

Rocking Chair Ranch

153.92 Acres

Fremont County, CO

\$1,790,000



HAYDEN  OUTDOORS.

Rocking Chair Ranch

TOTAL ACRES:

153.92

PRICE:

\$1,790,000

COUNTY:

Fremont County

CLOSEST TOWN:

Westcliffe, CO

Presented by



Twila Geroux

📍 Broker Associate, Licensed in CO

✉ Twila@HaydenOutdoors.com

📞 719.371.4344



HAYDEN OUTDOORS.
REAL ESTATE





No HOA, No Covenants, and No Conservation Easement!

Rocking Chair Ranch is a beautifully maintained home and an outdoor adventurer's dream on 154+ acres, nestled in the Arkansas River Valley of Colorado. The property includes an extraordinary custom home, a two stall, barn, huge shop and garage with two overhead doors and concrete floor.

Land

154+/- acres of beautiful high-country grassland, perfect for cows, horses, Elk, Mule Deer, Pronghorn, Bear, Bobcats and lots more wildlife! Gentle rolling hills, beautiful aspen groves, tall ponderosa pines and intermittent streams, multiple springs, four (seasonal) ponds and several trails meander through this land! This property also offers several great building locations. Underground power runs through the property making it ideal to build a family or corporate community.

Activities & Amenities

ATV/Off Road
Cattle/Ranch
Cycling/Mountain Biking
Equestrian/Horse Property
Hiking/Climbing
Hotel/B&B/Resort
House/Cabin
Hunting - Big Game, Small Game, Predator/Varmint
Natural Spring
Water Rights
Wooded

Land Details

Address: 4647 Co Rd 16,
Cotopaxi, Colorado 81223
Closest Town: Westcliffe
Total Acres: 153.92
Deeded Acres: 153.92
Leased Acres: 0.00
Zoning: Residential/Ag
Elevation: 9400
Topography: Gentle rolling
Pasture Acres: 150
Water Rights: Yes
8 registered springs with the Colorado
Division of Water.
Estimated Taxes: \$1,682.4 - 2021
Source of lot size: Assessor/Tax Data

Building Details

Homes: 1
Style of Home(s): 2 Story Ranch
Finished Sq. Ft.: 3864
Bedrooms: 4
Bathrooms: 3
Half Bathrooms: 1
Three Quarter Bathrooms: 1
Basement: None
Parking Types: Detached Garage, Driveway
Outbuildings: 2
Types of Outbuildings:
Horse Barn
Shop/Garage
Other Improvements: Entry Gate
Fence Type: Barbed Wire
Heating Systems:
Forced Air, Wood Stove
Waterfront Features:
Seasonal Pond
Exterior Features:
Mountain Views, Valley Views



Improvements

This beautiful five-bedroom – three-bathroom log home is located in the high country near Waugh Mountain north of Cotopaxi Colorado. It includes a nice 55'X25' shop with two tall overhead doors and room for two more. Aspen groves, creeks, and ponds decorate the rolling muscular mountains that make up this beautiful 154+/- acre property.

HOME

This two-level home has a nice mudroom area that extends into a beautiful sitting area that would also make a perfect game room or sitting room, which is approximately 55 feet by 12 feet. The large laundry room is located just off the mudroom and is complete with a washer & dryer.

A beautifully updated kitchen with a nice open floor plan consisting of a large granite-top island, bar seating area, and cabinetry above and below the granite counters make this kitchen a beautiful place to prepare meals for family or corporate get-togethers! Appliances included: Five burner gas range top, double electric ovens, dishwasher, trash compactor, microwave, and built-in ice-making machine. Views from the kitchen to the great room through the picture windows will leave you breathless with pond and mountain views.

The roomy master bedroom and bath are located on the main floor. Also on the main floor, you'll find the office and guest bath, both with huge views of the Sangre de Cristo mountains.

Downstairs is arranged comfortably with three bedrooms, a guest bathroom, and a walk-out family room. Three nice-sized storage/utility rooms finish out this very spacious basement.







