



Mondorosa Ranch, Fremont County, Colorado, 218.34 Acres

\$1,995,000

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

Looking to escape the crowds, live off-grid and have a self-sustaining private ranch environment without sacrificing comfort and luxury. Welcome to Mondorosa Ranch! The current owners have thought of every detail on this ranch property with care and style. Set on a spacious 218 acres of rolling hills, trees, pasture and rock outcroppings this ranch exudes an old western feel with a modern flair. This lovely property offers the opportunity to own a small and private ranch with a modern mountain home and horse facilities. Set against the foothills of Cap Rock, a prominent area geological formation, this property offers sweeping views of the Sangre De Cristo Range from all vantages of the home. The property is fenced, cross fenced and gated and sets up nicely for horses and livestock. The property was once part of the 40,000 acre Nash Ranch and the historic corrals have been restored and are in working order. The Ranch does not have any covenants and is not part of an HOA so many uses are possible. The Mondorosa Ranch would be ideal for a small livestock ranch, horse operation, residential or recreational ranch, family or legacy property. Because of its size, there is also the possibility to divide the ranch into several parcels. The Ranch could also be sold turnkey with the furniture and equipment also available for sale. Rarely, if ever, will you find a western ranch with so much to offer and in such fine condition.

The Ranch is located 90 minutes west of Colorado Springs and 35 minutes north of Canon City, Colorado and can be accessed on a year-round basis. Recreational activities are numerous in this area and include easy drives to Cripple Creek, the Royal Gorge, Arkansas River, and Eleven Mile Canyon. Enjoy a train ride, white water rafting, world class fly fishing, gambling, antique shopping, and local dining all within 1 hour or less from the Ranch. In the winter, Monarch, Breckenridge, and Ski Cooper are all within 90 minutes of the property for skiing and snowboarding. The ranch home was meticulously remodeled in 2021-2022 with new windows, new kitchen, new bathrooms, high end appliances, flooring, new solar system, new roof and much more. The home sits on a prominent ridge with stunning 100+ mile views of the southern Sangre De Cristo Range.

Improvement Roundup:

- Custom Energy Efficient Home – Built in 2006 – Completely Remodeled in 2021-2022
- 3,000 +/- sq. ft. finished space
- Attached Garage and Detached 20 x 32 Garage and Workshop
- Great Room with Cathedral Ceilings and Wrap Around Windows
- 3 Bedrooms/2.5 Bathrooms

- Extensive Two Level Walkout Patio Area
- Low Maintenance Stone Exterior
- Starlink Internet System
- New Lithium Battery System/RE-VOLT Iron Edison
- New High Efficiency Solar Array
- In Floor Heating System
- 6 Burner Bertazzoni Range
- New 50 year Impact Rated Roof
- 2 Gas Fireplaces/1 Wood Burning Stove
- 218 Acres/Surveyed – Fenced and Cross Fenced
- Cleary 4 Stall Horse Barn/Loafing Area/Tack Room – Drive Through Doors
- Cleary Equipment Building – Drive Through Doors
- Chicken Coop and Greenhouse
- Historic Working Corrals and Hay Storage with Live Spring
- 2 Permitted Wells

The ranch is a haven for recreational activities including horseback riding, ATV use, hiking, exploring for arrowheads, camping, star gazing, or just relaxing with friends and family. For equestrians, Mondorosa Ranch offers diverse and scenic mountain land with plenty of rideable terrain. The property is located in GMU 581 which is an OTC unit for archery and 2nd and 3rd elk rifle seasons. Large mule deer are abundant on the property with seasonal migrating elk herds.

Main Info

- Street Address : 1250 Achy Back Lane
- Lot Size Acres : 218.34 Acres
- Postal / Zip Code : 81212
- Dwelling : Yes
- State / Province : Colorado
- (Assessor) Parcel Number : 99704555
- County : Fremont
- Closest City : Canon City

Home Info

- Year Built : 2006
- Building Features : Shop, Outbuildings, Horse Stables, Hay Shed, Greenhouse, Garage, Corrals, Barn
- Square Feet Main House : 3000 square feet
- Baths : 2
- Bedrooms : 3
- Half Baths : 1
- Elevation : 8500

Taxes

Tax Year : 2023

Estimated Taxes per year are \$4,133.00

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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