



## **The Riverplace Ranch, Huerfano County, Colorado, 394.00 Acres**

**\$975,000**

- Agriculture, Big Game, Equestrian, Income producing, River Frontage

The Riverplace Ranch is a classic irrigated and income producing Colorado ranch property. The land has direct frontage along the Huerfano River, water rights for irrigation, scenic views, excellent access and more. Owned by the same family for over 50 years this is the first time it has come to market. This diverse land parcel runs from the river bottom to pasture land to wooded ridges and offers plenty of building sites to choose from. The land is perimeter fenced and cross fenced in locations for cattle production. Approximately 50 acres of irrigated land will give a new buyer the opportunity to raise hay, crops, or graze livestock or lease out the crop production for income. The views are simply unparalleled and extend from Greenhorn Mountain to the Sangre De Cristo Range and Sheep Mountain. Because of the easy access to utilities and frontage along Highway 69 and several county roads this property could be easily divided if desired. Family ranch, retirement, hunting, horse property, and farming would all serve this property well. The ranch is located near Gardner, Colorado with direct frontage on 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 1.15 hrs from the Ranch. The ranch is located in Game Management Unit 85 and is accessible during all seasons. Elk tags are over the counter for 2nd and 3rd rifle seasons. The ranch borders 960 acres of BLM, which offers a playground of prime hunting and recreational opportunities. This area of southeast Colorado is known for producing trophy elk and mule deer and animal signs are seen throughout the ranch. The ranch runs along the 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. The ranch is currently leased out for hunting on a year to year basis which produces additional income on the property. Equestrians, ATV, or off-road enthusiasts would love this property as the property is very usable throughout. The land is being sold with valuable senior water rights which irrigate approximately 50 acres of hay pasture which is currently leased and produces income each year. More information on the water rights is available to qualified buyers. Seller will convey any mineral rights owned as part of sale.

- Street Address : County Road 540
- Lot Size Acres : 394.00 Acres
- Postal / Zip Code : 81040
- Dwelling : No
- State / Province : Colorado
- County : Huerfano
- Closest City : Gardner

#### 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 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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