

West Ranch 1935

1,935.00 Acres

Elbert County, CO

\$2,192,355



HAYDEN  OUTDOORS[®]

West Ranch 1935

TOTAL ACRES:

1,935.00

PRICE:

\$2,192,355

COUNTY:

Elbert County

CLOSEST TOWN:

Limon, 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
Mineral Rights
Pond/Lake
State Hunting Unit: 105

Land Details:

Address: Highway 86, Agate, Colorado 80101, USA
Closest Town: Limon
Total Acres: 1,935.00
Deeded Acres: 1,935.00
Zoning: A
Elevation: 5700
Topography: Rolling hills
Vegetation: Native grass
Pasture Acres: 1935
Estimated Taxes: \$862 - 2023
Source of lot size: Assessor/Tax Data

Property Summary

West Ranch is 1935 contiguous acres with Highway 86 frontage in Elbert County Colorado.

Land

1935 acres of native grass forage with rolling terrain. The ranch has several stock dams and two livestock wells. Grasses are short grass varieties including Blue Grama Grass, Buffalo Grass, Needle and Thread Grass, Western Wheatgrass, Sideoats Grama Grass and others. The area is known as excellent grass country, with its high protein short grass that produces good gains and fat cattle.

Improvements

The exterior fences are like new and the wells and water tanks are in good condition.

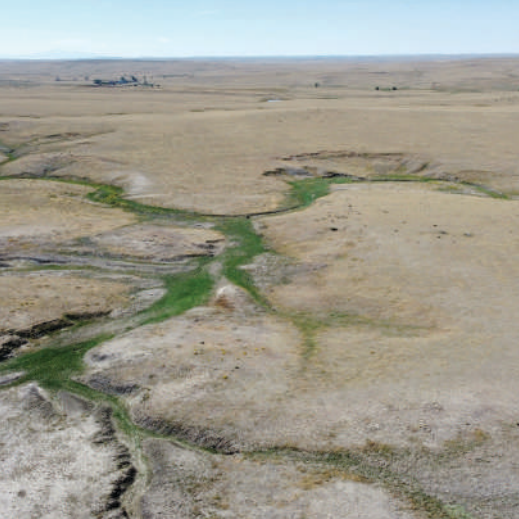
Recreation

Pronghorn and Mule Deer make the property home along with Coyote and Bobcat. The wide open spaces offers space for shooting, hunting, UTV's or whatever you can dream up.

Agriculture

Part of a historic large family cattle ranch, the West unit has historically been a summer grazing unit. The carrying capacity is around 20 acres per cow calf unit. The ranch should support around 100 cows for the growing season.





Water/Mineral Rights & Natural Resources

Seller owned appurtenant mineral rights will convey to the purchaser.

Region & Climate

The area along the Highway 86 corridor is known for mostly mild winters, and warm summers. Annual moisture averages around 16 inches per year.

