

Limon 3 Section Pasture

1,920.00 Acres

Elbert County, CO

\$2,175,360



HAYDEN  OUTDOORS[®]

Limon 3 Section Pasture

TOTAL ACRES:

1,920.00

PRICE:

\$2,175,360

COUNTY:

Elbert County

CLOSEST TOWN:

Matheson, CO

Activities & Amenities:

ATV/Off Road
Cattle/Ranch
Development Potential
Equestrian/Horse Property
Hiking/Climbing
Hunting - Big Game
Hunting - Predator/Varmint
Hunting - Small Game
Hunting - Upland Birds
Hunting - Waterfowl
Income Producing
Mineral Rights
State Hunting Unit: 105

Land Details

Address: 2 Resolis Rd,
Matheson, Colorado 80828, USA
Closest Town: Limon
Total Acres: 1,920.00
Deeded Acres: 1,920.00
Zoning: A
Elevation: 5,700
Topography: Rolling to level
Vegetation: Native grass
Pasture Acres: 1920
Mineral Rights: Yes
Include Business: Yes
Estimated Taxes: \$915 - 2023
Source of lot size: Assessor/Tax Data

Property Summary

Limon 3 Section is 1920 acres of short grass prairie grazing with two wells and numerous dirt tanks.

Land

Consisting of 1920 acres fenced into 3 full section pastures, each with great water resources and very well sodded native grasses including Buffalo grass and Grama grass. The terrain is a mix of rolling hills, canyons, plateaus and level ground.

Improvements

The ranch boasts miles of brand new 5 wire fence with wood and t-posts along with two strategically located wells with solar pumps. The ranch also has over a half dozen dirt tanks that hold abundant water.

Recreation

The ranch boasts an outstanding antelope population with trophy bucks. Mule Deer and Coyote also call the ranch home, in addition to good waterfowl populations.

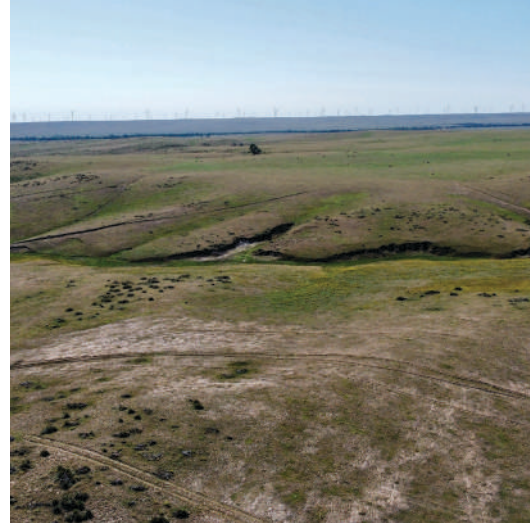
Agriculture

The ranch should run 100 pairs or 200 yearlings during the growing season.

Water/Mineral Rights & Natural Resources

Seller owned minerals, if any will convey.





Region & Climate

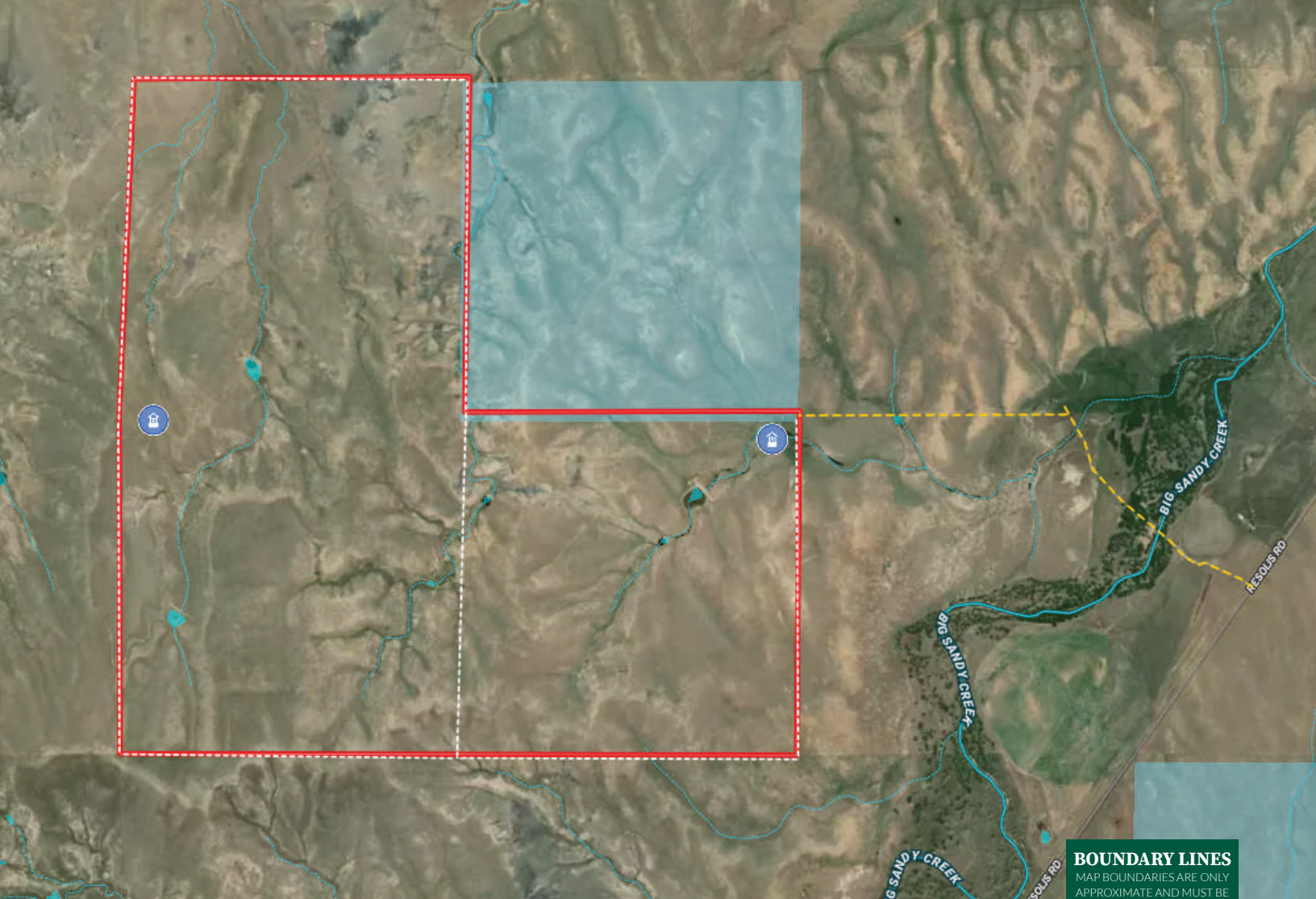
Located near "Hub City" Limon Colorado and near Interstate 70, the ranch has a great location.

Location

Limon offers all the conveniences of a small town, including groceries, gas stations, parts stores, hardware, restaurants, an airport, an excellent school and churches.

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- Boundary
- State Land
- Road/Trail
- Fence
- Well

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



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