



The Headquarters at Currant Creek, Fremont County, Colorado, 191.00 Acres \$825,000

- Agriculture, Big Game, Equestrian, House, Pond, Stream/River, Upland Bird, Water Rights, Wildlife Viewing

Unique opportunity to own an irrigated working ranch in the Colorado mountains bordering BLM land. The property includes 191 acres of deeded ground and 2,600 acres of leased grazing acreage. This ranch once served as the headquarters for the Christopher Ranch and historical structures are seen throughout the ranch including an old homestead cabin dating back to the 1800's. The brick ranch home was built in 1967 and has 4 bedrooms and 3 bathrooms. The home has been well maintained and updated throughout the years and is move-in ready. Outbuildings include historic barns, loafing sheds, and piped working corrals. The ranch would comfortably support about 30 head on a year-round basis. Dependent on the use of the bordering BLM allotment and private grazing lease this number could easily be increased. The current owner runs a modest number of cattle on the property. Furthermore, the ranch comes with productive water rights which have historically irrigated 20 acres of meadow and water has consistently run throughout the spring, summer and fall months. Hunting on this ranch is tremendous with some of the largest mule deer bucks you will see in central Colorado, as well as, elk, bear and turkey. The Headquarters at Currant Creek offers numerous options as a small working ranch, horse ranch, second home or hunting property.

The Headquarters at Currant Creek is located only 25 minutes northwest of Canon City, Colorado in Fremont County. Canon City is home to a number of world-class activities and attractions, including the Royal Gorge Railroad, the Royal Bridge & Park, and the Winery at Holy Cross Abbey. Canon City offers plentiful shopping, restaurants and medical services. The ranch is also easily accessible from the major Colorado cities without crossing mountain passes. Denver is 2.5 hrs – Colorado Springs – 1.5 hrs. and Pueblo – 1.15 hrs. from the Ranch. The area around the property continues to maintain its rural charm, western heritage, and ranch country feel. The property is a recreational base for many activities with over 300+ days of sunshine and fresh mountain air. Enjoy horseback riding, hiking, ATV use, camping and hunting on the ranch or the bordering BLM. The BLM land provides ideal bedding and cover for elk and mule deer. In the early

morning or early evening hours it is not uncommon to see herds of elk and deer move out of the BLM land on to the ranch meadows. The ranch is located in GMU 581 and elk tags are available over-the-counter for archery and 2nd and 3rd rifle seasons. Because the land exceeds 160 acres in size, the property can be enrolled in the Landowner Preference program allowing for additional game tags to be drawn each year. Horse enthusiasts would love this ranch as there is plenty of room to ride on the ranch or up into the bordering BLM land. The BLM land is thick with old growth ponderosa pines, mountain meadows and rock outcroppings. Day trip recreational attractions might include a visit to the Royal Gorge or world class white water rafting or fly fishing on the Arkansas River only 20 minutes away. In winter months take a 90-minute day trip to Breckenridge or Monarch Mountain for skiing and snowboarding fun.

The Ranch has a designated BLM allotment of approximately 1,000 acres and a private grazing lease of approximately 1,600 acres. Combined this adds 2,600 acres of land to the property for grazing purposes. The Ranch is protected by a conservation easement held by the Colorado Cattlemen's Agricultural Land Trust. The purpose of the easement is to protect the land and its historical ranching legacy. The conservation easement is very favorable and allows for all uses that are normal and customary for mountain ranches and also allows for the construction of an additional residential home, barns and other agricultural outbuildings. Curren Creek runs the length of the property and is a seasonal creek which is dependent on snow pack run-off and rains in the spring and summer. It serves nicely to sub-irrigate grasses and as a water source for cattle and horses and is also an important water resource for wildlife. The ranch has decreed ditch rights which supply irrigation water through a head gate, pipeline, and concrete ditch system. Water is stored in a small pond and released and distributed for irrigation purposes. This water has been historically used to irrigate 20 acres of hay pasture. In addition, the ranch has (2) state permitted domestic wells which allow an owner the right to use this water for in-house use, watering livestock and irrigation of up to 1 acre of land.

Main Info

- Street Address : 10220 State Highway 9
- Lot Size Acres : 191.00 Acres
- Postal / Zip Code : 81212
- Dwelling : Yes
- State / Province : Colorado
- County : Fremont
- Closest City : Canon City

Taxes

Tax Year : 2021

Estimated Taxes per year are \$2,654.00

Broker Info



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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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