OUTBUILDINGS

55'X25' shop – Two bays with room for five and tall enough to fit equipment and your RV, tractor, ATV, UTV, and workbenches.

2-Stall horse barn with lots of room for hay storage, a loafing shed and corral,

Recreation

Enjoy hunting elk, mule deer, and pronghorn on this property located in GMU 58.

Plenty of space to ride horses, hike, and ATV exploration





OVERALL FEATURES

- ATV/Off Road
- Cattle/Ranch
- Cycling/Mountain Biking
- Development Potential
- Equestrian
- Hiking/Climbing
- House
- Hunting–Big Game
- Hunting–Predator/Varmint
- Hunting–Small Game
- Hunting–Turkey
- Outbuilding/Barn/Shed/Shop
- Skiing/Snowmobiling/Snowsports

Water/Mineral Rights & Natural Resources

- 2 year-round ponds
- 2 seasonal ponds
- 8 registered springs with the Colorado Division of Water







General Operations

Included with the sale:

- 5320 John Deere diesel 64 horse tractor with bucket, backhoe, 6 ft. blade and 5 ft. box drag
- 2015 Polaris Ranger
- 2013 Polaris 500 ATV
- Most furnishings in the home

Region & Climate

Climate Averages

<u>Cotopaxi, Colorado</u>	<u>United States</u>
12.5 in.	38.1 in.
64.9 in.	27.8 in.
76.6 days	106.2 days
260 days	205 days
80.1°	85.8°
7.2°	21.7°
6.8	7
5.4	4.3
6361 ft.	2443 ft.



