

~ **WILDHORN RANCH** ~  
Divide, Colorado (Teller County)



Ranches ~ Land ~ Homes ~ Cabins  
Central Colorado Mountains



**Offered at \$950,000**



**TrueWestColorado.com**  
719.687.9200 (Office)

**COLORADO LAND FOR SALE**

**(2) Spacious Stocked Lakes (Wildhorn & Sweetwater) & (3) Add'l Ponds ~ Water Rights for Lakes/Ponds AND Water**

**203.69+/- Acres**

Wildhorn Ranch has a rich history that unfolds like old time western movie - full of elite Hollywood stars, hootin' and hollerin' cowboys, outlaws, moonshine and thrilling stories! Bought by the Hoder Family in the 1920's, it served as the headquarters for boot-leg moonshine operation during the Prohibition Period (local lore still claims undiscovered, buried caches of moonshine exist on the Ranch) as well as a resort and hunting destination for Hollywood stars such as John Wayne, Robert Mitchum, and Esther Williams. Another episode that will go down as part of the Ranch history includes the changes to the landscape resulting from the Hayman Fire that swept through the region in 2002. Ever resilient, you can see the scenic grandeur of the Colorado Rockies and Pikes Peak region restructure these acres with new growth of native grasses, aspen and pine. Today, you will find Wildhorn Ranch nearly as wild & untamed as its early days. Situated off the beaten path and with the majority of its acres surrounded by Pikes National Forest, boasting of large lakes & ponds, fed by the lengthy and meandering Turkey Creek, sub-irrigated meadows and abundant wildlife (including moose, elk, deer, bear, turkey, ducks & geese), Wildhorn Ranch still offers an ideal location for the modern day entrepreneur. Excellent water rights for the lakes and water wells create limitless possibilities: guest/dude/working ranch, outfitter camp for fishing and hunting, or a fish nursery. The existing structures include an 8-stall barn with tack, hay and grain storage, the old ranch house, boat house, and an 8-room hotel. Also, find the stone remnants of the Main Lodge and Carriage House, as well as the swimming pool and tennis courts. Wildhorn Ranch is a place your dreams could take root and offers a unique opportunity to redefine and improve this legacy Property!



**8 Stalls, Tack, Grain & Hay Storage**



**8200+/- Ft of Turkey Creek Frontage**

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

~ WILDHORN RANCH ~  
Divide, Colorado (Teller County)



Ranches ~ Land ~ Homes ~ Cabins  
Central Colorado Mountains



TrueWestColorado.com  
719.687.9200 (Office)

PROPERTY DETAILS

**Improvements**

Structure (s):

Barn – 2,200 SF

- Year Built: 1975
- Amenities: (8) Stalls, Tack, Grain & Hay Storage

Recreation / Boat House - (38' x 20') 760 SF

- Amenities: Wood Stove, Prep Sink, 3/4 Bath, Aeration Equipment Storage Room, Overlooks Hoder Recreational Reservoir Dam (aka Lake Wildhorn)

Historic Ranch House – 1,972 SF

- Year Built: 1931
- Bedrooms: (2)
- Baths: (1)
- Garage: None

Historic 8-Room Hotel – 2,854 SF

- Year Built: 1954,
- Bedrooms: (8) – approx 225 SF each
- Baths: (8)
- Garage: None

Well (s): (4) Designated for Domestic, Commercial, Stock, Irrigation - purposes including Guest & Employee Residences, Water for up to 40 horses, Irrigation of 5,000 SF of Lawn Grass, Water for Swimming Pool, Hot Tubs and Spa.

Water Rights (other than well): Yes, For Ponds and Water Wells

Mineral Rights: TBD

Utilities: Electric, Phone, Propane, Satellite Internet / TV  
Septic: Yes  
Fencing: Partial, Perimeter & Cross-Fence – Barbed Wire  
Gated: No

**Acres**

203.69+/-

**Land Attributes**

Live Water: Hoder Recreational Reservoir Dam (aka Wildhorn Lake): 9.5 Water Surface Acres, Stocked  
Sweetwater Lake / Reservoir: 2 Water Surface Acres  
Lodge Ponds Number 1-3  
Turkey Creek – 8,275+/- feet Creek Frontage  
Mountain Views: Signal Butte, Pikes Peak  
Other Views: Timbered Hillides, Rock Outcroppings, Lakes, Ponds, Valley, Meadows, Creek Topography: Level, Rolling Hillides, Sloping, Rock Outcroppings  
Tree Coverage: Light – Moderate – Aspen, Ponderosa, Spruce, Fir  
Vegetation: Native Grass, Scrub Oak, Wild Berries, Hay, Wildflowers

**Recreation**

On Site: Hunting (Big Game and Waterfowl), Fishing (Rainbow & Brown Trout), Canoeing,

Rafting, Row Boat, Paddle Boat, Camping, Equestrian, Hiking, Wildlife Viewing  
Hunting Permitted: Yes  
DOW Area Hunting Unit (s): 511

**Taxes & Zoning**

Annual Taxes (est.): \$5,490.04

Zoning: A-1 Agricultural, Re-1 Residential

Lease (s): None

Protective Covenants / Amenities: No Covenants, No HOA

Conservation Easement: None - Potential Exists

Income Potential: Ranching, Fishing, Outfitting, Hunting, Rental, Animal Boarding

**Location & Access**

Nearest Town (s): Florissant, Divide, Woodland Park, Colorado Springs

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

Access: Maintained Year-Round. Gravel County Road to Driveway

**Elevation**

8,600 – 8,900 Feet

**Bordering Properties**

Pike Forest (3) Sides, Private

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

7014876

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.