

# Purgatory Basin Ranch

21,638.40 Acres

Otero County, CO

\$10,600,000



HAYDEN  OUTDOORS.



# Purgatory Basin Ranch

TOTAL ACRES:  
21,638.40

PRICE:  
\$10,600,000

COUNTY:  
Otero County

CLOSEST TOWN:  
La Junta, CO

*Presented by*



**Jim Digby**

- 📍 Licensed in CO, MT & WY
- ✉ JimDigby@HaydenOutdoors.com
- 📞 303.883.8493



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### **Property Summary**

Purgatory Basin Ranch encompasses 12,502 deeded acres along with 9,136 leased acres, for a total of 21,638 contiguous acres. The ranch includes 2.5 miles of both sides of the Purgatoire River, in addition to overlooking the river, for several miles along the eastern boundary. The ranch is equipped with a home as well as exceptional water and cattle handling facilities. Unsurpassed hunting with a variety of big and small game species!





## Activities & Amenities

ATV/Off Road  
Borders Public Lands  
Cattle/Ranch  
Equestrian/Horse Property  
Fishing  
Hiking/Climbing  
House/Cabin  
Hunting - Big Game, Predator/Varmint, Small Game, Turkey,  
Upland Birds, Waterfowl  
Income Producing  
Mineral Rights/ Water Rights  
Natural Spring  
Outbuilding/Barn/Shed/Shop  
Pond/Lake  
Propane  
Stream/River  
Water View  
Waterfront  
Wooded  
State Hunting Unit: 130

## Land Details

Address: 12450 County Road 806, La Junta, Colorado  
Closest Town: LaJunta  
Total Acres: 21,638.40  
Deeded Acres: 12,502.00  
Leased Acres: 9,136.40  
Zoning: Ag  
Elevation: 4250  
Topography: Level, rolling, canyons, bluffs, river bottom  
Vegetation: Native grass, cedar  
Tillable/Crop/Orchard Acres: 0  
Pasture Acres: 21231.4  
Irrigated Acres: 0  
Riverbottom Acres: 407  
Water Rights: Yes  
Mineral Rights: Yes  
Include Business?: Yes  
Estimated Taxes: \$3,831 - 2023  
Source of lot size: Appraiser

## Building Details

Homes: 1  
Homes: Updated and Remodeled Manufactured  
Style of Home(s): Ranch  
Finished Sq. Ft.: 1232  
Bedrooms: 3  
Full Bathrooms: 2  
Basement: None  
Parking Types: Detached Garage  
Outbuildings: 4  
Types of Outbuildings: Hay/Equipment Shed  
Tack Room  
Barn/Loafing Shed  
Garage/equipment Shed  
Fence Type: 4 strand barbed  
Heating Systems: Forced Air



