

BLANCA PEAK WEST RANCH

BLANCA, CO



DEDICATED RANCH BROKERS

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Licensed in Colorado, New Mexico, & Wyoming

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— Blanca Peak West Ranch —

1,680 ± Acres | \$1,950,000



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The Ranch

Blanca Peak West Ranch lies directly under the face of the 14,347-foot-high Blanca Peak. It is a short distance north of the historic town of Blanca, Colorado, making it easily accessible from anywhere in the country. This property has unique end-of-the-road privacy, with unparalleled views of the San Luis Valley.



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Attributes

The ranch shares miles of its fence line with one of Colorado's largest ranches, the Trenchara Ranch, which is entirely under a conservation easement, guaranteeing never to be developed and to remain an exceptional big game habitat.



The Blanca Peak West Ranch boasts the beautiful Blanca Creek waterfall which is known by the Navajo Tribe as "Tó Nííłtsósi" which means "where the water falls through the rocks." The waterfall is considered a place of healing and renewal, and its water is believed to have powerful properties, such as spiritual and physical healing.



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Recreation

The 1,680± acre ranch is heavily timbered with various trees such as old-growth Ponderosa Pines, spring-fed Aspen groves, basin bottoms lined with Cottonwoods, and south-facing slopes covered in Juniper and Cedar. The varied terrain provides this ranch with excellent game cover, plentiful OHV access, unlimited hiking, and beautiful views.

You will find that Blanca Peak West Ranch is a rare opportunity in the mountain west - a large tract of land not under any conservation easement, steeped in the history of the Native American culture, and backed into an enormous conserved neighboring property. Home to a migrating elk herd from the Great Sand Dunes to the winter range of the 200,000± acre Trenchara Ranch. This ranch has it all: extensive roads, a cascading waterfall, and year around access with power, internet, and cell coverage.



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Hunting

Blanca Peak West Ranch is in GMU 83, home to some of Colorado's largest bull elk, with some in recent years being over 400" Boone & Crockett score. GMU 83 has a long history of being a prime location for big game hunting. Established in the early 1900s, the unit has since undergone significant changes in its management practices to balance the needs of the wildlife and the hunters. GMU 83 encompasses a diverse range of habitats, including alpine forests, grasslands, and

mountainous regions, making it home to various big game species such as elk, Mule deer, black bears, and mountain lions. Over the years, the Colorado Parks and Wildlife Department has worked diligently to improve the unit's hunting regulations, habitat management, and research efforts to sustain the big game populations while offering ample hunting opportunities. Today, GMU 83 remains a sought-after destination for big game hunting, attracting hunters from all over the world.



