

Tee Cross Ranch West Unit

19,008.00 Acres | El Paso County, CO | \$17,350,000



HAYDEN  OUTDOORS.

Tee Cross Ranch West Unit

TOTAL ACRES:
19,008.00

PRICE:
\$17,350,000

COUNTY:
El Paso County

CLOSEST TOWN:
Colorado Springs, CO

Presented by



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Property Summary:

Now offering separately, the West Unit of the famed Tee Cross Ranch! This remarkable ranch is now available for the first time in 73 years, having been cherished and owned by the renowned Robert C. Norris and his family. Spanning an impressive 19,008 +/- acres, the ranch consists of 3,430 +/- deeded acres and an additional 15,578 +/- Colorado State Lease acres. Assignment of the lease requires review and approval from the State Land Board.

Activities & Amenities

ATV/Off Road
Development Potential
Hiking/Climbing
Hunting - Predator/Varmint
Hunting- Upland Birds
Income Producing
Cattle/Ranch
Equestrian/Horse Property
Hunting - Big Game
Hunting - Small Game
Hunting - Waterfowl
Pond/Lake

Land Details

Address: Squirrel Creek Road , Colorado
Springs , Colorado 80928, USA
Closest Town: Colorado Springs
Total Acres: 19,008.00
Deeded Acres: 3,429.89
Leased Acres: 15,577.94
Zoning: A
Elevation: 5600
Topography: Rolling, level
Vegetation: Grass
Pasture Acres: 19008
Water Rights: Yes
Income Type: Grazing
Estimated Taxes: \$1,277.37 - 2022
Source of lot size: Assessor/Tax Data

Building Details

Fence Type: Barbed Wire
Waterfront Features:
-Williams Creek
-Chico Creek

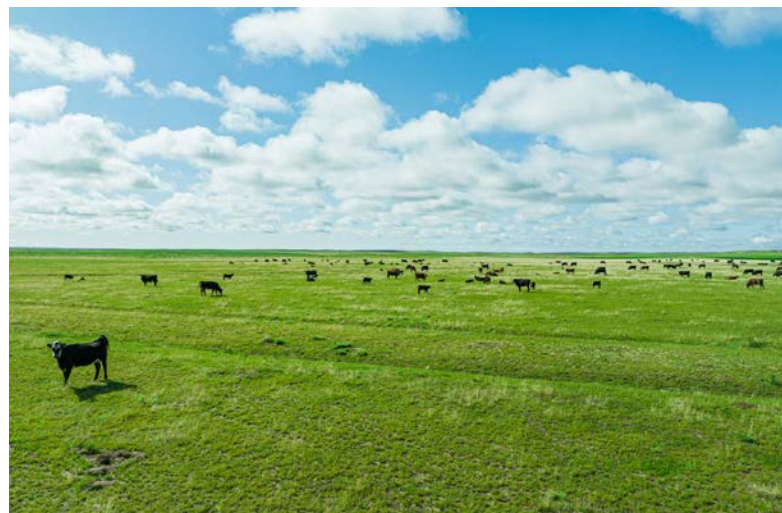


Land:

Located alongside both Williams Creek and Chico Creek, both of which run the entire length of the ranch, this property offers diverse natural features. The terrain itself ranges from level to gently rolling, and the native grass forage is well-established and boasts healthy sod coverage.

The Tee Cross Ranch -West Unit, presents a fantastic opportunity with several prime pieces of development land included in the sale. These parcels offer a range of possibilities, from potential higher-density housing located near the eastern borders of Fountain and Colorado Springs, Colorado, to other sections that would be ideal for county subdivisions. These desirable locations are conveniently situated just 5 miles from Fountain and 15 miles southeast of Colorado Springs. The main artery connecting these areas is Squirrel Creek Road. This well-maintained paved road provides excellent access to all the properties along its route.

One particularly noteworthy tract, resembling a key shape on the map, stands as the closest parcel to Fountain. Encompassing 640 acres, this tract is just a quarter-mile from the Fountain city limits. It boasts stunning features such as a picturesque creek bed and majestic cottonwood trees. The property's highest point lies along its eastern boundary. It offers breathtaking unobstructed views of Pike's Peak, with the creek bottom unfolding below. This remarkable property holds immense beauty and substantial potential for future development.