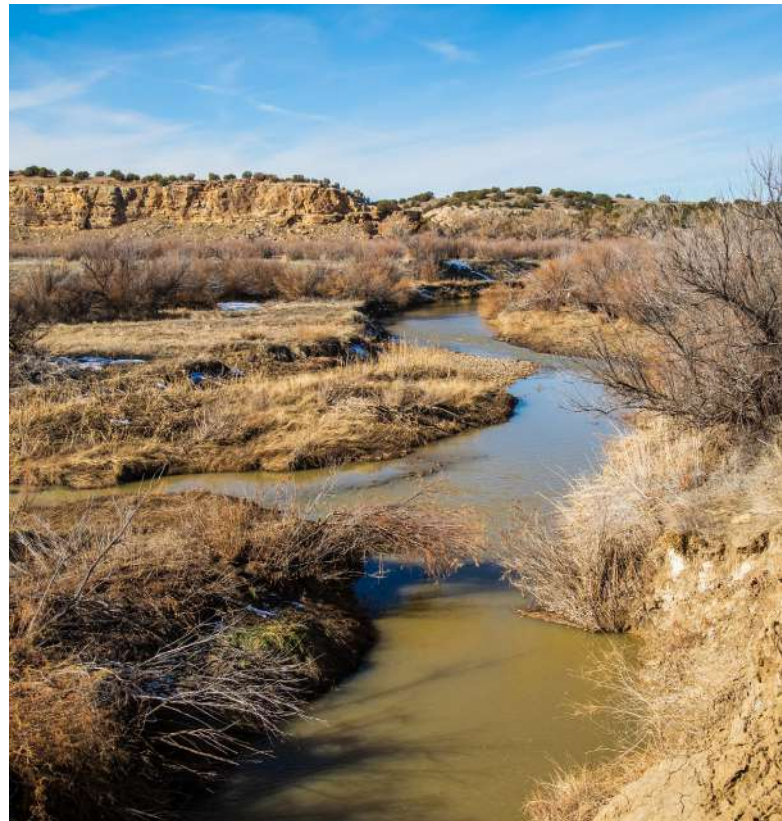


## Land

Straddling the county line, the ranch encompasses a total of 8,476.27 deeded acres in Bent County and 4025.95 deeded acres in Otero County for a total deeded acreage of 12,502.22. There are 640 acres of Colorado State lease land, 8,127 acres of US Forest Service/Comanche National Grasslands grazing allotment, and 320 acres of private lease.

The vegetation on the ranch are native grasses including Grama Grass, Western Wheat Grass, Little Bluestem and Buffalo Grass, together with other minor forbes & scrubs. Trees include Western Red Cedar, Cottonwoods and Tamarisk in the small canyons and river bottoms.

The terrain on the ranch varies from open, gentle slope and rolling to treed draws and bluffs above to Purgatory River drainage. The beauty of this ranch is unparalleled and diverse, from the level well sodded pastures and hills on the north end to the red cedar covered hills and the deep canyons and river bottom on the south end. The average elevation in the area is approximately 4300 feet above sea level.







## Improvements

The ranch headquarters consists of a newly remodeled and updated manufactured home with approximately 1232 sq. ft. plus an attached porch. The cozy home has 3 bedrooms, 2 baths, laundry room, living room and kitchen. The home was originally built in 2002 and is in good condition. Upgrades include a new metal roof, stucco exterior finish, new windows and deck. There is a detached 2 car garage with concrete floor and electric, a tack room, hay shed and livestock shed plus an extensive set of steel pipe corrals with a sorting ally, automatic waterers, a Silencer hydraulic squeeze chute, and a loading chute.

There is a total of five livestock wells on the deeded portion of the ranch connected to 20 livestock tanks via buried pipeline. There is a separate well for the residence and one working solar well on the South end. Most water tanks are steel rim/concrete bottom tanks, some of which have been lined with concrete. There are two water wells connected to 13 tanks on the Comanche Grazing land. There are several natural springs and the Purgatoire river on the ranch.







Most of the fencing on the ranch is four strand barbed wire. The fencing is in good condition. There are a total of 12 different pastures on the deeded land and five pastures on the Comanche Grazing Permit, which allows for some rotational grazing and using pastures with more natural protection from winter storms during the wintertime.

There are gathering corrals throughout the ranch and a set of corrals with working facilities, including sorting pens, an alley and hydraulic squeeze chute on the north end of the ranch.







## Recreation

The ranch is a hunter and outdoorsman's dream. The ranch holds healthy populations of Elk, Mule Deer, Whitetail Deer, Pronghorn, Merriam Turkey, Quail, Black Bear, Coyote, Bobcat and Mountain Lion. The Purgatoire offers fishing and recreation. Elk tags are unlimited and over the counter! The ranch is located in Game Management Unit 130. The river bottom is an annual Elk calving ground as it's protected on all sides from roads and access by the Rocky bluffs overlooking it.

There are plenty of recreational activities on the ranch to keep you busy for days. Spend the days exploring for Petroglyphs, and Pictographs on the bluff walls or explore for Teepee rings or winter house ruins from past Native American civilizations. Explore the pioneers names etched into rock located on the ranch, or enjoy the old rock and barn ruins on the ranch. Enjoy rafting or fishing the river or spend time looking for arrowheads and artifacts.

## Agriculture

The owners currently stock the ranch with approximately 300 cows on a year-round basis including the use of the Comanche Grazing Permit, private lease and State School Section. The ranch should support 400-425 cows year round.

