

# Hidden Pines Equestrian Center

540.00 Acres

Elbert County, CO

\$4,500,000



# Hidden Pines Equestrian Center

TOTAL ACRES:

540.00

PRICE:

\$4,500,000

COUNTY:

Elbert County

CLOSEST TOWN:

Kiowa, CO



*Presented by*



**Jim Digby**

📍 Broker Associate, Licensed in CO, MT & WY

✉️ [JimDigby@HaydenOutdoors.com](mailto:JimDigby@HaydenOutdoors.com)

📞 303.883.8493



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## Property Summary

Hidden Pines Equestrian Center, formally known as Flyer Ranch Equestrian Center, located minutes outside of Kiowa Colorado on Comanche Creek, is a state of the art equine facility on 540 acres.

## Land

The land is a mixture of sub irrigated bottom lands along both sides of Comanche Creek, creek bottom with good stands of Cottonwood Trees and rolling hills with native grass rangeland. Included is 158 acres sub irrigated hay ground planted in Alfalfa. The balance is well maintained native pasture lands with scattered pockets of pine trees. There are several stock water dams located throughout. The terrain around the barns and arena is level. The creek meanders for one mile though the property with live water ponds and springs throughout and good cover.



## Activities & Amenities

ATV/Off Road  
Cattle/Ranch  
Development Potential  
Equestrian/Horse Property  
Farm/Crops/Ag  
Hiking/Climbing  
House/Cabin  
Hunting - Big Game, Predator/Varmint, Small Game, Turkey, Upland Birds & Waterfowl  
Income Producing  
Mineral Rights  
Natural Spring  
Outbuilding/Barn/Shed/Shop  
Pond/Lake  
Recreational Business  
Stream/River  
Waterfront  
State Hunting Unit: 105

## Land Details

Address: 26794 Maul Road,  
Kiowa, Colorado 80117, USA  
Closest Town: Kiowa  
Total Acres: 540.00  
Deeded Acres: 540.00  
Zoning: A  
Elevation: 6,600  
Topography: Rolling hills and Creek bottom  
Vegetation: Grass, alfalfa  
Tillable/Crop/Orchard Acres: 158  
Pasture Acres: 382  
Mineral Rights: Yes  
Income Type: Boarding, training, grazing, rentals  
Estimated Taxes: \$4,411 - 2022  
Source of lot size: Assessor/Tax Data

## Building Details

Homes: 4  
Style of Home(s): Ranch  
Finished Sq. Ft.: 6,535  
Bedrooms: 11 | Full Bathrooms: 10  
Basement: None  
Parking Types: Attached Garage  
Total # of Spaces: 4  
Outbuildings: 7  
Types of Outbuildings: Arena, Barn, Loafing shed, Loafing shed, Barn, Grain bin, Hay storage  
Other Improvements: Outdoor Arena  
Fence Type: Board fence, woven wire, and barbed  
Heating Systems: Boiler-HWBB, Electric Heaters, Fireplace, Forced Air & Wood Stove  
Waterfront Features: One mile of Comanche Creek with live water



## Improvements

Hidden Pines Equestrian Center is fully improved and ready to go for the horse enthusiast. Boasting as its keystone buildings are two unique buildings.

The first is an historic 40 foot by 80 foot gambrel roofed horse barn with a main level welcome center/club house with bathrooms and a kitchen area, offices and six 20 by 12 horse stalls and a wash rack. The upper level, in this historic building is an incredible 1,272 square foot two bedroom apartment.

The second keystone building is a 100 foot by 200 foot indoor riding arena with a stable area with twenty seven 12 by 12 horse stalls, one 24 by 12 brood mare stall, a tack room, wash rack, office and bathroom.

The property boasts three homes in addition to the apartment. The main home is a recently updated sprawling 2,382 square foot ranch style home with 4 bedrooms and 3 bathrooms and an attached two car garage. The second home is a gorgeously remodeled 2 bedroom and 2 bathroom Casita boasting 1,563 square feet of living space. The third home is a 3 bedroom and 1 bathroom updated home with an attached garage and boasts 1,319 square feet of living space.

Additional facilities include two loafing sheds, a shop, a grain bin and hay storage building. There are 5 wells on the property and 1 fence line shared well for a total of 6. Additionally, the ranch has several outdoor riding arenas, warm up arenas, paddocks and cattle working facilities and a set of corrals.





## Recreation

This ranch is absolutely ideal as an equine facility for events such as dressage, hunter jumper, reining, endurance, roping, team penning, ranch horse, trail or any equine discipline.

Hunting or wildlife viewing on the ranch includes mule deer, turkey, pronghorn, coyote, fox, dove and the occasional elk.

The ranch is located in Colorado game management unit 105. Elk tags are over the counter. The ranch qualifies for the landowner draw for deer and antelope. Other recreational opportunities on this 540 acres are endless including shooting, four wheeling, hiking and others.