Land:

Located half a mile east of the “Key” tract on Squirrel Creek Road, there is a 640-acre parcel of land that is surrounded by State Land. This site presents an ideal opportunity for establishing a homestead or headquarters, providing ultimate privacy to those seeking a spacious area to construct their dream home, ranch barns, and outbuildings. There is also the good potential for development.

Another exceptional tract with development potential is located at distances of 5.5 east of Fountain on Squirrel Creek Road. The site encompasses approximately 1,910 acres in a contiguous block with excellent road access and frontage. Notably, it boasts convenient access to Fountain, Colorado Springs, and Peyton via well-maintained paved roads. These parcels of land are truly picturesque, offering magnificent views of the Front Range and Pikes Peak. While presently utilized for cattle operations, their potential for development extends far beyond their current use.

Improvements:

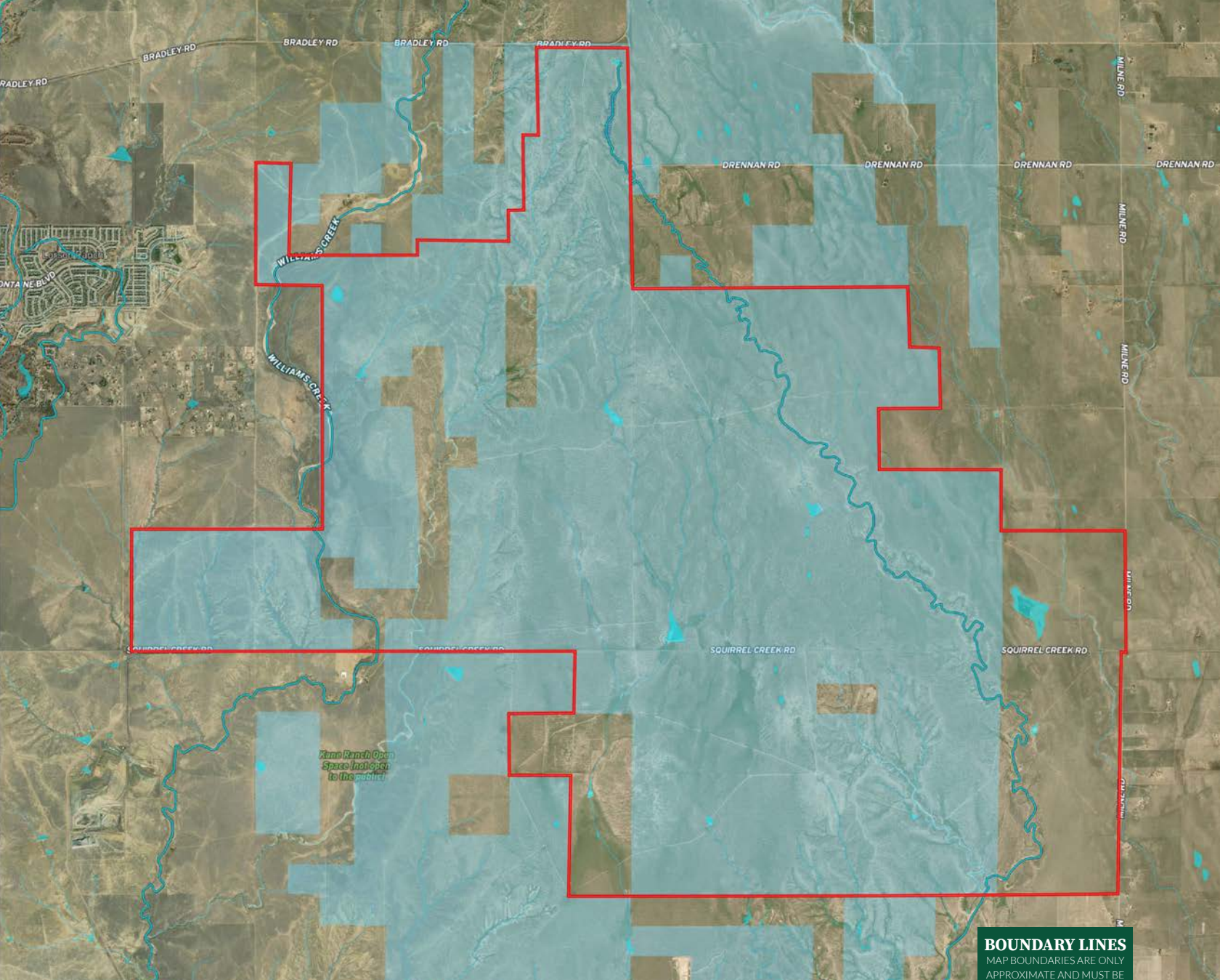
The ranch has good exterior and interior fencing and livestock water.