There is approximately 8,127 acres of Comanche Grazing Permit for a full allotment of 239 hd from 5/1 to 10/31. The allotment is known as Higbee 1. There is 640 acres of State lease with the ranch. With the approval of the state land board, this lease will be transferred. A private lease within the ranch of a half section.

The ranch is currently operated as a low input cattle operation with an emphasis on rotational grazing with the goal of rangeland improvement. The current owners start the grazing season on the north end of the ranch utilizing the deeded and the Comanche National Grasslands allotment and move them south through the season, until finally wintering the cows on the river, cedar and canyon country on the ranch. The grass is in great shape.

The largest cattle markets in the state are a short distance from the ranch in LaJunta

## Water/Mineral Rights & Natural Resources

Seller owned and intact mineral rights, if any will convey with the ranch. There are no water rights beyond the registered stock wells.











### **Region & Climate**

The area receives about 13 inches of precipitation annually, and has normally mild winters and warm to hot summers.

### **History**

There are significant geological and archaeological interests throughout the ranch including pictographs and petroglyphs on the ranch. There are tepee rings, and winter houses and old rock homestead ruins.

The area is rich in history from days gone by. LaJunta is located along the Santa Fe Trail and the Arkansas River. Bent's Fort is located north of the ranch and is a rebuilt fort and trading post from the era of the trail.

The ranch is near the old town of Higbee Colorado, a settlement along the Purgatoire Valley. The area has always been predominately an area of cattle grazers and still is today.