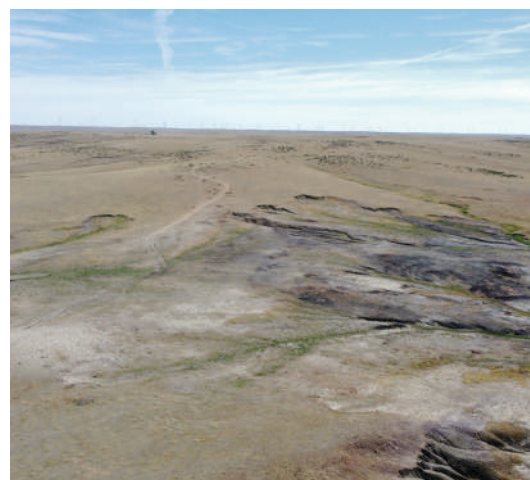
History

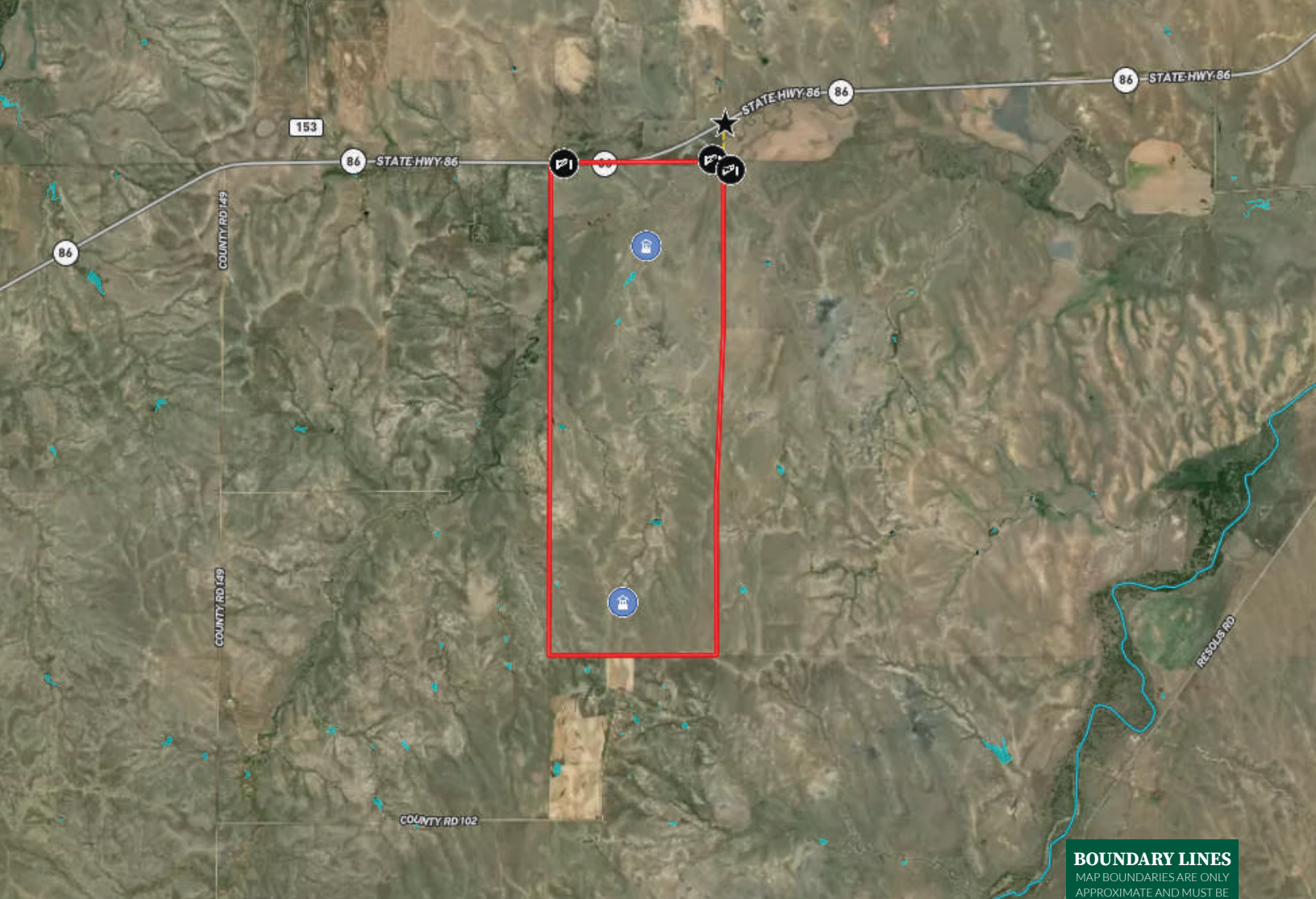
The area's history is deeply rooted in ranching, with many early settlers drawn to the fertile plains for cattle and sheep grazing. The surrounding landscape became known for its expansive rangelands, which supported diverse grass varieties such as blue grama, buffalo grass, and needle-and-thread grass, making it ideal for livestock.

Location

15 minutes west of Limon Colorado and 30 minutes East of Kiowa, Colorado along Highway 86, the scenic route to the front range of Colorado.

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

Boundary Water Well Gate



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