



Chapman Centennial Ranch, El Paso County, Colorado, 960.00 Acres

\$1,695,000

- Agriculture, Equestrian, House, Income producing

Welcome to the Chapman Ranch! Located only minutes to Calhan, Colorado and an easy drive to Colorado Springs, this Colorado Centennial Ranch offers a mix of historical character and a steady investment cash flow through wind lease, grazing and rental income.

In 1885 Samuel Chapman, at the age of 15, left Ames, Iowa to settle in Colorado and by 1895 had acquired acreage in El Paso County near Calhan through the Homestead Act. The major crop was Pinto beans though much of the land was kept in pasture. In addition to ranching, Sam also hauled supplies to Cripple Creek and helped build the Pikes Peak Cog Railroad. He served as an El Paso County Commissioner and served in the State Legislature in 1923 and 1925. Sam owned the first automobile in the county at a time when farmers were some of the first to see the usefulness of such a contraption. The Ranch was designated as a Colorado Centennial Ranch in 2006 and descendants of Samuel Chapman still own the Ranch today.

The Ranch presents a unique investment opportunity for a future owner with multiple sources of income and development potential. The property offers a combination of agricultural use, long-term wind lease income, and future residential development if desired. The Ranch has a quaint 4 bedroom, 2 bathroom farmhouse originally built in 1920. The home is structurally sound but will need renovation and updating dependent on a future owner's needs. In addition, the property has

an extensive set-up of pipe corrals and working facilities including loafing areas, a small barn, and several sheds. The land has extensive road frontage along two county-maintained gravel roads which offers future flexibility to pursue development opportunities. The property offers an opportunity as an owner-occupied ranch or investment property with consistent annual income. As the eastern plains continue to grow, large ranch properties are increasingly rare to find.

Location and Accessibility

The Chapman Ranch is located 5 miles southeast of Calhan, Colorado in El Paso County. It is easily accessible to the Highway 24 corridor which runs through Peyton, Falcon and into Colorado Springs. Denver is only 90 minutes from the Ranch. Commercial air service is available at both Colorado Springs and Denver International Airport which are both easy drives. There is also a private airport close by in Peyton, Colorado.

Wind Lease

The Ranch is being sold with a long-term wind lease and all contracts will convey to a new owner as part of a sale. There are 4 wind turbines under active lease contracts which run through 2050. This area along the eastern plains of Colorado has been very active in renewable energy development with turbines on this property and adjoining properties. Future expansion of energy development in both wind and solar are possible. There is both a transmission line and substation along the southern border of this property. A full breakdown of the current lease and annual income is available to qualified buyers.

Water Rights

The property has a domestic/stock well which allows an owner the right to use this water for in-house use, watering livestock and irrigation of up to 1 acre of land.

Main Info

- Street Address : 12815 N Yoder Road
- Lot Size Acres : 960.00 Acres
- Postal / Zip Code : 80808
- Dwelling : Yes
- State / Province : Colorado
- (Assessor) Parcel Number : 1200000005
- County : El Paso
- Closest City : Calhan

Home Info

- Square Feet Main House : 1586 square feet
- Baths : 2
- Bedrooms : 4

Taxes

Tax Year : 2025

Estimated Taxes per year are \$1,130.00

Broker Info



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Jeff Switzer, Owner and Managing Broker, Accredited Land Consultant (ALC), founded Rocky Mountain Ranch & Land to realize his vision and passion for the land. He brings over 30 years of experience to the real estate business, and his love of the land and the outdoors extends through his business practices. He is a licensed employing level real estate broker in Colorado and Florida and is a member of the Pikes Peak Association of Realtors, National Association of Realtors, and Realtors Land Institute. Jeff has also earned the prestigious Accredited Land Consultant (ALC) designation through the Realtors Land Institute. He has worked in every facet of the land business including acquisitions, sales & marketing, land planning, entitlements, and development and has held senior executive positions for several nationally recognized real estate companies. Jeff currently serves on the Sports Afield Trophy Properties Planning Council. His experience has taken him to nearly every region of the United States and since 1995 he has acquired or managed the development and sale of numerous ranches throughout Central and Southern Colorado. Jeff has successfully navigated complex real estate transactions involving land use issues, conservation easements, mineral and water rights, livestock, ranch and farm management, grazing and hunting leases, family trust and partnership issues, project financing, and negotiations with State and Federal agencies. Jeff has the knowledge and experience to implement the latest and most innovative marketing strategies for sellers and identify the best values in the real estate market for buyers.

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