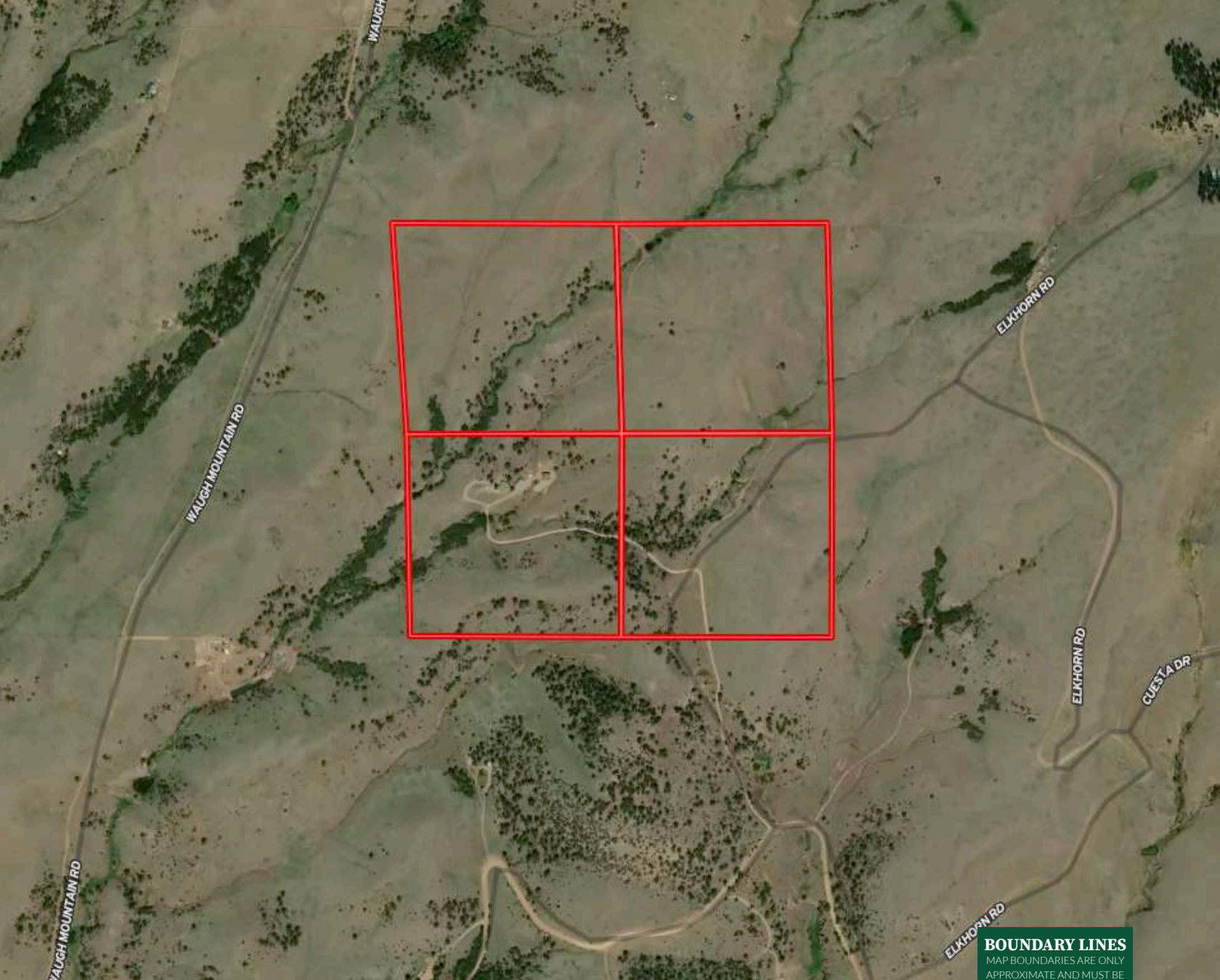


Location

Local Attractions

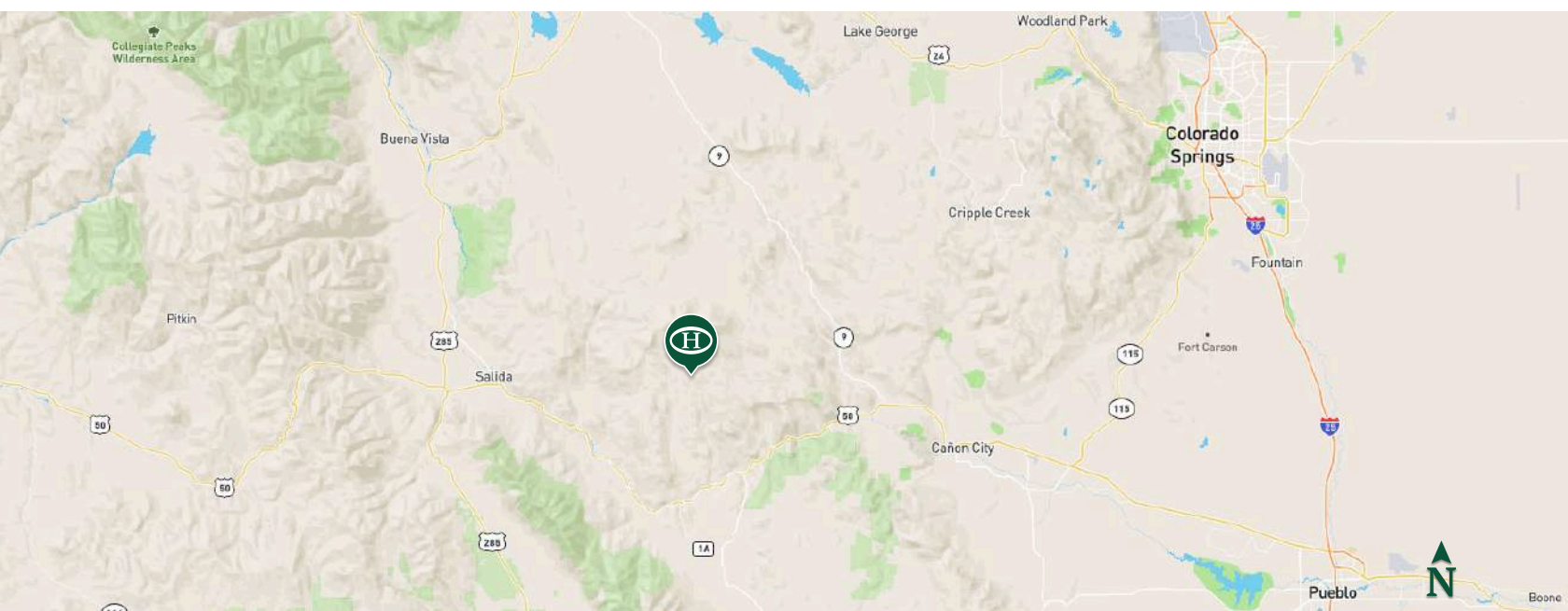
The Royal Gorge Region offers outdoor adventure, Old West history, and small-town hospitality. Nestled halfway between Canon City & Salida, it is 30-45 minutes from the Royal Gorge Bridge and Park, Royal Gorge Dinosaur Experience, great shopping, summer farmer's markets, and festivals and some of the very best white water rafting, fly fishing, hiking, mountain biking, horseback riding and outdoor experiences in the country. Monarch Mountain Ski & Snowboard Area is only 90 minutes (53 miles) from the property and offers one of the least crowded, family-friendly ski resorts with some of the best snow in the state!

