



**Huerfano Canyon Ranch, Huerfano County, Colorado, 6,080.00 Acres**

**\$4,500,000**

- Agriculture, Big Game, Equestrian, House, Off-Road, River Frontage, Stream/River, Wildlife Viewing

The Huerfano Canyon Ranch represents an incredible opportunity to own a ranch in Southern Colorado which is reminiscent of the large ranches of the old west. It has been operated as a working cattle ranch for generations, but also offers excellent hunting, horseback riding, and other recreational opportunities. As an added bonus the ranch borders an additional 1,680 acres of BLM and State lands. The ranch offers diverse geographic characteristics including wooded ridges, hidden valleys, mesa land, rock formations, springs, small canyons, seasonal creek beds, and prairie lands. On its northern end the ranch has frontage along the Huerfano River and Canyon. Views of the southern mountain ranges are stunning and include the Spanish Peaks, the Sangre De Cristo Range, Greenhorn Mountain and Pikes Peak. The high point of this ranch known as Turkey Ridge is one of the most prominent mesa formations in Southern Colorado. Tree cover includes pinon, cedar, juniper and oak brush. This property is extremely unique and there are many possibilities here including a family legacy ranch, hunting ranch, corporate retreat, cattle ranch, or horse property. The ranch is located approximately 18 miles northeast of Walsenburg, Colorado. The ranch is accessed via a gravel county maintained road and boasts end of the road, locked gate privacy. The Ranch is easily accessible from the major Colorado cities without crossing mountain passes. Denver is 3 hrs – Colorado Springs is 2 hrs – Pueblo is 1 hr and Walsenburg is 25 minutes from the Ranch.

The property improvements include a three bedroom, two bath modular ranch home built in 1996 with approximately 2,000 square feet of living space and two car attached garage. In addition, there is a 40 x 50 Cleary built barn with attached 12 x 50 pole shed and corrals. The improvements could be upgraded or expanded to suit a new owners needs or serve as a residence for a ranch manager. The ranch includes a productive well which feeds the home and extensive pipeline system servicing livestock tanks throughout the property. There is also a strong spring which supplements the livestock water system. The property is currently leased for grazing and the this arrangement could be extended to produce income for the new owner. The ranch is fenced and cross fenced.

The ranch would be an ideal candidate for a conservation easement which would offer excellent tax credits to higher income owners. The ranch is located in Game Management Unit 128 with the added use of the bordering 1,680 acres of BLM and State land. Unit 128 offers a month long OTC season for bull elk from mid-October to mid-November. These lands are

landlocked to the public so there is no pressure on game populations. The ranch is situated along the eastern edge of the Huerfano River basin which is a big game corridor in the area. The terrain, water resources, forage, and protective bedding areas on this ranch combine to create the ideal habitat for elk, mule deer, antelope and bear. The ranch is enrolled in the Landowner Preference Program (LPP) and obtains multiple game vouchers for mule deer and proghorn antelope each year. Equestrians, ATV, or off-road enthusiasts would love this property as there are miles of old roads and trails running through most of the ranch.

### Main Info

- Street Address : 13313 County Road 103
- Lot Size Acres : 6,080.00 Acres
- Postal / Zip Code : 80919
- Dwelling : Yes
- State / Province : Colorado
- County : Huerfano
- Closest City : Walsenburg

### Home Info

- Year Built : 1996
- Building Features : Garage, Corrals, Barn
- Square Feet Main House : 2000 square feet
- Baths : 2
- Bedrooms : 3
- Elevation : 5600 to 6100 Ft.

### Taxes

Tax Year : 2017

Estimated Taxes per year are \$2,500.00

### Broker Info



#### Jeff Switzer

**Rocky Mountain Ranch & Land**

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Jeff Switzer founded Rocky Mountain Ranch & Land to realize his vision and passion for the land. He brings over 25 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. His experience has taken him to every region of the United States and since 1995 he has acquired or managed the development and sale of numerous ranch and recreational properties throughout Central and Southern Colorado. 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. Furthermore, as a principal in many of these transactions, Jeff is acutely aware of identifying the best values in the real estate market for buyers and the latest and most innovative marketing strategies for sellers.

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