



Huerfano River Canyon Ranch, Huerfano County, Colorado, 10,130.00 Acres \$12,400,000

- Agriculture, Big Game, Equestrian, Income producing, Off-Road, River Frontage, Stream/River, Upland Bird, Wildlife Viewing

The Huerfano River Canyon Assemblage represents an opportunity to own a ranch in Southern Colorado which is reminiscent of the large ranches of the old west. Land holdings of this size and nature are very rare and certainly incomparable in the western US. The assemblage encompasses two large private ranch holdings comprising 10,130 +/- acres and includes over 11 miles of frontage along the Huerfano River and Canyon. Remnants of prehistoric art, rock shelters, and fire rings are seen in this picturesque canyon.

Historically, the land has been operated as a working cattle ranch for generations, but also offers premium hunting, horseback riding, and other recreational opportunities. The ranch offers diverse geographic characteristics including a scenic and wild river canyon, wooded ridges and buttes, hidden valleys, mesa land, rock formations, springs, and native prairie. When you reach the top of this ranch you can see the entire southern ranges all the way to New Mexico. The views are stunning and include the Spanish Peaks, the Sangre De Cristo Range, Greenhorn Mountain and Pikes Peak. The high point of this ranch known as Turkey Ridge is one of the most prominent mesa formations in Southern Colorado. Tree cover includes pinon, cedar, juniper, oak brush, cottonwoods, and other riparian vegetation along the river. The ranch completely surrounds 760 acres of BLM land and with no public access, has private use of these lands as additional hunting and recreational ground. This property is extremely unique and there are many possibilities here including a family legacy ranch, hunting ranch, future development, corporate retreat, conservation easement, cattle ranch, or horse property.

Building Improvements: Three-bedroom, two bath modular ranch home built in 1996 with approximately 2,000 square feet of living space and two car attached garage. In addition, there is a 40 x 50 Cleary built barn with attached 12 x 50 pole shed and corrals. The home will need some renovation work and could be upgraded to serve nicely as a headquarters or

hunting camp for a new owner or serve as a residence for a ranch manager.

Wells, Water, Fencing: 11 +/- miles of winding Huerfano River Canyon along the western boundary of the ranch. This river drainage is ecologically diverse with sub irrigated grounds, riparian plant and animal life, and is a protective haven for bird life and big game. The ranch includes a productive well which feeds the home and miles of underground pipeline servicing livestock tanks throughout the property. A live spring also supplements the livestock water system. The steel tanks dispersed around the ranch have provided consistent water resources for wildlife and livestock management. The ranch is fenced and cross fenced.

Location: The Ranch is located approximately 18 miles northeast of Walsenburg, Colorado and is accessed via a gravel county maintained road and boasts end of the road, locked gate privacy. The property is easily accessible from the major Colorado cities without crossing mountain passes. Denver is 3 hours – Colorado Springs is 2 hours – Pueblo is 1 hour from the Ranch. The Ranch is currently leased and this lease could be extended to provide a consistent yearly income to a new owner.

Conservation Value: There are no conservation easements on this property, however, this property would be an ideal candidate for a conservation easement and has high quality conservation values.

Hunting and Wildlife: The ranch is located in Game Management Unit 128 which is a Plains Unit and is accessible during all seasons. The Huerfano River is a huge big game corridor. The terrain, water resources, forage, and protective bedding areas on this ranch combine to create outstanding habitat for elk, mule deer, white tail deer, antelope, and bear. Turkey and dove hunting are at a premium along the river drainage. A resident elk herd is present on the ranch and is seen often moving in and out of the river bottom. Unit 128 offers an extended six week over-the-counter season for bull elk from October 14 to November 26th. Numerous leftover C tags for cow elk are also available for this unit each year with a full five month season from September 1 to January 31. This area of southeast Colorado is known for producing trophy mule deer and pronghorn and many are seen regularly on the ranch. The ranch has been enrolled in the Landowner Preference Program (LPP) and has received multiple vouchers for mule deer and pronghorn in past seasons. Equestrians, ATV, or off-road enthusiasts would love this property as there are miles of old roads and trails running through most of the ranch.

Main Info

- Street Address : 13313 Co Rd 103
- Lot Size Acres : 10,130.00 Acres
- Postal / Zip Code : 81089
- Dwelling : Yes
- State / Province : Colorado
- County : Huerfano
- Closest City : Walsenburg

Taxes

Tax Year : 2022

Estimated Taxes per year are \$4,500.00

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 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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