



Pinnacle Cone Ranch, Pueblo County, Colorado, 643.00 Acres

\$299,999

- Agriculture, Big Game, Mineral Rights, Off-Road, Upland Bird, Wildlife Viewing

The Pinnacle Cone Ranch offers 643 acres of interconnected parcels in a remote and private setting. Located south of the Arkansas River Basin on the Eastern Plains of the Front Range, this off-grid property is roughly 45 minutes from Pueblo and 30 minutes from Avondale. Surrounded by large ranch operations on all sides, the land provides unmatched privacy and seclusion. Historically used for grazing, this ranch has been passed down through generations since 1939 and is now available on the open market for the first time.

The terrain consists of an elevated mesa, gently sloping hillsides, deep arroyos, and a central flat meadow, all framed in by rising buttes. The Eastern property boundary abuts to an old volcanic formation known as the Cone Pinnacle. Portions of the upper Peterson Creek run through which is seasonal. The natural foliage includes cedar and piñon trees, while the grasses in this area are well known for becoming exceptionally green during the spring and summer months. Large acreage parcels like this are rarely available in this region. This property offers endless possibilities and could serve as a recreational retreat, small livestock ranch, hobby farm, or off-grid homestead. While there is no legally recorded access, historical access is available through ranch roads, and dirt roads throughout the property provide internal access to most areas. Additionally, one of the 320-acre parcels includes mineral rights, which will be conveyed to the new owner.

Colorado Game Unit 128, which is well known for mule deer, whitetail, pronghorn, turkey along with the occasional elk. The main advantage of GMU 128 is that 90% of the land is private, so there is less pressure on big game animals overall. Deer tags can only be obtained through a draw, however the odds are high even with 0 preference points. During the last few seasons, Unit 128 saw some of the best harvest percentages for Colorado mule deer by any method of take. Pronghorn hunting is very popular in Unit 128, and if you have at least one preference point you have high odds to pull a buck tag.

- Postal / Zip Code : 81022
- Lot Size Acres : 643.00 Acres
- State / Province : Colorado
- Dwelling : No
- County : Pueblo
- (Assessor) Parcel Number : 5200000112
- Closest City : Avondale

Taxes

Tax Year : 2024

Estimated Taxes per year are \$213.00

Broker Info



Cody Switzer

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Having grown up around the land business here in the beautiful state of Colorado, I'm very familiar with mountain, recreational, and ranch land. I'm an avid outdoorsman; Fly fishing, backpacking, snowboarding/skiing are some of my favorite activities. It would be a pleasure to work with you to help find that perfect property that can be used for many years to come. He is a member of the Pikes Peak Association of Realtors.

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