



**Middle Earth Ranch, Huerfano County, Colorado, 162.00 Acres**

**\$175,000**

- Agriculture, Big Game, Equestrian, Off-Road, Wildlife Viewing

Middle Earth Ranch is something you dream about when you think of western landscapes and recreational ranches in Colorado. This ranch land has been owned in the same family for over 50 years and it is the first time it has come to market. The land is a combination of gently rolling native grasses, arroyos, and wooded ridgelines. The ranch consists of 162 deeded acres which is surrounded on 3 sides by BLM lands which also adjoins the Greenhorn Wilderness. The ranch would be an ideal set-up for a recreational off-grid cabin, camping, hunting, ATV use, shooting, horseback riding, hiking and more. Land holdings of this size and nature are becoming harder and harder to find and this property has no covenants and is not part of an HOA. The property offers further value and security as it's perimeter is completely fenced. The ranch is located near Gardner, Colorado and only a few miles off of paved State Hwy 69. 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 30 minutes from the Ranch. The ranch is located in Game Management Unit 84 and is accessible during all seasons. With the use of the bordering BLM which also adjoins the San Isabel National Forest and the Greenhorn Wilderness, this property offers access to thousands of acres of remote back country. This area of southeast Colorado is known for producing trophy mule deer and elk and animal signs are seen throughout the ranch. Pronghorn and bear hunting is some of the best you will find in Colorado. The ranch is situated just north of Huerfano River which is an active corridor for big game in the area. Because the property exceeds 160 acres it could be enrolled in the Landowner Preference Program (LPP) allowing for the potential to obtain additional game vouchers each year. Equestrians, ATV, or off-road enthusiasts would love this property as the property is very usable throughout.

- Street Address : County Road 620.1
- Lot Size Acres : 162.00 Acres
- Postal / Zip Code : 81040
- Dwelling : No
- State / Province : Colorado
- County : Huerfano
- Closest City : Gardner

#### 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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