Willow Gulch 94's

94.00 Acres | Elbert County, CO | \$279,000







Activities & Amenities:

ATV/Off Road Cattle/Ranch Cycling/Mountain Biking Deep Water Access Development Potential Equestrian/Horse Property Hiking/Climbing Hunting - Big Game, Predator/Varmint, Small Game, Turkey, Upland Birds & Waterfowl Mineral Rights Pond/Lake Stream/River Water Rights Waterfront Wooded State Hunting Unit: 105

Land Details

Address: 13 & 14 County Road 109, Deer Trail, Colorado 80105, USA Closest Town: Deer Trail

Total Acres: 94.00 Deeded Acres: 94.00

Zoning: A Elevation: 5500 Topography: Rolling Vegetation: Grass

Tillable/Crop/Orchard Acres: 94

Water Rights: Yes Mineral Rights: Yes Estimated Taxes: \$50 Source of lot size: Survey

Property Summary

Two incredible 94 acre parcels with Willow Gulch running through. Spring fed ponds, varied terrain, mature cottonwoods trees. The south parcel has a stock water well. Big country and wide open spaces!

Land

Each 94 acre parcels has it own unique character. The all grass north lot has rolling hills and low lying bottom ground. It also includes a small portion of Willow Creek. There's numerous great building sites, including walkout sites. The south parcel includes mostly creek bottom along with bottom ground and some rolling grassland. It also includes a solar stock well and tank and a set of corrals.

Improvements

Parcel 13 (the south lot) has a good stock well and corrals. Existing exterior fencing is good, but the parcels require some additional fencing. Parcel 14 is a blank slate with no improvements other than some exterior fencing.

Recreation

The gulch has great Mule Deer habitat with live water and both properties have Pronghorn, Mule Deer, Coyote, populations. These would make an awesome hunting retreat!













Agriculture

This could be your new cattle ranch headquarters. There's good winter cover and protection.

Water/Mineral Rights & Natural Resources

The Aquifer rights are adjudicated and will be conveyed on a per acre basis. Any seller owned appurtenant mineral rights will convey as well.

Region & Climate

Located in northeast Elbert County, precipitation is around 14-16 inches annually. Fairly mild winters and warm summers are normal.

Location

Located south of Byers and west of Deer Trail Colorado in the "Ridge Road" area, the properties are within one hour of Denver and DIA. Privacy is the key as the ranches are surrounded by larger properties and are located near the end of the road.





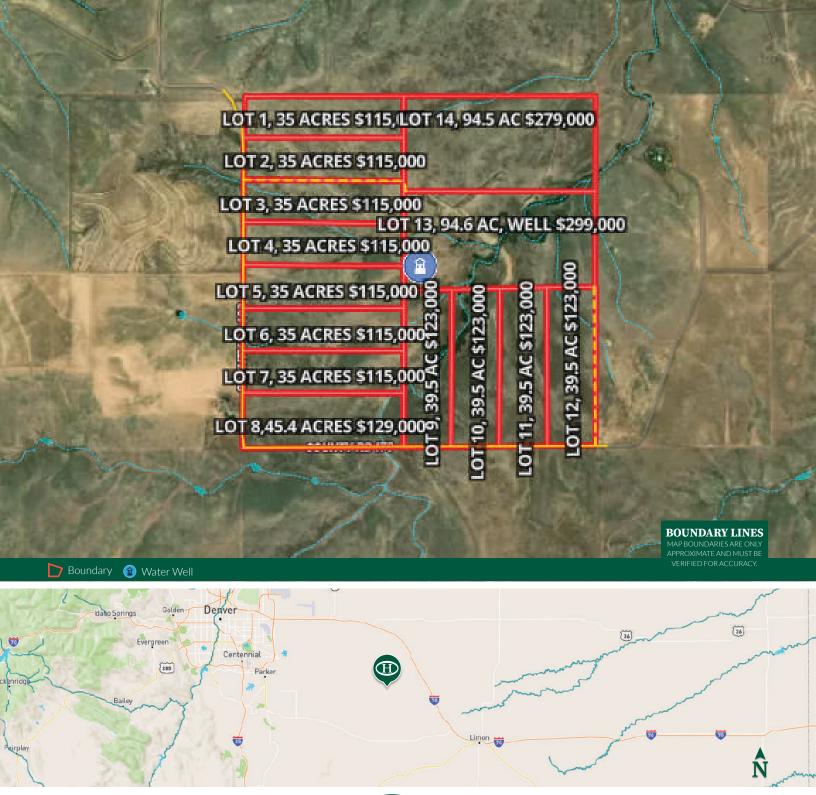
*All information provided is deemed reliable but is not guaranteed and should be independently verified. Hayden Outdoors and its affiliates makes no representation or warranties as to the accuracy, reliability, or completeness of the information, text, property boundaries, graphics links or other items contained in any website, print, or otherwise linked to or from this website. The sale offering is made subject to errors, omissions, change of price, prior sale or withdrawal without notice.







www.**HaydenOutdoors**.com | 866.741.8323



HAYDEN HOUTDOORS.

FARM, RANCH & RECREATIONAL REAL ESTATE



Jim Digby

- O Licensed in CO, MT & WY
- ☑ JimDigby@HaydenOutdoors.com
- 303.883.9493

Taylor Cornell

- Tcornell@HaydenOutdoors.com ⊠
 - 303.807.6574

