



Fritz Family Ranch, Fremont County, Colorado, 430.00 Acres

\$550,000

- Agriculture, Big Game, Equestrian, Upland Bird

Opportunity to purchase a private and secluded 430 acre mountain ranch and recreational property with year-round access adjoining the San Isabel National Forest. This property has been owned in the same family since the early 1960s and this is the first time it has been available to the market. The property has frontage on a county road with electric and telephone services. The land is a combination of rolling wooded hills and ridges bisected by lush park like meadows and oak brush. Tree cover consist of large cedars, pinon and ponderosa pine. The ranch has panoramic views in every direction which include the Wet Mountain Range and Pikes Peak. There are multiple ridge top areas that would be ideal for a new home or cabin. This property is a truly unique offering and would be suitable for many purposes including a private family ranch, hunting lodge, camping, ATV use, horseback riding or a combination of uses. The property has run about 20 head of cattle for grazing during the summer months. The property is being sold with a vintage 1951 Columbia camper trailer. The trailer is 23 feet in length and in remarkably good shape. It features interior wood paneling throughout, original appliances and a propane heater. The camper could easily be restored to give the hunter or recreational enthusiast a great start to begin enjoying the property. This property is a hunters dream! The ranch is located in GMU 69 and is premium habitat for elk, mule deer, bear and turkey and has not been hunted for many years. Bordered by large ranches and also the San Isabel National Forest for protection, this property has forage, cover and water resources that attract and hold big game. Thick wooded areas and oak brush provide bedding areas for elk and deer and several live water springs provide plenty of water. Because this property is over 160 acres in size, it will qualify for the Landowner Preference Program to apply for additional game tags each year.

- Postal / Zip Code : 81226
- Lot Size Acres : 430.00 Acres
- State / Province : Colorado
- Dwelling : No
- County : Fremont
- Closest City : Florence

Home Info

- Elevation : 6400

Taxes

Tax Year : 2017

Estimated Taxes per year are \$146.00

Broker Info



Jeff Switzer

Rocky Mountain Ranch & Land

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Co-listing with: Rocky Mountain Ranch & Land, Jeff Switzer

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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