



## **Oak Creek Ridge, Huerfano County, Colorado, 280.00 Acres**

**\$495,000**

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

Oak Creek Ridge offers a great opportunity to own a large ranch tract in southern Colorado without breaking the bank. The land features open and wooded ranch terrain with hills, valleys, ridges and monster views in all directions. Oak Creek which is a seasonal and wet weather drainage crosses the eastern side of the property. The land has direct frontage on two county maintained roads and is very close to State Hwy 69. Owned by the same family for over 50 years this is the first time it has come to market. The views are simply unparalleled and extend from Greenhorn Mountain to the Sangre De Cristo Range and Sheep Mountain. Because of the easy access and frontage along the county roads this property could be easily divided if desired. Family ranch, retirement, seasonal cabin, camping, ATV use, hunting, horse property, or small livestock ranch are all opportunities on this property.

The land 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. With the use of hundreds of acres of bordering BLM, this property offers diverse 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 land is close to 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. Equestrians, ATV, or off-road enthusiasts would love this property as the property is very usable throughout.

- Street Address : County Road 540
- Lot Size Acres : 280.00 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, Owner and Managing Broker, Accredited Land Consultant (ALC), 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 is a licensed employing level real estate broker in Colorado and Florida and is a member of the Pikes Peak Association of Realtors, National Association of Realtors, and Realtors Land Institute. Jeff has also earned the prestigious Accredited Land Consultant (ALC) designation through the Realtors Land Institute. He has worked in every facet of the 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 currently serves on the Sports Afield Trophy Properties Planning Council. His experience has taken him to nearly every region of the United States and since 1995 he has acquired or managed the development and sale of numerous ranches throughout Central and Southern Colorado. Jeff has successfully navigated complex real estate transactions involving land use issues, conservation easements, mineral and water rights, livestock, ranch and farm management, grazing and hunting leases, family trust and partnership issues, project financing, and negotiations with State and Federal agencies. Jeff has the knowledge and experience to implement the latest and most innovative marketing strategies for sellers and identify the best values in the real estate market for buyers.

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