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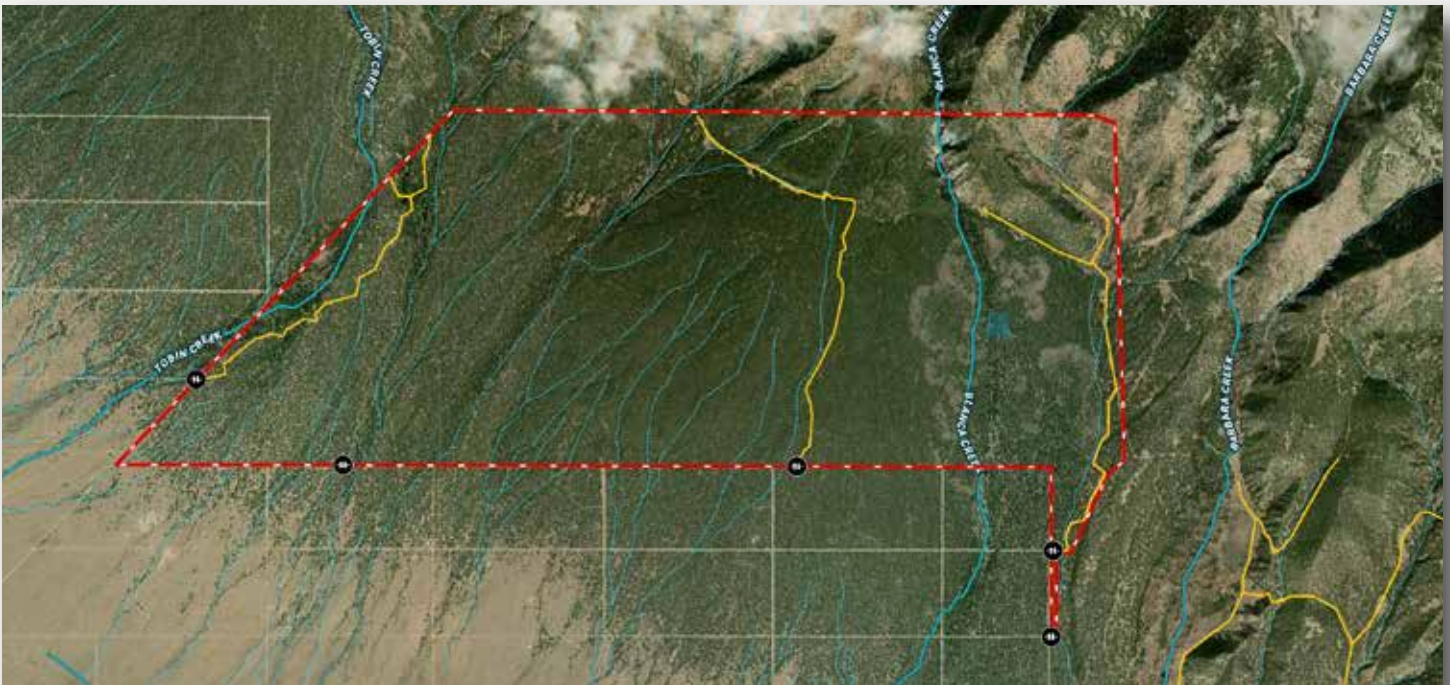
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Climate & Airports

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Average high (°F):	38	43	52	61	70	80	84	81	75	64	50	39
Average low (°F):	2	9	18	24	33	41	46	44	37	25	14	4
Avg. Snowfall (in)	5	5	6	5	1	0	0	0	0	2	4	4
Avg. Rainfall (in)	0.36	0.38	0.74	0.76	0.87	0.74	1.49	1.54	1.19	0.80	0.67	0.33

<i>Airport</i>	<i>Kind of Service</i>	<i>Miles from Blanca</i>
Spanish Peaks Airfield	Public and General	60± Miles
Colorado Springs Airport	Domestic	145± Miles
Denver Airport	Domestic and International	230± Miles

Property Map



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— Surrounding Attributes —

Grandote Peaks Golf and Country

This is one of the finest and most affordable golf courses in Colorado. You'll find this beautiful Weiskopf/Morrish layout at the base of the majestic Spanish Peaks with spectacular views of the Sangre de Cristo mountain range. Over 7,000± yards of greens and four sets of tees to choose from, giving way to all skill levels.



coloradoavidgolfer.com

Cuchara Mountain Park

The Cuchara Mountain Park is a park in Huerfano County that spans almost 50 acres and is the base of a former ski area. There are various outdoor activities available during both summer and winter seasons, such as snowshoeing, cross-country skiing, hiking, disc golf, bike playground, sledding, mini golf and more. Access to the park is free except for using the lift. The lift is currently waiting for certification from the Colorado Passenger Tramway Safety Board before it is fully operational.



www.uncovercolorado.com

Blanca Peak

Blanca Peak is the fourth highest peak in Colorado. Spectacular views along the way are the rule rather than the exception. Side trips can be made to two other 14,000 feet peaks, Little Bear Peak (14,037') and Ellingwood Point (14,042'). Fishing is available at Crater, Como and Blue Lakes. Dispersed camping is allowed in the area, camp at least 150 feet from any water, and practice Leave No Trace ethics.



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