



MLS# : 05044-36013

Price : \$1,500,000

Type : Hunting

Size : 360.3 Acres

Beds: 0

Baths : 0.00

Address : Tbd County Road 1 , Cripple Creek , Colorado , 80813

FEATURES

- ✓ Colorado Springs Pikes Peak
- ✓ Rocky Mountain Elk Hunting
- ✓ Co Ranch Teller County
- ✓ 360 Degree Views Private
- ✓ Cabin Site Pikes Peak View
- ✓ Aspens Pines Spruce & Springs
- ✓ Mountain Meadows Trees
- ✓ Hunting Land Ranch For Sale

ABOUT THE PROPERTY

Spectacular Mountain Ranch Near Pikes Peak

Colorado Springs area elk hunting ranch for sale in the shadow of Pikes Peak. Experience Rocky Mountain elk hunting on 360 acres of one of the most scenic and private ranches close to Cripple Creek, Co. This Teller County ranch boasts some of the finest elk and deer hunting along the Colorado front range. This end of the road ranch is located a short 43 miles from Co. Springs and has views of Pike Peak, Sangre De Cristo Mountains, and the Continental Divide. The private mountain setting provides an ideal cabin site for your executive log home to bring all your hunting friends and recreational enthusiasts.

High Springs Ranch, Cripple Creek, Colorado

High Springs Ranch is one of the most desirable and inspiring ranches remaining along the Front Range. This 360+ acre ranch offers the utmost in privacy and seclusion while providing some of the best big game hunting within 50 miles of Colorado Springs. Access to the ranch is via a private ranch road with this ranch being at the end of the road. The views from this ranch are some of the most encompassing views in the entire area. You have an eye level view of Pikes Peak and Mount Pisgah. To the south and west, you have spectacular views of the Sangre De Cristo Mountains, The Collegiates, and the Continental Divide.

CONTACT US

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Recreational land description

The land is approximately 70% tree covered with large stands of mature Ponderosa Pine, Douglas Fir and aspen surrounded by lush meadows and oak covered hillsides and plateaus. Elevations range from 9500 feet at the high bluff site, down to 8400 feet in the secluded valley bottom. There is a small spring which provides a nice watering spot for the ample wildlife. The current owners have limited the use of this property to hunting only with no ATViing. The diverse habitat along with the spring provide excellent wildlife habitat and this ranch is known for its trophy big game hunting. Large herds of elk and mule deer roam the property along with bears, turkey, and mountain lions. With over 3.6 miles of common boundary with adjacent conserved lands and open space, this ranch will remain a private and secluded retreat. There are no improvements on the ranch with the exception of an old settlers cabin which has been left in its original condition. The east end of the ranch has some old existing trails which provide access to some spectacular potential building sites and a secluded meadow that is a favorite feeding spot for elk and mule deer. The south and west end of the ranch are limited to game trails which are numerous and could easily be improved to equestrian trails or even ATV trails if desired.

Location - 1 hour from Colorado Springs

High Springs Ranch is conveniently located approximately 42 miles from Colorado Springs and less than 2 hours from the south Denver Metro area. This area is one of the more desirable locations along the Front Range of Colorado with thousands of acres of BLM and National Forest nearby providing numerous recreational activities. Eleven Mile Reservoir and Spinney Reservoir are within 30 minutes of the ranch and offer some of the finest fishing in Colorado. The ranch is only 6 miles from the scenic and historic town of Cripple Creek which has grocery shopping and a new medical clinic. World class skiing is just over an hour away in scenic Breckenridge. Located only 60 minutes from the Colorado Springs Airport allows for quick access to the ranch for those flying into the area.

Recreational Opportunities

The recreational opportunities at the High Springs Ranch are significant. Within the ranch boundaries roam large numbers of mule deer and elk with many of them being in the trophy category. The diversity of habitat provides both great cover and excellent food and water sources to maintain an excellent private hunting ranch. There are also black bear, mountain lion, turkey and grouse on the ranch. In the summer and fall you can hike, bike, horseback, ATV or four wheel drive within the ranch or in the nearby Pike National Forest and BLM. The Pike National Forest is comprised of over 1.1 million acres providing unlimited recreation.

Mineral Rights Available

High Springs Ranch does not own any water rights. Colorado law does allow an owner to drill a well on parcels greater than 35 acres in size which could allow for up to 10 wells if the owner decided to create separate parcels. All mineral rights are owned by Bull Springs Ranch and will be conveyed with the property.

Agricultural Zoning and Grazing Lease

The current zoning of the property is agricultural and there is an existing grazing lease for cattle with a local rancher. This lease can be terminated with a written notice to rancher. The 2017 taxes were \$40.

Commercial Hunting Ranch

High Springs Ranch is one of the best and last remaining opportunities to own a large ranch parcel along the Front Range of Colorado. The ranch's unique and desirable location provides a Buyer with some great options. You can retain it as one of the best hunting and recreational ranches in the area or expand to a commercial hunting ranch. You could develop it into large ranch size parcels which could potentially bring a very high price. With the vast potential and exceptional quality of this ranch, I would encourage you to visit the High Springs Ranch and experience its magic appeal!