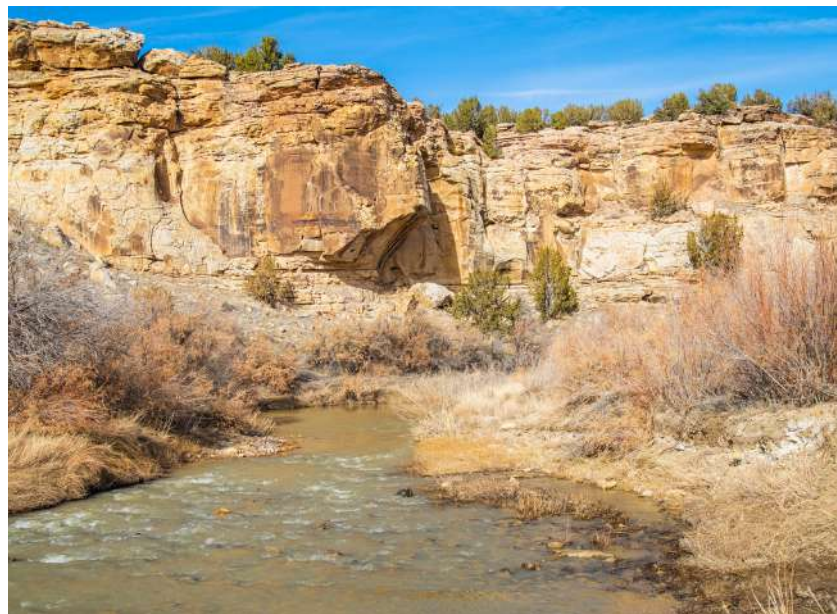


## Location

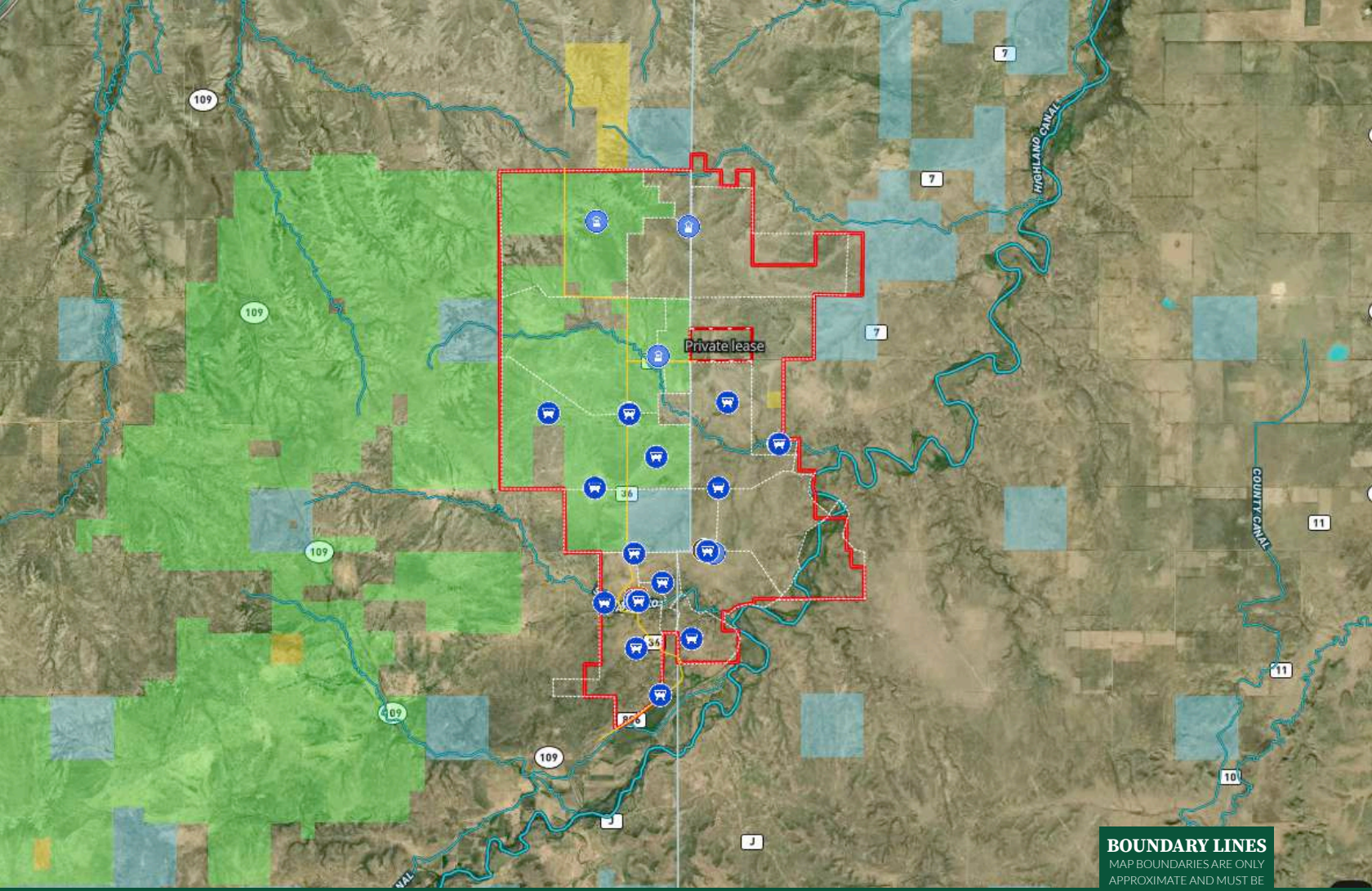
The ranch is located approximately 12 miles southeast of La Junta, Colorado or 5 miles northeast of Higbee, Colorado. The property adjoins Comanche Grazing land on the west and other privately owned ranches to the south, north and east. Numerous private, interior ranch roads provide access to many areas of the ranch.

Agriculture is the economic base for the county. A significant portion of the county is used for livestock grazing. There are two major livestock markets in the city of La Junta offering weekly sales. These markets are among the largest livestock auctions in the state, providing excellent markets near area ranches.

