



## **Redcliff Ranch at North Creek, Custer County, Colorado, 480.00 Acres**

**\$2,950,000**

- Agriculture, Big Game, Fishing, Mineral Rights, Off-Road, Pond, Stream/River, Timberland, Upland Bird, Wildlife Viewing

Redcliff Ranch at North Creek is a scenic, diverse and well-watered alpine tract completely surrounded by National Forest. The land is a combination of wooded and meadow areas with valleys and hillsides and a very unique red rock wall which is prominently visible near the entrance to the property. The land is loaded with water resources including numerous springs, creeks and multiple ponds and is game rich. Located just southwest of Wetmore, Colorado and easily accessible on a year-round basis, this 480 acre property offers a multitude of recreational activities and complete seclusion. There are spectacular mountain and valley views in many locations and several miles of interior roads to access all portions of the ranch.

Properties in this area are held in families for generations and rarely come on the market. This property is extremely unique and there are many possibilities here including a family legacy ranch, hunting property, horses, ATV use, camping, cabins or building a permanent residence. The ranch fronts on County Road 387 which is a maintained county road and is 3 miles south of State Highway 96. The Ranch is easily accessible from the major Colorado cities without crossing mountain passes. Denver is 2.5 hrs – Colorado Springs – 1.5 hrs and Pueblo – 45 minutes from the Ranch. Improvements include a 3,700 sq. ft. barn with 10 horse stalls. It is concrete block construction with a wood roof structure and was built in 1985. The second structure is a 2,100 sq. ft wood frame barn with metal siding and a metal roof which was built in 1977. Both barns are structurally sound and could be improved or modified for use by a new owner. The land is located in Game Management Unit 84 and shares its boundary with thousands of acres San Isabel National Forest. Mule deer, bear, and turkey are seen regularly in and around the property and elk are often seen grazing in the meadows and around the ponds during early morning and early evening hours. The terrain, water resources, forage, and protective bedding areas on this ranch combine to create the ideal elk and deer habitat. The land could be enrolled in the the Landowner Preference Program (LPP) allowing for the potential to obtain additional game tags each year. Equestrians would love this property as there are old trails running through most of the property offering a scenic area for riding horses. Adjoining National Forest offers thousands of additional acres to hunt, explore or horseback ride. This land tract is not currently under a conservation easement but would be an ideal candidate for one. A conservation easement would protect the land in perpetuity while offering valuable tax credits.

North Creek, which originates at higher elevations in the National Forest, flows directly through the ranch. It is fed by other

mountain creek tributaries and springs and provides an abundance of water resources for the ranch. There are numerous ponds scattered throughout the property and several are stocked with rainbow trout. Portions of this land were burned by the Junkins Fire in 2016. The owner has gone to significant lengths to implement mitigation and restoration work including selective logging, pond restoration, road repair, erosion control, over seeding and general clean-up. New vegetation has flourished with young tree growth of aspen, oak brush and lush native grasses. All mineral rights owned by Seller will be conveyed as part of purchase.

### Main Info

- Street Address : 5765 County Road 387
- Lot Size Acres : 480.00 Acres
- Postal / Zip Code : 81253
- Dwelling : No
- State / Province : Colorado
- County : Custer
- Closest City : Wetmore

### Taxes

Tax Year : 2019

Estimated Taxes per year are \$981.00

### 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 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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