

~ RAINBOW RUN RANCH ~  
Canon City, Colorado (Fremont County)



**Offered at \$895,000**

**Borders Arkansas River ~ Borders Fourmile Creek ~ Farm/Ranch Land  
Ditch Water Shares ~ No Covenants**

**90.42 +/- Acres**

Is a rare offering - 90+ acres that borders both the Arkansas River and Fourmile Creek! From your own private shoreline, you could fish from the banks of the Arkansas River (over a half mile of river frontage) or in the eddies of Fourmile Creek (over a quarter mile of creek frontage), watch the river flow under a canopy of cottonwood trees or launch your canoe, kayak or raft! You can also ride your horse across a ford in the river to connect to more than 7 miles of equestrian and walking trails on the Canon City River Walk. Enjoy a campfire or barbeque by the giant cottonwood trees, hear the sound of the rushing waters and see the sun dance over the surrounding mountains. The terrain is flat with built in irrigation ditches for developing & harvesting lush hay meadows or other farming crops. The property is zoned agricultural and has no covenants! Purchase all acres of this unique river front property and shape it into a working farm and ranch, riverside retreat or equestrian facility; or, purchase a 35 or 55 acre portion of the property. Each parcel has Arkansas River frontage with plenty of acreage to select the perfect home site. Tap into adjoining underground utilities & have ready access to city amenities – located just minutes away from the property. It borders the city limits of Canon City so paved city streets off quiet cul-de-sacs provide your entry to the ranch. This area offers year-round recreation with mild winters, 300+ days of Colorado blue skies & numerous nearby attractions. Rainbow Run Ranch is an extraordinary opportunity to own vacant riverfront property that has endless possibilities!



Ranches ~ Land ~ Homes ~ Cabins  
Central Colorado Mountains



TrueWestColorado.com  
719.687.9200 (Office)

**COLORADO RANCH FOR SALE**



**Arkansas River - Fish Along Your Own Stretch**



**Fourmile Creek – The East Boundary!**

Contact Listing Broker: Vicki Garrisi | 719.237.1240 (Cell) | Info@TrueWestColorado.com



TrueWestColorado.com  
821 West Lafayette Avenue, Ste 100  
Woodland Park, CO 80863

Featured Property on  
**SportsAfieldTrophyProperties.com**



The information presented is deemed reliable by True West Properties however its accuracy or completeness cannot be guaranteed. Prospective Buyers should independently verify all information.

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PROPERTY DETAILS

**Improvements**

Structure (s):

- Irrigation Ditches

Well (s): None

Water Rights (other than well): Ditch Water Shares

Mineral Rights: None

Utilities: Underground Electric, Phone, Cable, Satellite Internet / TV

Septic: None

Fencing: Partial Perimeter & Cross Fencing - Barbed Wire & Smooth Wire

**Acreage**

90.42+/-

**Land Attributes**

Live Water: Arkansas River - 3,000+/- Ft, Fourmile Creek - 1,200+/- Ft, Pond

Mountain Views: Area Mountains

Other Views: Arkansas River, Fourmile Creek

Topography: Level

Tree Coverage: Light - Cottonwood

Vegetation: Hay, Wild Grass, Wildflowers

**Recreation**

On-Site: Fishing in the Arkansas River & Fourmile Creek (Rainbow, Brook, Cutthroat & Brown Trout), Rafting,

Canoeing, Kayaking, Hiking, Wildlife Viewing, Camping, Equestrian, Hunting (Big Game & Waterfowl)  
Hunting Permitted: Yes  
DOW Area Hunting Unit (s): 69

**Taxes & Zoning**

Annual Taxes (est.): \$1,308

Zoning: AG - Suburban

Lease (s): None

Protective Covenants: No Covenants, No HOA

Conservation Easement: None - Potential Exists

Income Potential: Hay, Farming, River Fishing, Rafting

**Location & Access**

Nearest Town (s): Canon City

Nearest Airport (s): Colorado Springs, Pueblo, Denver

Access: Maintained Year-Round. Paved City Street

**Elevation**

5,250 - 5,275

**Bordering Properties**

Private

**MLS (PPAR/Realtor.com)**

7797630

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