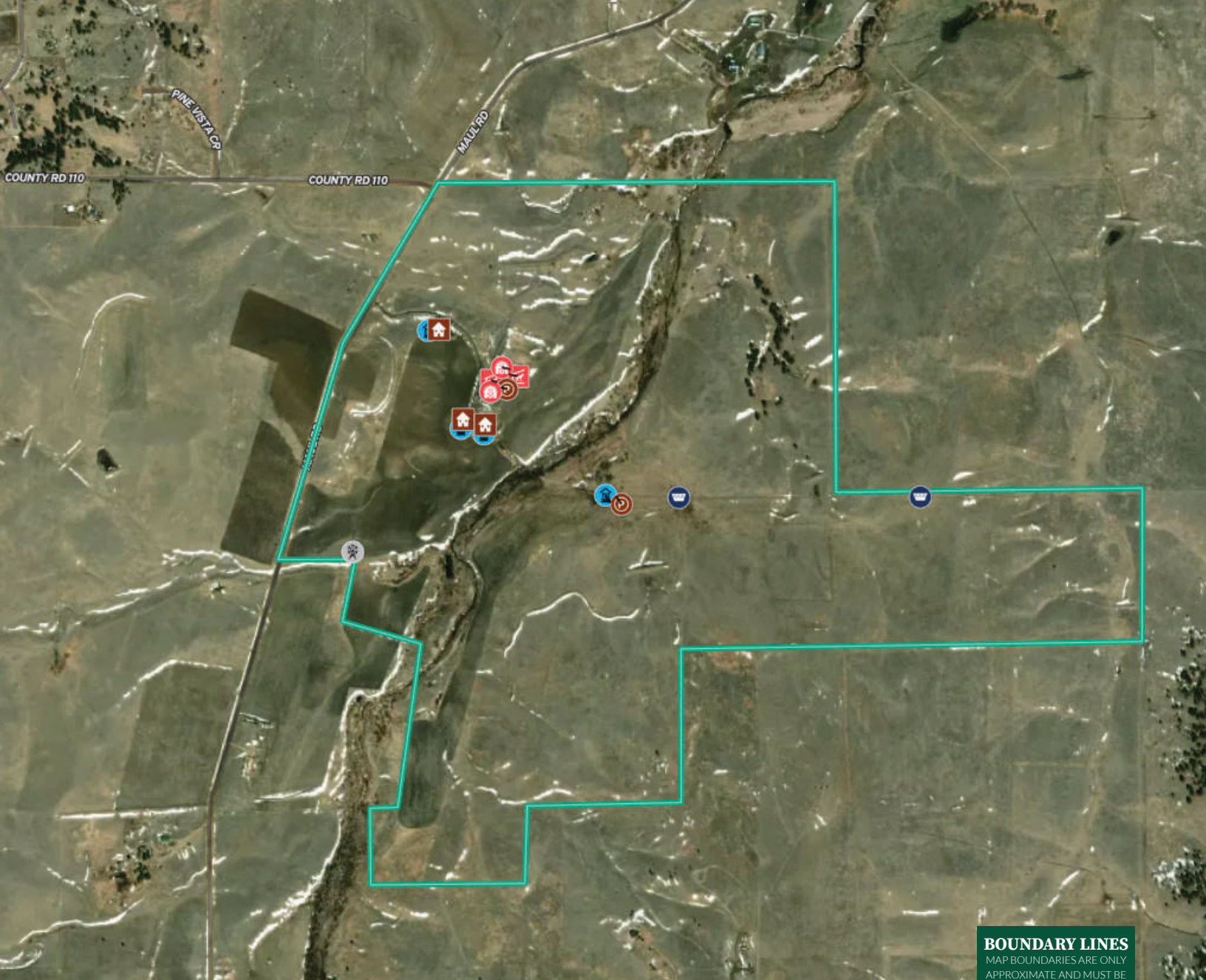
## Agriculture

The ranch is currently operated as a premier horse facility with plenty of stalls for boarders, arenas and trails. The property would be absolutely ideal for for a trainer, horse breeder, equine club, or riding facility. The ranch also operates as a cattle ranch. With plenty of pasture and calving cover, it is ideal as a winter calving ranch and headquarters. With 158 acres of sub irrigated and dry land alfalfa, it should produce enough annual hay for boarding horses or wintering cattle.

## Water/Mineral Rights & Natural Resources

The sellers mineral rights, if any, will convey. The aquifer water rights have not been determined, but are intact and available to do so by any wise buyer.





- Boundary
- Water Storage
- Pens
- Windmill
- Water Well
- Horse Stall
- Barn
- House

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





### **Region & Climate**

Kiowa and Elbert County Colorado is located southeast of Denver and northeast of Colorado Springs. The area is known for its beauty, rolling hills, pine covered hills and good native grasses. It is an ideal region for equine or cattle operations. Being within striking distance of the two largest Colorado metro areas, the region is ideal for the commuter or casual rancher as well as those who are pursuing these businesses full time.

The area is known for generally mild winters and warm summers. Average moisture is 18 inches per year.

### **Location**

The equine center is located 47 miles from the Denver Tech Center, 61 miles from Denver International Airport, and 45 miles from Colorado Springs. It is located 32 miles due east of Castle Rock, Colorado. Elizabeth Colorado, located 16 miles west has farm supply, grocery, fast food, restaurants, feed stores, churches, schools, hardware and all the amenities necessary.









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*- RICK STEINER, SELLER/BUYER*

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