



Apache Creek Preserve, Huerfano County, Colorado, 175.00 Acres

- Agriculture, Big Game, Equestrian, Stream/River, Upland Bird, Waterfowl, Wildlife Viewing

Apache Creek Preserve offers an opportunity to purchase 175 acres with a rare live water creek in southern Colorado. The land is primarily native prairie and is bisected by Apache Creek and its bottom land. The land sits in a protective valley with meandering creek bottom and is surrounded by unique rim rock formations. The views of the southern and western mountains are stunning and include Greenhorn Mountain and the Spanish Peaks. The ranch is in a rural and private location yet easily accessible to Interstate 25 between Walsenburg and Colorado City, Colorado. The ranch is accessed via a gravel county road which has electric service. The land is located in Game Management Unit 128 which is a Plains Unit. Apache Creek and its water resources are a drawing card for wildlife and an active big game corridor in the area. The terrain, water resources, and forage on this land combine to create the ideal habitat for deer, antelope, and occasional elk. Both upland birds and waterfowl are also seen around the creek bottom area. Equestrians and ATV enthusiasts would love this property as there is room to ride and explore. The property would be ideal for a small horse or cattle ranch and a portion of the property is fenced already. There are no HOA's or covenants applicable here so you can build what you want, when you want, or just build a barn first or park your RV and use the land. The Ranch is located 30 minutes from the San Isabel National Forest which offers diverse recreational opportunities including hiking, camping, hunting and fishing. The Forest exceeds 1 million acres in size.

Main Info

- Street Address : County Road 112
- Lot Size Acres : 175.00 Acres
- Postal / Zip Code : 81089
- Dwelling : No
- State / Province : Colorado
- County : Huerfano
- Closest City : Walsenburg

Taxes

Tax Year : 2018

Estimated Taxes per year are \$50.00

Broker Info



Jeff Switzer

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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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