



Double Heart Ranch, Fremont County, Colorado, 60.00 Acres

\$1,195,000

- Agriculture, Big Game, Equestrian, House, Wildlife Viewing

Welcome home to Double Heart Ranch! This lovely property offers an opportunity to acquire a small and private ranch with a spacious log home and numerous outbuildings. Nestled along the foothills of the Wet Mountain Range and only a short drive to both Florence and Wetmore, this ranch truly shows a family's pride of ownership over the last 30 years. The owners have planted many trees, installed flower beds and wood fencing, and created walking paths around the home, lending to the park like feel and ambience of the property. Enjoy lovely vistas and glorious sunsets while relaxing on the expansive deck or get cozy around the fireplace in the grand living room on cold winter mornings. The 60 acres is a mixture of open pasture and timbered areas along a seasonal creek and sets up well for horses. The ranch does not have any restrictive covenants or HOA and is not under a conservation easement, so many uses are possible. Ideally suited for horses, family legacy property, retirement or recreational property, corporate or church retreat, or possible wedding venue.

The Ranch is located 10 minutes south of Florence, Colorado, 1 hour from Colorado Springs and 45 minutes from Pueblo, Colorado, and can be accessed on a year-round basis. Florence boasts a historic downtown district filled with restaurants, shopping, and coffee shops. Known as the antique capital of the state, there are plenty of interesting shops to discover your antique treasures. Recreational activities are numerous in this area and include easy drives to Canon City, the Royal Gorge, and Arkansas River. Enjoy a train ride, white water rafting, world class fly fishing, antique shopping, and local dining all within a short drive to the ranch.

The log home which was built in 1996 is a timeless log structure with room for expansion, redesign, or updating as a new owner desires. The home looks over the Wet Mountain Range and San Isabel Forest with views in all directions.

Improvement Roundup:

- Custom Log Home Built in 1996
- 6,000 + sq. ft. Finished Space
- 5 Bedrooms and 4 Bathrooms

- Finished Basement
- Bonus Space for Additional Bedrooms
- Huge Wrap Around Deck – Covered and Uncovered
- Massive Kitchen Area and Great Room
- Spiral Staircase to Loft Library/Office
- Attached Garage and Breezeway
- Detached Workshop and Open Bay Garage
- Pennsylvania Dutch Style Barn with Hay Loft
- 30' x 60' Metal Equipment Building

Bursting with beauty and character, this ranch has much to offer. Once you visit you might never want to leave!

Main Info

- Street Address : 3311 Fremont County Road 103
- Lot Size Acres : 60.00 Acres
- Postal / Zip Code : 81226
- Dwelling : Yes
- State / Province : Colorado
- County : Fremont
- Closest City : Florence

Home Info

- Square Feet Main House : 6780 square feet
- Baths : 4
- Bedrooms : 5

Taxes

Tax Year : 2022

Estimated Taxes per year are \$3,776.00

Broker Info



Jeff Switzer

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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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