



## **The Farm at Four Mile Creek, Fremont County, Colorado, 102.12 Acres**

**\$1,500,000**

- Agriculture, Big Game, Equestrian, House, Stream/River, Upland Bird, Water Rights, Waterfowl, Wildlife Viewing

**PRICE REDUCTION - MOTIVATED SELLERS - ALL FAIR AND REASONABLE OFFERS WILL BE CONSIDERED.** Owner financing possible for qualified buyers. The Farm at Four Mile Creek Ranch offers a unique opportunity to live, own, and work a farm/ranch property! A portion of the acreage is a pastoral meadow which can be watered off the Garden Park ditch rights which convey with the Ranch. Grow produce in the garden beds in the riverfront park or raise livestock on the property. The property has BLM grazing rights on 3,295+/- acres of adjoining BLM land on the west side of the ranch. These bordering BLM Lands are also excellent hunting grounds for big & small game such as deer, bear, elk, and turkey. Year-round water for livestock, as well as area wildlife, and fresh trout can be found in the 2,600+/- feet of Four Mile Creek which traverses the Ranch. Towering cottonwood trees hug the shoreline of the creek. Enjoy the comforting sound of babbling waters, rustling leaves and the canopy of shade during the heat of the summer months. Cottage Rock, an immense colorful red and white rock butte, watches over the meadow and the hunting/grazing land. A new log cabin overlooks the creek and lush creek bottom. The Farm sits along a paved county road, aka Gold Belt National Back Country Byway, which provides access to the property and is the east boundary line. There are no covenants or HOA on the land. This property sets up ideally for a small farm or ranch, premium hunting and recreational retreat, horse property, family legacy property or possible wedding venue. Seller may consider owner financing.

Improvements Structure: • New Log Cabin– 1,568 SF – Finished Living Space • (1) Bedroom plus Sleeping Loft  
Creekside Recreational Area – Landscaped, Outdoor Bar and Grill Area, Fire Pit, Volleyball Court, and Planting Beds

Outbuildings: Lester Pole Barn Buildings for Equipment, Vehicles, or Workshop

Solar Panel Array at Barn Location

Wells: (1) Domestic/Stock Well – State Permitted

Utilities: Electric, Propane, Septic and Well

Acreage: 102.12 per Boundary Survey

Land Attributes: Local Views of Red Rock Formations, Borders BLM, Creekside, Irrigated Meadows

Topography: Level, Rolling, Hillside, Very Useable Acreage

Recreation: Hunting, Fishing, ATV, Hiking, Camping, Horses  
Protective Covenants/HOA: None  
Conservation Easement: No  
Nearest Town(s): Canon City, Colorado  
Access: Garden Park Road – County Road 9 (Paved)

The Ranch is located only 15 minutes north of Canon City, Colorado and accessed completely by paved roads. Canon City is home to a number of world-class activities and attractions, including the Royal Gorge Railway, Royal Gorge Mansion, the Royal Bridge & Park, and the Winery at Holy Cross Abbey. It is one of Colorado's top destinations for travelers from around the world. 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 hrs. – Colorado Springs – 1 hrs. and Pueblo – 1 hr. from the Ranch. The area around the property continues to maintain its rural charm, western heritage, and ranch country feel.

The land is located in Game Management Unit 581 and directly adjoins 1000's of acres BLM lands. There is abundant game sign and trails on the property especially moving through the Four Mile Creek drainage. The ranch offers protective areas and water resources to attract and hold big game and offers excellent habitat for turkey and waterfowl. Fish out your back door for brook trout as you hike your own private creek frontage. 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. The BLM land provides ideal bedding and cover for elk and mule deer. GMU 581 provides for over-the-counter elk tags for archery and 2nd and 3rd rifle seasons. Turkey tags are OTC for both fall and spring seasons. When you are ready to take a break from your farm/ranch work, there are multitudes of activities to choose from. For the active adventurer, Red Rock Canyon (Rock Climbing & Repelling), Arkansas River (Fly Fishing and Whitewater Rafting) & the Royal Gorge are nearby.

The Ranch has a designated BLM grazing allotment of approximately 3,300 acres. Purchase of the property will require a transfer of the existing allotment to the new owners after closing. Transfer of the allotment is subject to an application process and approval by the Bureau of Land Management.

Four Mile Creek runs the length of the property and is a year round creek lined with tall cottonwood trees and lush creek bottom land. The farm has decreed ditch rights on the Garden Park Ditch which supply irrigation water through a ditch and gated pipe system. This water has been historically used to irrigate 35 acres of pasture on a rotational basis when in priority. In addition, the ranch has (1) state permitted domestic well which allows an owner the right to use this water for in-house use, watering livestock and irrigation of up to 1 acre of land.

#### Main Info

- Street Address : 4241 Garden Park Rd
- Lot Size Acres : 102.12 Acres
- Postal / Zip Code : 81212
- Dwelling : Yes
- State / Province : Colorado
- (Assessor) Parcel Number : 3667000003002
- County : Fremont
- Closest City : Canon City

#### Taxes

Tax Year : 2023

Estimated Taxes per year are \$3,944.00

#### Broker Info



##### Jeff Switzer

Rocky Mountain Ranch & Land

(P:) 719-471-3131

(M:) 719-963-2513

[jswitzer@rmranchland.com](mailto:jswitzer@rmranchland.com)

[rmranchland.com](http://rmranchland.com)

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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