

Windover Waterfowl Ranch

456.00 Acres

Pueblo County, CO

\$2,499,000



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Activities & Amenities:

ATV/Off Road
Boating/Sailing/Rafting
Borders Public Lands
Cattle/Ranch
Development Potential
Equestrian/Horse Property
Farm/Crops/Ag
Fishing
Hiking/Climbing
House/Cabin
Hunting - Big Game, Predator/Varmint, Small Game, Turkey, Upland Birds & Waterfowl
Outbuilding/Barn/Shed/Shop
Pond/Lake
Stream/River
Water View
Waterfront
State Hunting Unit: 129

Land Details

Address: 63400 E. Highway 96 ,
Boone, Colorado 80125, USA
Closest Town: Boone
Total Acres: 456.00
Deeded Acres: 456.00
Zoning: A
Elevation: 4,400
Topography: River bottom
Vegetation: Grass, brush, trees
Riverbottom Acres: 456
Estimated Taxes: \$378 - 2023
Source of lot size: Survey

Building Details

Homes: 1
Style of Home(s): Single wide
Bedrooms: 2
Full Bathrooms: 1
Basement: None
Outbuildings: 3
Types of Outbuildings: Barn, Shop & Storage
Waterfront Features: Arkansas
River & Duck Ponds



Property Summary

The perfect Waterfowl and Whitetail deer hunting and recreational property with 1 and 1/3 mile of Arkansas River Frontage, and numerous sloughs and duck ponds.

Land

456 acres of river bottom on the Arkansas River. Perfectly set up with stocked ponds, waterfowl blinds. Open areas, brushy areas and treed areas. Perfect Whitetail and upland habitat. Numerous ideal building sites.





Improvements

The property includes a shop building, barn, corrals, pheasant pens, a single wide hunting camp and several duck blinds. The property is fully fenced and cross fenced and has a domestic water well.

Recreation

Windover is a premier hunting property for the outdoors person. The Ducks, Geese, and Whitetail Deer will keep you busy all fall. The Bass fishing will keep you busy all Spring and Summer. In addition, there is Elk, Mule Deer, Turkey, Dove and Quail. The ranch is the ultimate getaway property! Located in game management unit 124 with over the counter Elk tags! The ranch qualifies for the landowner preference draw for deer.

Agriculture

Set up with a barn and corrals, the property is set up to run cattle or horses.

Region & Climate

The region boasts very mild winters and hot summers. It's an area of productive irrigated farms and large cattle ranches. The Arkansas River, originating in the Rocky Mountains, is the lifeblood of the Colorado Southeastern plains. The fertile river valley borders the entire southern and eastern boundaries of the property.





History

Boone, Colorado, has a rich history rooted in the settlement patterns of the late 19th century. Founded in the 1880s, it initially served as a railway stop for the Santa Fe Railroad, facilitating trade and transportation in the region. The area's development was driven by farming and ranching.

Location

Located in eastern Pueblo County, near Boone Colorado along the Arkansas River. The ranch is located 29 miles east of Pueblo via E. Highway 96



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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.

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"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

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testimonials





▭ Boundary
 🏠 House
 🏡 Barn
 🐴 Pens
 🚪 Gate

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



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FARM, RANCH & RECREATIONAL REAL ESTATE



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