Recreation:


The ranch is home to Pronghorn, Mule Deer, Coyote, Fox, Mourning Dove, and many other birds and wildlife.

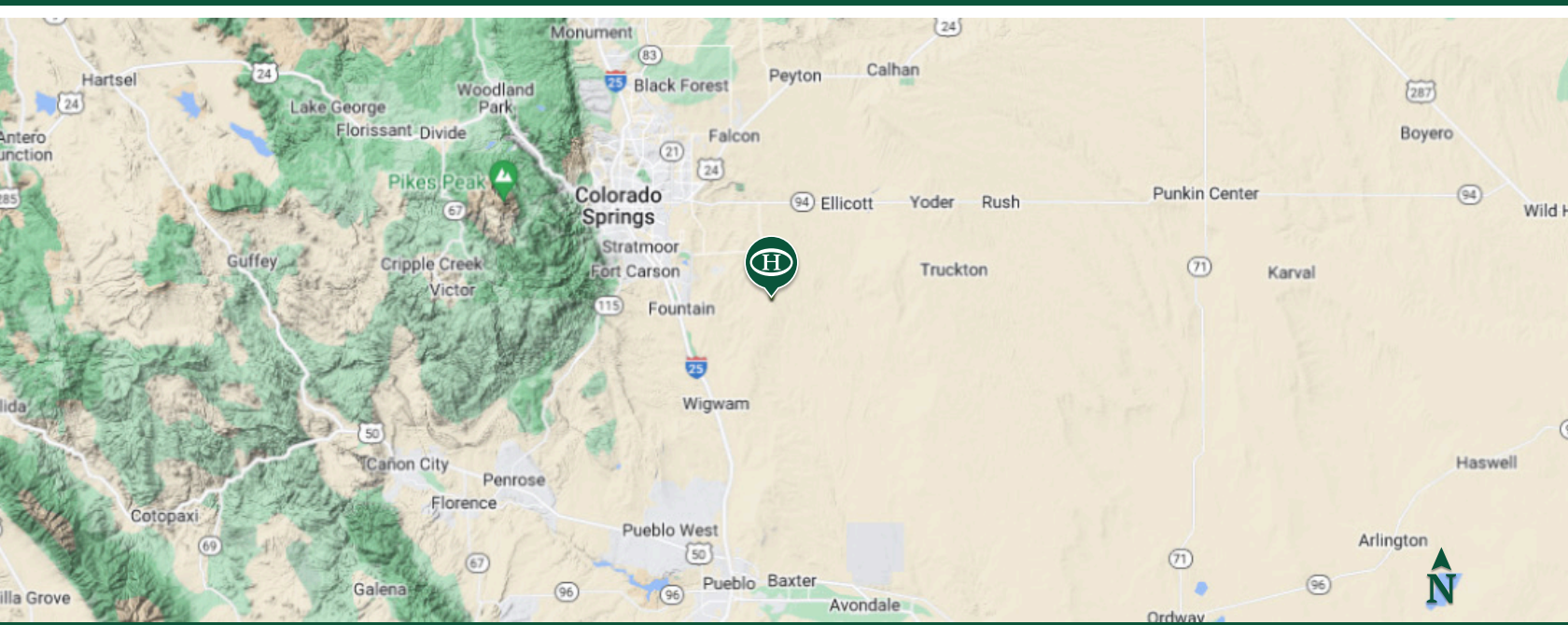
Agriculture:

Properly managed, the ranch has the capacity to graze over 400+ cow-calf pairs annually or 880 +/- yearlings through the growing season.



