

# Willow Gulch 94's

94.00 Acres

Elbert County, CO

\$279,000



HAYDEN  OUTDOORS

# Willow Gulch 94's

TOTAL ACRES:

94.00

PRICE:

\$279,000

COUNTY:

Elbert County

CLOSEST TOWN:

Deer Trail, CO

## 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.



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Boundary Water Well

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



# HAYDEN OUTDOORS.

FARM, RANCH & RECREATIONAL REAL ESTATE



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