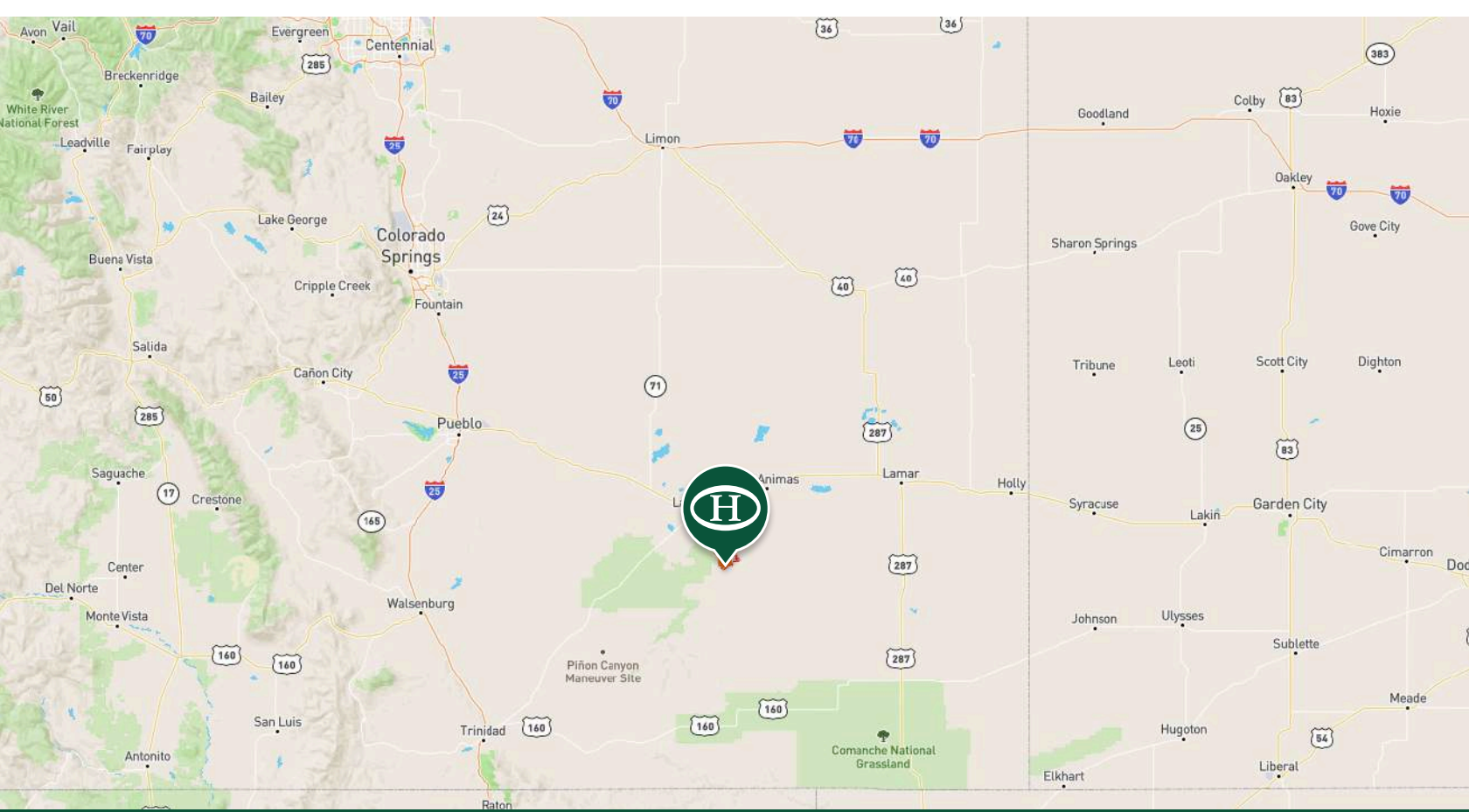
La Junta is a town of about 7,300 people. It is home to La Junta Livestock Commission and Winter Livestock, two livestock auctions. The city is active with numerous restaurants, grocery stores, schools and churches, farm stores, Otero Junior College and numerous other businesses and County Services.







Boundary Water Storage Barn







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**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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*- RICK STEINER, SELLER/BUYER*

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The team at Hayden Outdoors has grown and prospered to include over 200 brokers, agents, and an excellent full-time staff supporting the sale of rural land. Hayden Outdoors represents the finest farms, legacy properties, working ranches, hunting lands and recreational properties from coast to coast.

Over time, we have built our team to be composed of brokers and agents with experience and knowledge in their markets and an affinity to "Do what they say they will". Hayden Outdoors is about honesty and integrity with customers and a rich sense of land stewardship. We understand land, water, habitat, livestock, wildlife, minerals and what is necessary to maximize value for our clients. **We truly love the great outdoors!**

We are blessed to work with the owners and buyers of the farms, ranches and other fine recreational properties we represent, because it is still the diversity of owners over the years that make these places so special.

At Hayden Outdoors, we're proud to say that we only work with the **best** brokers and agents who are experienced farmers, ranchers & outdoor enthusiasts.

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