



**Mack Gulch Ranch, Fremont County, Colorado, 390.35 Acres**

**\$795,000**

- Big Game, Off-Road, Wildlife Viewing

Colorado mountain land for sale! Mack Gulch Ranch is a scenic and diverse mountain tract with year-round access and a secure gated entry. No HOA or covenants on this one, so many uses are possible. This land is directly accessible from State Hwy 9 just south of Guffey, Colorado and borders thousands of acres of Bureau of Land Management (BLM) land. The property boasts spectacular mountain and hillside views and long-range vistas of the Sangre De Cristo Range. The mountain terrain includes a combination of wooded hills which climb to high ridge tops and then drop into pristine valley meadows. Tree cover consists of pinon, cedar, oak brush and ponderosa trees. The property sets up well for many uses including building a recreational or year-round cabin, ATV use, hunting camp, horseback riding, camping, hiking and more. There is a substantial road network already in place that enables an owner to easily ride around and access most parts of the property. You will feel private and remote, yet the property is not too far from Canon City and the Front Range cities in Colorado. Create your family legacy at Mack Gulch Ranch!

Mack Gulch Ranch is located only 30 minutes northwest of Canon City and only a few minutes south of the small town of Guffey. Canon City is home to a number of world-class activities and attractions, Royal Gorge Railroad, Royal Gorge Mansion, the Royal Bridge & Park, and the Winery at Holy Cross Abbey. Canon City offers plentiful shopping, restaurants and medical services. The ranch is also easily accessible from the major Colorado cities without crossing mountain passes. Denver is 2.5 hrs. – Colorado Springs – 1.5 hrs. and Pueblo – 1.5 hrs. from the Ranch. The area around the property continues to maintain its rural charm, western heritage, and ranch country feel.

The property is a recreational base for many activities with over 300+ days of sunshine and fresh mountain air. Enjoy horseback riding, hiking, ATV use, camping and hunting on the ranch or the bordering BLM. Mack Gulch Ranch offers superb big game hunting. Resident elk and deer populations move in and out of the Currant Creek drainage which is located just west of the ranch. Mack Gulch and the bordering BLM land provide ideal bedding, cover and habitat for large game. The ranch is located in GMU 58. Because the land exceeds 160 acres in size, the property can be enrolled in the Landowner Preference Program allowing for additional game tags to be drawn each year. Close to the ranch, you can enjoy world class rafting on the Arkansas River and fishing on Spinney Mountain, Eleven Mile Reservoirs and the South Platte River. In

addition, in winter months take a 90-minute day trip to Breckenridge or Monarch Mountain for skiing and snowboarding fun.

Water and sewer service would consist of a drilled well and septic system, when building. Off-grid solar systems and water storage cisterns would also work well on this property. Buyer is entitled to drill a domestic well on the property which allows for in-house use, watering of livestock and irrigation of up to 1 acre of land.

#### Main Info

- Street Address : 12250 State Highway 9
- Lot Size Acres : 390.35 Acres
- Postal / Zip Code : 81212
- Dwelling : No
- State / Province : Colorado
- County : Fremont
- Closest City : Guffey

#### Taxes

Tax Year : 2021

Estimated Taxes per year are \$161.00

#### 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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