

# Tobe Creek Mesa Ranch

+/- 3,623.00 Acres | Las Animas County, CO | \$7,850,000



HAYDEN  OUTDOORS.



# Tobe Creek Mesa Ranch

TOTAL ACRES:  
+/- 3,623.00

PRICE:  
\$7,850,000

COUNTY:  
Las Animas County

CLOSEST TOWN:  
Kim, CO

*Presented by*



**Greg Liddle**

📍 Broker Partner, Licensed in CO & NM

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

📞 970.946.0374



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## Property Summary

### Las Animas County's Tobe Creek Mesa Ranch

There is nothing close to this incredible recreational ranch opportunity, possibly the best value hunting ranch that has ever been offered? In Las Animas County CO, approximately 55 minutes east of I-25 and the Perry Stokes G5-capable Airport, lies the incomparable +/-3623 acres of Tobe Creek Mesa Ranch, in the very heart of the Mesa De Maya Range.





## Activities & Amenities

ATV/Off Road  
Farm/Crops/Ag  
Food Plots  
House/Cabin  
Hunting - Big Game, Small Game & Turkey  
Lodge/Resort  
Mineral Rights  
Outbuilding/Barn/Shed/Shop  
Pond/Lake  
Water Rights  
Wooded  
State Hunting Unit: 143

## Land Details

Address: 12630 CR 175, Kim,  
Colorado 81049, USA  
Closest Town: Kim  
Total Acres: +/- 3,623.00  
Deeded Acres: +/- 3,623.00  
Zoning: Ag  
Elevation: 5,500  
Topography: Hills, mesas, ponds  
Vegetation: Habitat feed areas  
Water Rights: Yes, Wells, water lines, drinkers  
Mineral Rights: Yes, Any/all owned  
mineral rights will be conveyed.  
Estimated Taxes: \$6,050 - 2023  
Source of lot size: Assessor/Tax Data

## Building Details

Homes: 2  
Style of Home(s): Barndominium & Ranch House  
Finished Sq. Ft.: 8400  
Bedrooms: 4  
Full Bathrooms: 6  
Basement: None  
Parking Types: Detached Garage  
Outbuildings: 1  
Types of Outbuildings: 40 x 40 barn/shop  
Other Improvements: Cleaning rack, new  
walk-in cold room and walk-in freezer





## Land

Tobe Creek Mesa Ranch was surveyed out of the +/- 13,000 deeded acres of the parent Tobe Creek Ranch almost 10 years ago. With the purchase, the owner of Tobe Creek Mesa received a reciprocal use agreement, full exclusive hunting rights on the whole +/- 13,000 acres of Tobe Creek Ranch in lieu of seasonal cattle grazing rights on the Mesa Ranch. It's been an incredible relationship, with bull elk harvests documented up to 382, whitetails to the 150+ range and world class mule deer documented to 240+ inches.

## Improvements

There's a brand new 8,400 sq. ft. 4 bedroom, 6 bath, single story, barndominium that is designed for very low maintenance. Complete with multi-car insulated garages, a gourmet chef's kitchen and a large walk-in pantry. The master bedroom and all suites have their own bathrooms. There's also a recently remodeled, furnished, 3 bedroom, 2 bath guest house that can be used for additional guests or as a vacation rental for creating additional income.

There's a new well and a new 40 x 60 barn or shop for storage and maintenance of those ranch toys, trucks, and side-by-sides. There's a cleaning rack, a brand new walk-in cold room and a walk-in freezer to convert that incredible free range elk herd into incredible steaks, burgers and sausage for your family, friends and guests.

There's also a \$60,000 back-up commercial generator, should the power ever go out.







## Recreation

### Recreational Hunting & Tags

Tobe Mesa Ranch lies in the core of Colorado's Plains Elk Units, the most liberal elk tags in existence with unlimited over the counter tags. Elk Season is September 1st – January 31st, offering 5 full months of unlimited elk hunting, unlimited tags per hunter, either sex, weapon of choice and no antler restrictions.

Las Animas County has been ranked as high as # 2 in producing Boone & Crockett Mule Deer. Tobe Creek Mesa Ranch qualifies for 6 landowner deer tag applications and combined with Tobe Creek Ranch qualified for over a dozen (always check regs) .







## Recreation

### Recreational Hunting & Tags

The ranch carries a pronghorn antelope population and qualifies for landowner preference tag applications. Other hunting opportunities include Merriam's wild turkey, black bear, lion, predators and offers incredible waterhole dove hunting as well.

