Buena Vista Ranch, Fremont County, Colorado, 201.4 Acres**

**\$2,975,000**

- Agriculture, Big Game, Equestrian, Timberland, Wildlife Viewing

The Buena Vista Ranch represents its name well with majestic views of Pikes Peak and the Sangre De Cristo Range. The ranch encompasses over 800 acres of usable Colorado high country terrain. This expansive ranch includes a log home in mint condition, large metal utility building/workshop, and a pole barn with hay storage. This is one of the most unique ranches you will find on the market today in the central Colorado mountains. The diverse 201 acres is a combination of timbered ridges and scenic high mountain pasture. Portions of the property are fenced to allow for livestock and horses. The ranch also holds an exclusive recreational lease on the adjoining 640 acres of State land. Recreational leases are not assignable or transferable to the purchaser. A purchaser would have the opportunity to apply for a new recreational lease if desired. The log home has an old world lodge feel with a floor to ceiling moss rock fireplace and a massive outdoor deck area. The ranch sets up well for large family uses, cattle and horses, trophy hunting, hiking, ATV use and more! The Ranch is located less than 90 minutes west of Colorado Springs and 35-40 minutes to both Canon City and Woodland Park, Colorado and can be accessed on a year-round basis. Recreational activities are numerous in this area and include easy drives to Cripple Creek, the Royal Gorge, Arkansas River, and Eleven Mile Canyon. Enjoy a train ride, white water rafting, world class fly fishing, gambling, antique shopping, and local dining all within 1 hour or less from the Ranch. In the winter, Monarch, Breckenridge, Ski Cooper are all within 90 minutes of the property for skiing and snowboarding.

The home is a custom built full round log structure with 3 bedrooms and 4 bathrooms. From the impressive entry to the open floor plan, it is ideal for entertaining family and friends. Walk out on the massive deck space and admire the spectacular views or star gaze in the dark skies when the sun goes down. The kitchen features a huge stone and granite counter island and gas cook top. There is plenty of storage with a large walk-in food pantry. Walls of windows with incredible views, hardwood floors, and a monster moss rock fireplace add drama to the living and dining areas. The deck wraps around 3 sides of the home and you can warm-up in the spacious hot tub after a long day out on the ranch. The lower level features a casual atmosphere, cozy and fun wet bar, fireplace, game area, and a guest room and bath. The lower level also has a reloading room and storage area. Outdoor entertaining includes a lower level landscaped area complete with a large fire pit area and cascading waterfall. Have a cowboy campfire, enjoy a glass of wine, and tell tall tales of life on the ranch!

The land is located in Game Management Unit 581 and currently holds an exclusive recreational lease on the adjoining 640 acres of State land. A new owner would have an opportunity to obtain a new lease subject to an application process with the State of Colorado Land Board. More information is available upon request. The State land also adjoins additional BLM

land. GMU 581 allows for OTC licenses for elk for archery and 2nd and 3rd rifle seasons. GMU 581 also has a 5 month private land only, cow elk season. The terrain, water resources, forage, and protective bedding areas on this ranch combine to create premium elk and mule deer habitat. Elk and mule deer are often seen in large numbers on this ranch and also on the State and BLM land. The ranch also qualifies for the Landowner Preference Program. For equestrians, Buena Vista Ranch offers some of the most diverse and scenic mountain terrain in Colorado. The ranch has fenced acreage and a sizable pole barn that could be expanded if desired.

### Main Info

- Street Address : 560 Cap Rock Drive
- Lot Size Acres : 201.4 Acres
- Postal / Zip Code : 81212
- Dwelling : Yes
- State / Province : Colorado
- County : Fremont
- Closest City : Canon City

### Home Info

- Square Feet Main House : 3904 square feet
- Baths : 4
- Bedrooms : 3

### Taxes

Tax Year : 2021

Estimated Taxes per year are \$3,640.00

### 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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