

~ COTTAGE ROCK RANCH ~
Canon City, Colorado (Fremont County)



Offered at \$499,000

**½ mile+/- Fourmile Creek Frontage ~ Ditch Irrigation Water Rights ~ Borders
BLM Lands ~ BLM Grazing Lease 3000+ Adjoining Acres**

102.15+/- Acres

Cottage Rock Ranch offers a unique opportunity to live, own, and work a farm/ranch property! A 35+/- acre portion of the acreage is a pastoral meadow watered by the irrigation rights on the Garden Park ditch which convey with the Ranch. The ranch property has BLM grazing rights on 3,295+/- acres of adjoining BLM land on the west side of the ranch. These bordering BLM Lands are also excellent hunting grounds for big & small game such as deer, bear, elk, turkey and rabbit. Year-round water for livestock, as well as area wildlife, and fresh brook trout can be found in the 2,600+/- feet of Fourmile Creek which traverses the Ranch. Towering cottonwood trees hug the shoreline of the creek. Enjoy the comforting sound of babbling waters, rustling leaves and the canopy of shade during the heat of the summer months. Cottage Rock, an immense colorful red and white rock butte, watches over the meadow and the hunting/grazing land. Imagine your future home with this dramatic backdrop and a peaceful, gentle meadow in your front yard. Electric & phone are along the paved county road, aka Gold Belt National Back Country Byway, which provides access to the Ranch and is the east boundary line. There are no covenants or HOA on the ranch. When you are ready to take a break from your ranch/farm work, there are multitudes of activities to choose from. For those with in interest in dinosaurs, the Garden Park area is one of the premier paleontology localities in United States with the Garden Park and the Cleveland & Marsh Quarries just minutes away. For the active adventurer, Red Rock Canyon (Rock Climbing & Repelling), Arkansas River (Fly Fishing, White Water Rafting) & the Royal Gorge are nearby. Owned by the same family for two generations, this is the first time Cottage Rock Ranch has been offered in over 70+ years. Don't miss your chance to make Cottage Rock Ranch a legacy property for you and yours!



Ranches ~ Land ~ Homes ~ Cabins
Central Colorado Mountains



TrueWestColorado.com
719.687.9200 (Office)

COLORADO LAND FOR SALE



½ mile+/- Fourmile Creek Frontage



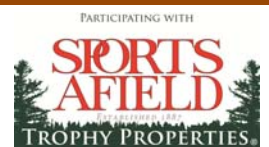
Ditch Irrigation Water Rights

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): None
Well (s): None
Water Rights (other than well): Yes, Garden Park Ditch
Irrigation Rights (from Fourmile Creek)
Add'l Ditch Irrigation Water Available for Purchase: Southeast Colorado Conservancy District (from Pisgah Reservoir)
Mineral Rights: None
Utilities: Electric, Phone at Property Line
Septic: None
Fencing: Partial, Perimeter & Cross – Barbed Wire
Gated: Yes

Acreage

102.15+/-

Land Attributes:

Live Water: Fourmile Creek – 2,600+/- Ft
Mountain Views: Cottage Rock, Cooper Mountain, Other Area Mountains
Other Views: Hay Meadows, Fourmile Creek, Timbered Hillside, Rock Outcroppings, Rock Bluffs
Topography: Level, Cottage Rock, Steep, Rock Outcroppings, Rock Bluffs
Tree Coverage: Light - Pinon, Cottonwood, Cedar
Vegetation: Irrigatable Meadow (35+/- acres), Native Grass, Scrub Oak, Cactus, Wildflowers

Recreation

On Site: Fishing Fourmile Creek (Brook Trout), Hiking, Wildlife Viewing, Camping, Rock Climbing
Hunting Permitted: Yes
DOW Area Hunting Unit (s): 581

Taxes & Zoning

Annual Taxes (est.): \$19
Zoning: A-1 Agricultural
Lease (s): Grazing Lease with BLM for 3,295+/- Adjoining BLM Acres
Protective Covenants / Amenities: No Covenants, No HOA
Conservation Easement: None - Potential Exists
Income Potential: Ranching, Farming

Location & Access

Nearest Town (s): Canon City, Pueblo, Colorado Springs
Nearest Airport (s): Pueblo, Colorado Springs, Denver
Access: Maintained Year-Round. Paved County Road to Driveway

Elevation

5940 – 6200 Feet

Bordering Properties

BLM (1) Sides, Private

MLS (PPAR/Realtor.com)

8650063

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