Winter, Spring, Summer, or Fall – This is a fantastic place to retreat with your family & friends. Relax, breathe deeply & enjoy the quiet tranquility as well as the endless possibilities for outdoor adventure on the property & the Arkansas River.



 Boundary

BOUNDARY LINES
MAP BOUNDARIES ARE ONLY
APPROXIMATE AND MUST BE
VERIFIED FOR ACCURACY.





Hayden Outdoors

Buyer Process

BUYER QUALIFICATION: Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

PROPERTY SHOWINGS: With regards to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

REPRESENTATION OF OFFERS: Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

BROKER PARTICIPATION: Hayden Outdoors welcomes outside brokers to promote and sell our properties. We offer industry commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

EQUAL HOUSING: Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."



"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

Scan to see more
testimonials





**HAYDEN
OUTDOORS®
REAL ESTATE**

THE BRAND THAT SELLS THE *Land*®

Hayden Outdoors is a family-owned real estate company and brokerage with a background in the cattle and ranching business. In 1976, Leo Hayden founded the company as the Property Exchange, working with farms and ranches for sale near Hays, Kansas. The brokerage moved to Goodland, Kansas in 1981 and became Hayden Inc. In the late 1990's, Leo was joined by his two sons, Dax and Seth, to help grow the business in multiple states. In 2003, Hayden Outdoors was formed to represent sellers and buyers on farm, ranch, and recreational properties in the Great Plains and Rocky Mountains.

The team at Hayden Outdoors has grown and prospered to include over 200 brokers, agents, and an excellent full-time staff supporting the sale of rural land. Hayden Outdoors represents the finest farms, legacy properties, working ranches, hunting lands and recreational properties from coast to coast.

Over time, we have built our team to be composed of brokers and agents with experience and knowledge in their markets and an affinity to "Do what they say they will". Hayden Outdoors is about honesty and integrity with customers and a rich sense of land stewardship. We understand land, water, habitat, livestock, wildlife, minerals and what is necessary to maximize value for our clients. **We truly love the great outdoors!**

We are blessed to work with the owners and buyers of the farms, ranches and other fine recreational properties we represent, because it is still the diversity of owners over the years that make these places so special.

At Hayden Outdoors, we're proud to say that we only work with the **best** brokers and agents who are experienced farmers, ranchers & outdoor enthusiasts.

Hayden Outdoors, LLC

501 Main St.#A, Windsor, CO 80550 | 970.674.1990 | www.HaydenOutdoors.com

DISCLAIMER: Hayden Outdoors, LLC is a licensed real estate brokerage in multiple US states. For a complete list of states and territories, please visit HaydenOutdoors.com/About. © Copyright 2022 Hayden Outdoors, LLC. All information provided is deemed reliable but is not guaranteed and should be independently verified. Hayden Outdoors and its affiliates make no representation or warranties as to the accuracy, reliability, or completeness of the information, text, property boundaries, graphics or other items contained in this magazine.

The sale offering is made subject to errors, omissions, change of price, prior sale or withdrawal without notice.



HAYDEN OUTDOORS.
REAL ESTATE



866.741.8323 · www.HaydenOutdoors.com