A well-driven pipeline & drinker system supports numerous drinker tanks across the Tobe Creek Mesa Ranch. With a great side-by-side trail system, and mild 5000 to 6000 ft. elevation, the Ranch offers excellent hunting to a wide age class of hunters.

## Agriculture

### The Sanctuary

+/- 1,000 acres of the Tobe Creek Mesa Ranch's very best habitat has been set aside for bedding and feeding area for elk and deer with no cattle grazing. There's an incredible water tank in the middle and a run off pond that is maintained just for the game.







## General Operations

County maintained roads to your front gate, internally +/-40 miles of pick up and side-by-side trails compliment the ranch access with no public access behind the gates. One of the best benefits is the 24/7 caretaker who lives on the ranch and is on the property daily. No better arrangement exists for the absentee owner.

## History

With covid generating over 3 million first time hunters and over 100,000 more applicants for big game tags in both Colorado and New Mexico, is it your time? Are you tired of chasing points and/or staying with people you don't know on expensive guided hunts you've waited years to book, only to watch quality big game properties continue to go up at an amazing rate? Perhaps it's time for you to own and control your family's hunting ranch legacy? No finer opportunity exists than Tobe Creek Mesa Ranch.

NOTE: Aircraft owners – 9000 sq. ft. airport hangar and fully furnished apartment available at the Perry Stokes Airport (G5 compatible) for \$750,000. Contact listing agent for additional information.

Call or email today for more information and your qualified tour!

