

ACR Land and Cattle

850.00 Acres | Huerfano County, CO | \$1,695,000



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Activities & Amenities

Cattle/Ranch
Equestrian/Horse Property
House/Cabin
Hunting - Big Game
Hunting - Predator/Varmint
Outbuilding/Barn/Shed/Shop
Propane
Solar
Water Rights
State Hunting Unit: 84

Land Details

Address: 620 County Road 670,
Rye, Colorado 81069, USA
Closest Town: Colorado City
Total Acres: 850.00
Deeded Acres: 850.00
Leased Acres: 0.00
Zoning: Agriculture
Elevation: 6000
Vegetation: Native Grassland
Water Rights: Yes
The property includes 3 well permits.
Estimated Taxes: \$1,843 - 2023
Source of lot size: Unknown

Building Details

Homes: 1
Style of Home(s): Ranch
Finished Sq. Ft.: 2846
Bedrooms: 3
Full Bathrooms: 2
Basement: None
Parking Types:
Driveway
Outbuildings: 3
Fence Type: Barbed wire
Heating Systems:
Electric Heaters
Wood Stove



About This Property

Welcome to Apache Creek Ranch, an 850-acre haven of tranquility and luxury nestled amidst the awe-inspiring beauty of the Colorado landscape. This exceptional estate boasts a meticulously designed 2800 square foot home that seamlessly blends modern comfort with natural elegance. From its spacious living areas to its panoramic views of the Spanish Peaks, every aspect of this home exudes sophistication and serenity.





Land

The land consists of rolling native grassland with Spanish Peaks as it's backdrop. The property is ranch ready.

Improvements

The property includes 3 additional outbuildings, two smaller sheds that could be used for smaller farm animals and 1 large 50' x 50' structure that was built to hold a small aircraft. The property also includes a 3500' runway that is registered by the FAA.

Recreation

The property is close to many outdoor recreational activities and probably within an hour of some prime hunting ground.

Agriculture

The native grassland is perfect for cattle and the fully fenced property provides for ranch ready operation.





Water/Mineral Rights & Natural Resources

There are 3 wells on the property.

General Operations

This property is ideal for a small ranch operation and the proximity to I-25 and private airstrip make it ideal for a multiple of activities.

Region & Climate

This areas average annual precipitation is 13 inches.

Location

This property is located about 11 miles south of Colorado City and 18 miles north of Walsenburg west of I-25.

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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 bring buyers to purchase our properties. We offer cooperating 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."

