

~ **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



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):

Barn – 2,200 SF

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

Boat House - (38' x 20') 760 SF/ Wood Stove,

Prep Sink, 3/4 Bath, Aeration Storage,

Overlooks Lake Wildhorn

Historic Ranch House – 1,972 SF

- Year Built: 1931 (Poor Condition)

Historic 8-Room Hotel – 2,854 SF

- Year Built: 1954 (Poor Condition)

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

Acreage

203.69+/-

Land Attributes

Live Water: Hoder Recreational Reservoir (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 Hillsides, Rock

Outcroppings, Lakes, Ponds, Valley,

Meadows, Creek Topography: Level, Rolling

Hillsides, 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 National Forest (3) Sides, Private

MLS (PPAR/Realtor.com)

7014876

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