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

 Boundary





Region & Climate:

Eastern El Paso County Colorado is known for its superior native short grass rangeland and mild climate. Colorado Springs is a world class city with world class amenities. The region has become popular and population growth rates are strong. At the foot of the Rocky Mountains and Pikes Peak, the region is home to the United States Air Force Academy, several military bases, the US Space Force, the Broadmoor Resort, the US Olympic Training Center, world class restaurants and shopping and many popular attractions.

History:

The Tee Cross Ranch at Squirrel Creek was founded in 1950 by Bob Norris, famously known as the Original Marlboro Man. Interestingly, Bob found himself unexpectedly becoming the face of Marlboro when the company was shooting an ad campaign on his ranch. They decided to replace the hired model with Bob right then and there because of his genuine authenticity and the fact that he was already dirty. Bob Norris was a legendary figure, and his family, the Norris Family, continues to hold a revered status in the Colorado Springs area. They are widely recognized and respected for their reputation as ranchers, horsemen, business leaders, and philanthropists.



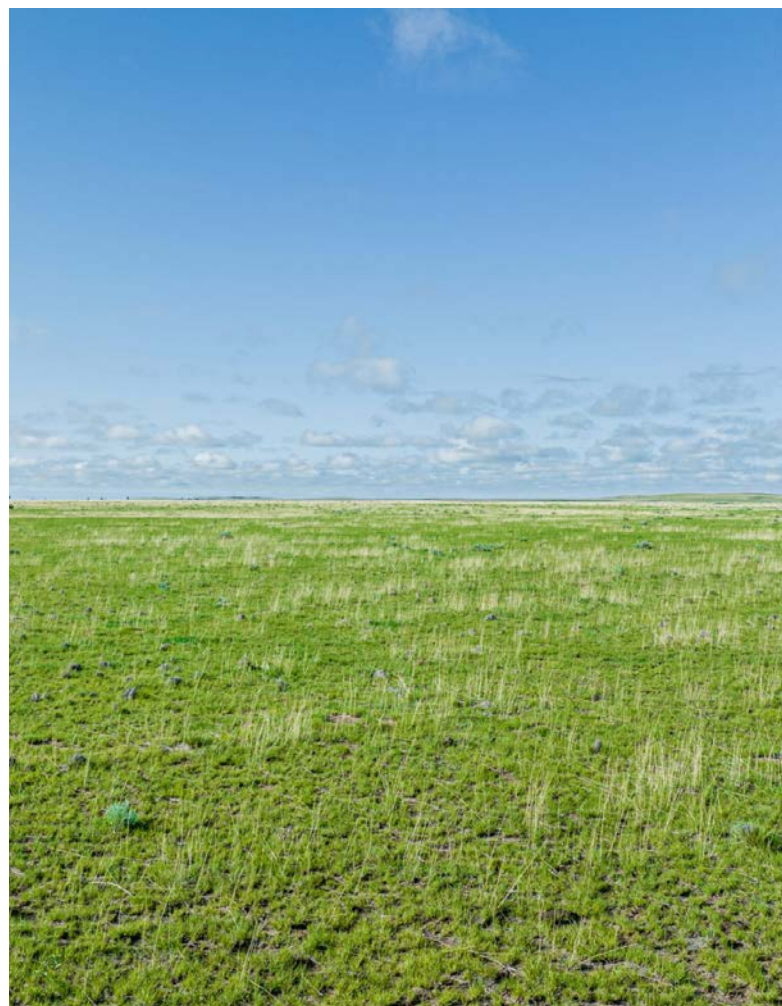
Location:

The ranch is located south and east of Colorado Springs and east of Fountain, Colorado. It stands out as one of the few expansive land properties in the surrounding area.

The Colorado Springs area and its surroundings are experiencing rapid growth, making it one of the fastest-growing regions in Colorado. The Tee Cross Ranch presents a unique blend of offerings, encompassing both a high-quality cattle ranch and exceptional development opportunities.

The ranch is additionally offered in combination with the East Unit. See Tee Cross at Squirrel Creek.

Contact Jim Digby, Seth Hayden, or Dax Hayden for your qualified private showing.



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

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testimonials





**HAYDEN
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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

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