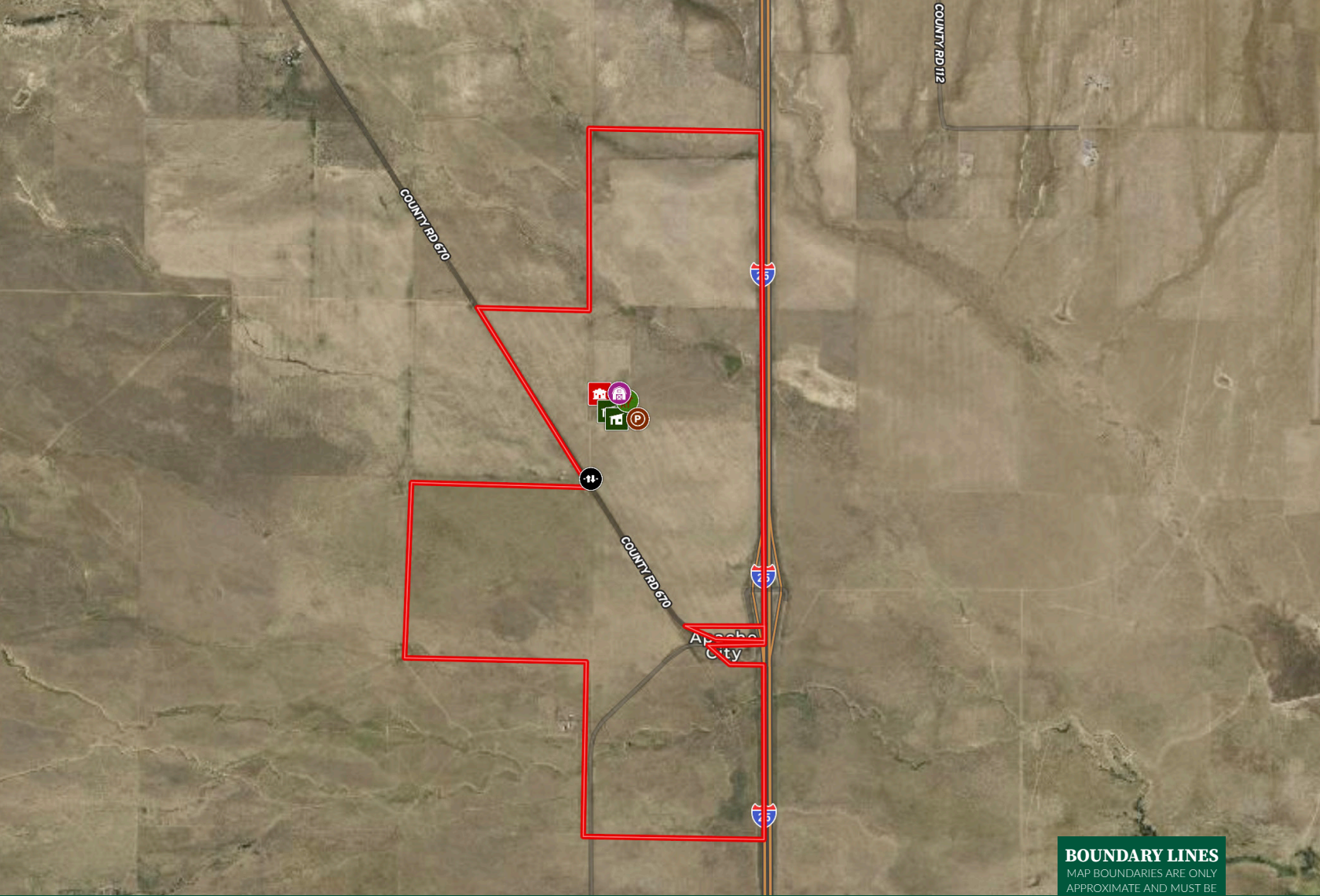


"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

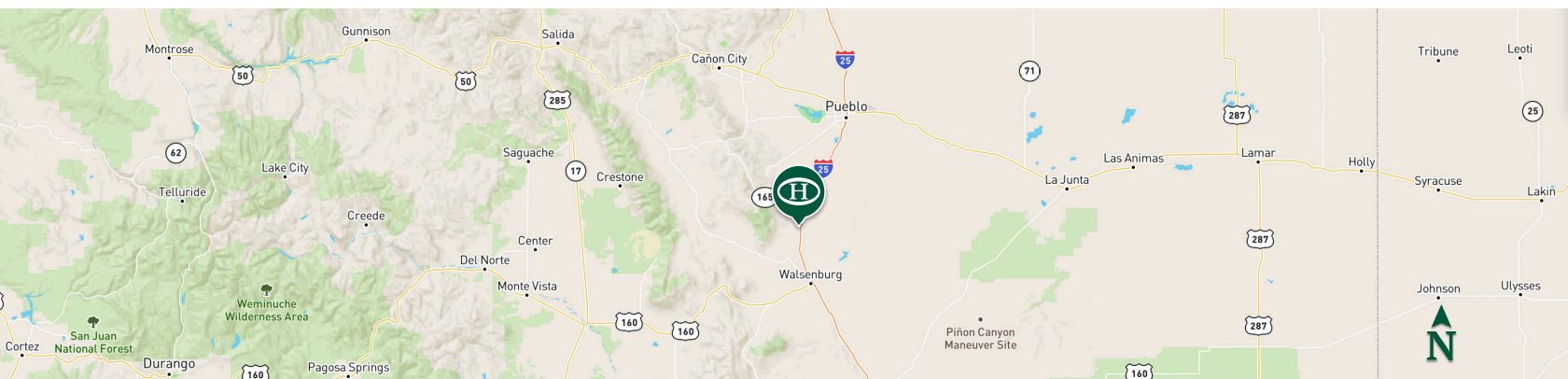
Scan to see more
testimonials





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

Boundary Main House Barn Shed / Shack



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