



**MB Ventures Ranch, Pueblo County, Colorado, 2,185.00 Acres**

**\$1,250,000**

- Agriculture, Big Game, Equestrian

This gorgeous southern Colorado ranch offers sweeping views of the entire southern range including the Spanish Peaks, the Sangre De Cristo Range, Greenhorn Mountain, the Wet Mountain Range and Pikes Peak. You will not find a better priced property this close to the I-25 corridor! The property is only a 10 minute drive to I-25 and Colorado City, Colorado yet is extremely private and secluded. Pueblo, Colorado is a short 30 minute drive from the ranch as well. This ranch has great potential for many uses including ranching and agricultural uses, hunting, equestrian, family ranch, or future investment. The ranch improvements consist of a heavy duty 1,600 square foot (40 x 40) workshop and equipment building which was built in 2015. The building is fully insulated and features thick concrete flooring and a large automatic entry door for easy equipment access and storage. The building is fully wired for generator use or future hook-up for electric service. The ranch is completely fenced, has county road frontage, electric service, and high speed internet. The property also has an extensive interior network of improved roads offering easy access to all parts of the ranch. A new well was drilled in 2015 which could provide water to a future residential home or be piped to various locations on the ranch for livestock use. The Ranch offers abundant hunting opportunities for elk, mule deer, and antelope and is accessible during all seasons. The land is located in GMU 128 which is a Plains Unit, offering more liberal bag limits and longer season dates for elk than other units in Colorado including a month long OTC unlimited elk bull season. This area of southeast Colorado is known for producing large mule deer and many are seen throughout the ranch. Herds of antelope are also seen in the open meadow areas on and around the ranch. The ranch is already registered in the Landowner Preference Program and receives extra game tags each year for the hunting season.

### Main Info

- Postal / Zip Code : 81019
- Lot Size Acres : 2,185.00 Acres
- State / Province : Colorado
- Dwelling : No
- County : Pueblo
- Closest City : Colorado City

### Home Info

- Building Features : Barn
- Elevation : 6000

### Taxes

Tax Year : 2017

Estimated Taxes per year are \$1,000.00

### Broker Info



#### Jeff Switzer

**Rocky Mountain Ranch & Land**

**(P:) 719-471-3131**

**(M:) 719-963-2513**

**[jswitzer@rmranchland.com](mailto:jswitzer@rmranchland.com)**

**[rmranchland.com](http://rmranchland.com)**

Jeff Switzer 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 has been a licensed real estate broker in 5 states and currently holds active licenses in Colorado and Florida. He has worked in every facet of the recreational 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 has successfully navigated complex real estate transactions involving land use issues, conservation easements, mineral and water rights, livestock, ranch management, grazing and hunting leases, family trust and partnership issues, project financing, and negotiations with State and Federal agencies. He is a member of the Pikes Peak Association of Realtors, National Association of Realtors, the Realtors Land Institute, and has also earned the prestigious Accredited Land Consultant designation.

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