

## Sports Afield Trophy Property

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### **Point Pasture Ranch, Pueblo County, Colorado, 4,600.00 Acres**

**\$9,200,000**

- Agriculture, Big Game, Equestrian, Off-Road, River Frontage, Stream/River, Upland Bird, Wildlife Viewing

The 4,600 acre "Point Pasture" represents a unique and rugged portion of the historic Hermosilla Ranch. The Ranch can trace its origins back to an original Spanish Land Grant. Originally settled by Captain William Craig in the 1860's and later purchased by Civil War General Benjamin Butler, the ranch has a long history of farming and cattle operations.

The Point Pasture is framed by a flat top mesa at the confluence of the Huerfano and Cucharas River Canyons with dramatic and sweeping views of the canyon rims and river drainage below. The land offers a once in a lifetime opportunity to develop and carefully design a legacy property for ranching, recreation, conservation, or hunting pursuits. Step back in time as you explore some of the most wild and untouched canyon country in Southeastern Colorado. The land is not only visually stunning but these canyons have a rich and colorful history. The Ranch lies within the broad Chaquaqua Plateau which stretches through Southeastern Colorado. Native Americans and earlier hunter gatherer cultures such as the Apishapa called these canyons home and evidence of habitation can be found in the form of rock drawings, tipi circles, and cave shelters. The Apishapa lived on the canyon walls and farmed on the canyon floor.

## Land Attributes

Building Improvements: None

Water Features: Several miles of winding Huerfano and Cucharas River Canyon along the boundary of the ranch. This river drainage is ecologically diverse with sub irrigated grounds, riparian plant and animal life, and is a protective haven for bird life and big game. The "Point Spring" which is evident on many old topographic maps still exists today. Located just below the canyon wall the spring emanates directly from a cliff cave and is still active. The water gravity flows down to several stock tanks for use of wild game and livestock. A new owner could renovate the piping for better productivity.

Acreage: 4,600 +/- acres by legal description. Additional BLM and State lands border the ranch.

Land Attributes: River, riparian land, deep canyons, cliffs, rock walls, mesa land, thickly wooded areas, bluffs, buttes, rock outcroppings, valleys and native grassland.

Topography: River bottom, rugged canyons, rock out-croppings, mesa top, and valley areas.

Recreation: Hunting, Shooting, ATV, UTV, Hiking, Camping, Horses

Nearest Town(s): Walsenburg, Colorado

Access: Pueblo County Road 701

## Location and Accessibility

The ranch is located approximately 25 miles northeast of Walsenburg, Colorado and is accessible year-round via a gravel county maintained road and boasts end of the road, locked gate privacy. The Ranch is easily accessible from the major Colorado cities without crossing mountain passes. Denver is 3.5 hours – Colorado Springs is 2.5 hours – Pueblo is 1.5 hours.

## Conservation Easements

There are no conservation easements on this property, however, this property would be an ideal candidate for a conservation easement and has high quality conservation values.

## Recreational and Hunting

The ranch is located in Game Management Unit 128 which is a Plains Unit and is accessible during all seasons. The Huerfano and Cucharas Rivers are active big game corridors. The terrain, water resources, forage, and protective bedding areas on this ranch combine to create outstanding habitat for elk, mule deer, white tail deer, antelope, and bear. Bighorn Sheep have also recently been reintroduced into these canyons. Unit 128 offers an extended OTC season for bull elk from mid-October to mid-November and numerous leftover "C" tags for cow elk are available for this unit each year. This area of southeast Colorado is known for producing large mule deer and pronghorn and many are seen regularly on the ranch. The ranch could be enrolled in the Landowner Preference Program (LPP) and receive multiple vouchers for mule deer and pronghorn. Equestrians, ATV, or off-road enthusiasts would love this property as there are miles of old trails running through most of the property.

## Zoning

Agricultural Zoning

### Main Info

- Street Address : County Road 701
- Lot Size Acres : 4,600.00 Acres
- Postal / Zip Code : 81089
- Dwelling : No
- State / Province : Colorado
- County : Pueblo
- Closest City : Walsenburg

### Broker Info

Jeff Switzer

**Jeff Switzer**

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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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