



**Sky Ranch, Fremont County, Colorado, 257.00 Acres**

**\$2,490,000**

- Agriculture, Big Game, Equestrian, Fishing, House, Lake Frontage, Lake/Pond, Off-Road, Pond, Snow sports, Stream/River, Water Sports, Waterfowl, Wildlife Viewing

Colorado Ranch for Sale! Sky Ranch encompasses 265 acres of conserved lands under stewardship with The Rocky Mountain Elk Foundation. This incredible and diverse landscape is filled with a surplus of aspen, fir and spruce trees which fill its rolling hillsides to provide privacy as well as an ever-changing range of colors for every season. It also offers live water! There are (3) spring-fed ponds and 2,000+/- feet of Eightmile Creek which create a riparian habitat that not only attracts a wide variety of wildlife (elk, mule deer, bighorn sheep, black bear, mountain lion, Golden Eagle and more) but also creates a water ecosystem to support fish and other aquatic species. Whether you are trophy hunting, fishing the ponds, horseback riding or ATV'ing through open grassland parks, mature aspen groves, rocky canyons, you will soak in some of very best Colorado's mountain scenery; including snow-capped Pikes Peak and the Sangre De Cristo's. Relax at the rustic log home, AKA the "hunting camp", which has been completely remodeled and includes mountain furniture, furnishings, and accessories to make it a "turnkey" experience. Find quaint sitting areas throughout the home including a spacious great room with an extra magnificent woodburning fireplace, a large, covered deck to enjoy the cool, crisp mountain air and listen for the quaking aspens and bulging elk. Other improvements include (2) enormous storage buildings, loafing shed for horses, a custom fishing cabin and hunting blind. The ranch is located adjacent to a Colorado State Land Section (640 acres) and nearby BLM Lands. It also borders Phantom Canyon Road, part of the Gold Belt Tour, a National and Colorado Scenic Byway. Skagway Reservoir and Pike National Forest are in close vicinity offering additional recreation such as camping, hunting, boating and fishing. The historic mining towns of Victor and Cripple Creek are minutes away offering traditional conveniences of shopping, restaurants, entertainment and small stakes gaming. The ranch is an ideal escape from Colorado Springs (one hour) and Denver (1 hour 45 min). Uses for the property could range from trophy hunting and orienteering types of outdoor recreation (hiking, ATV, horseback riding), fulltime residence, or corporate retreat. Sky Ranch has all the attributes of a premiere high elevation trophy hunting camp along with the undisturbed beauty of a private Colorado Rocky

### Main Info

- Street Address : 501 County Road 863
- Lot Size Acres : 257.00 Acres
- Postal / Zip Code : 80860
- Dwelling : Yes
- State / Province : Colorado
- (Assessor) Parcel Number : 98306023
- County : Fremont
- Closest City : Victor

### Home Info

- Year Built : 1985
- Building Features : Storage Shed, Shop, Outbuildings, Other Storage, Garage, Barn
- Square Feet Main House : 4320 square feet
- Baths : 5
- Bedrooms : 5
- Half Baths : 1
- Property is under stewardship with The Rocky Mountain Elk Foundation
- Property consists of (4) contiguous parcels – (3) in Teller County and (1) in Fremont County
- Numerous Improvements Completed since Sellers Purchase in 2018
- Septic System size/capacity pending completion of a septic inspection

### Taxes

Tax Year : 2020

Estimated Taxes per year are \$1,473.00

### Broker Info



#### Vicki Garrisi

**True West Properties**

**(P:) 719-237-1240**

**(M:)719-237-1240**

**[Vicki@TrueWestColorado.com](mailto:Vicki@TrueWestColorado.com)**

**[truewestcolorado.com](http://truewestcolorado.com)**

Vicki Garrisi, Owner Broker of True West Properties, has lived and recreated in the great Rocky Mountains of Colorado since 1995. Born and raised in Maryland, she spent her early years on the waters of the Chesapeake Bay and the Appalachian Mountains of Western Maryland. A career in sales gave her the opportunity to work with diverse mix of clients from US corporations to farm & ranch businesses on the Eastern Plains and Western Slope of Colorado. A passion for the outdoors, strong connection to the mountains and love of the Old West and its history led her to a career in mountain real estate. Vicki believes every piece of land is just as unique as the person seeking it. She is dedicated to helping others find just the right property to meet their mountain lifestyle and recreational needs.

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