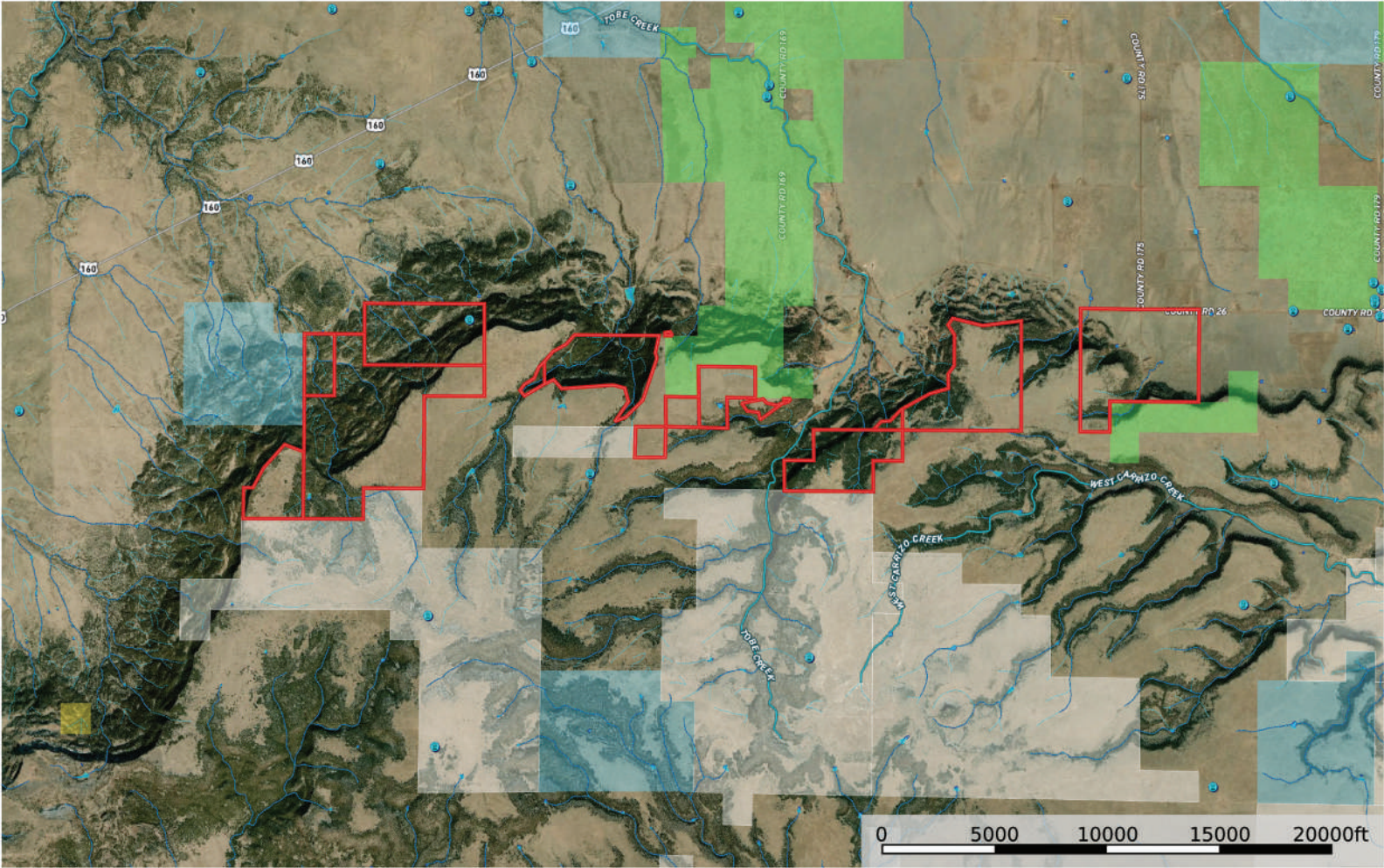
## Location

Being less than an hour to I-25, G5 capable airport, 3.5 hours to 5 million people on the front range, 3.5 hours to Amarillo TX and the millions of sportsman that call Texas home, it would be difficult to have a more convenient or accessible location.



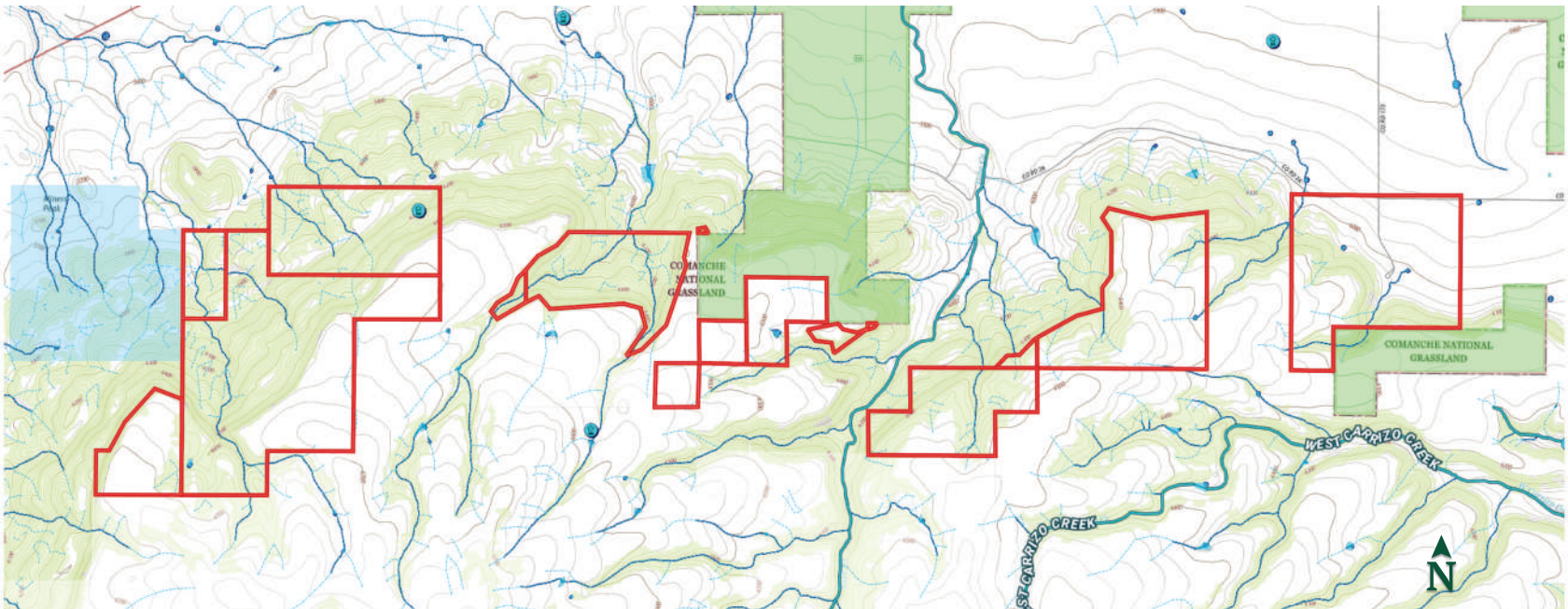


Tobe Creek Mesa  
Las Animas County, Colorado, 3623 AC +/-



Hayden Outdoors  
P: 970-674-1990    www.haydenoutdoors.com    501 Main St., Windsor CO 80550

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# 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.

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*- RICK STEINER, SELLER/BUYER*

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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.

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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

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