

North Butte Creek Ranch
Granada, CO 81041

\$4,900,000
4,657± Acres
Prowers County



North Butte Creek Ranch
Granada, CO / Prowers County

SUMMARY

City, State Zip

Granada, CO 81041

County

Prowers County

Type

Farms, Hunting Land, Ranches, Recreational Land, Undeveloped Land, Business Opportunity

Latitude / Longitude

37.75757 / -102.294336

Taxes (Annually)

1974

Acreage

4,657

Price

\$4,900,000

Property Website

<https://greatplainslandcompany.com/detail/north-butte-creek-ranch-prowers-colorado/38875/>



PROPERTY DESCRIPTION

North Butte Creek Ranch

The Ranch is located in the big, open country of Southeastern Colorado, that offers incredible hunting, cattle grazing, and investment opportunities. North Butte Creek meanders through the ranch with over 4 miles of creek bottom. The creek water runs seasonally, and has water through out the creek year round. There are submersible water wells, one solar, and one electric. With the creek, pond on the north side, and wells, the ranch has plenty of water for livestock and wildlife.

Hunting

This ranch is located in an area that is proven to be a hot spot for giant mule deer! IYKYK. The habitat with the creek bottom and water, makes this place a great ranch to manage the wildlife. The opportunities for hunting on the ranch include pronghorn, mule deer, whitetail, quail, and other small game.

Investment

Transmission lines running the length of the east boundary. Currently leased by energy company for wind and solar development. Substation located 2 miles north, with larger transmission lines. Property is located in an Opportunity Zone.

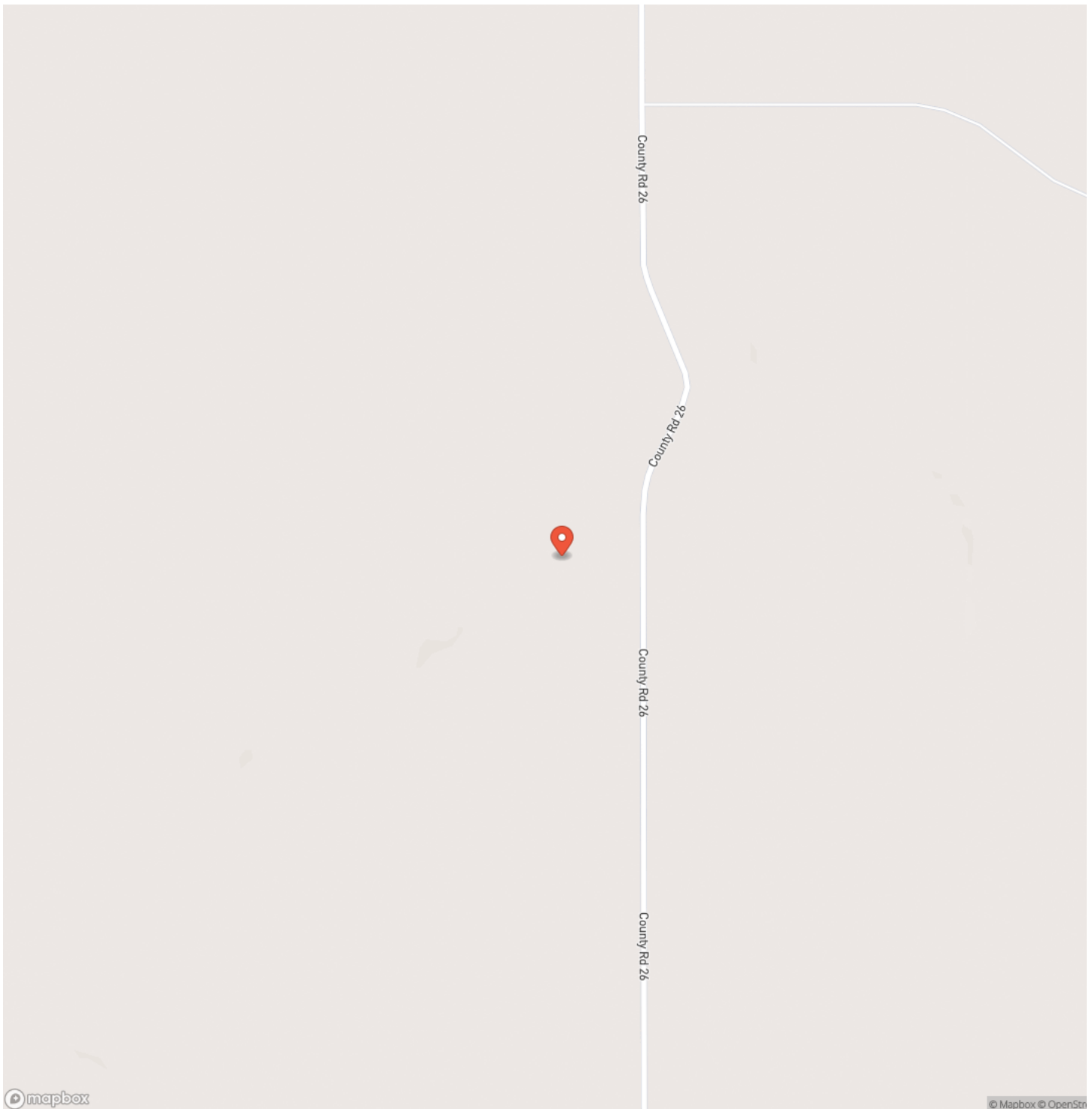
Cattle

Well watered with the creek, pond, and wells. Good fencing for separate pastures, and a set of pens on the east side by the county road. The ranch is rated for around 25 acres/cow calf pair. Additional 640 acres of State Lease will transfer to buyer.

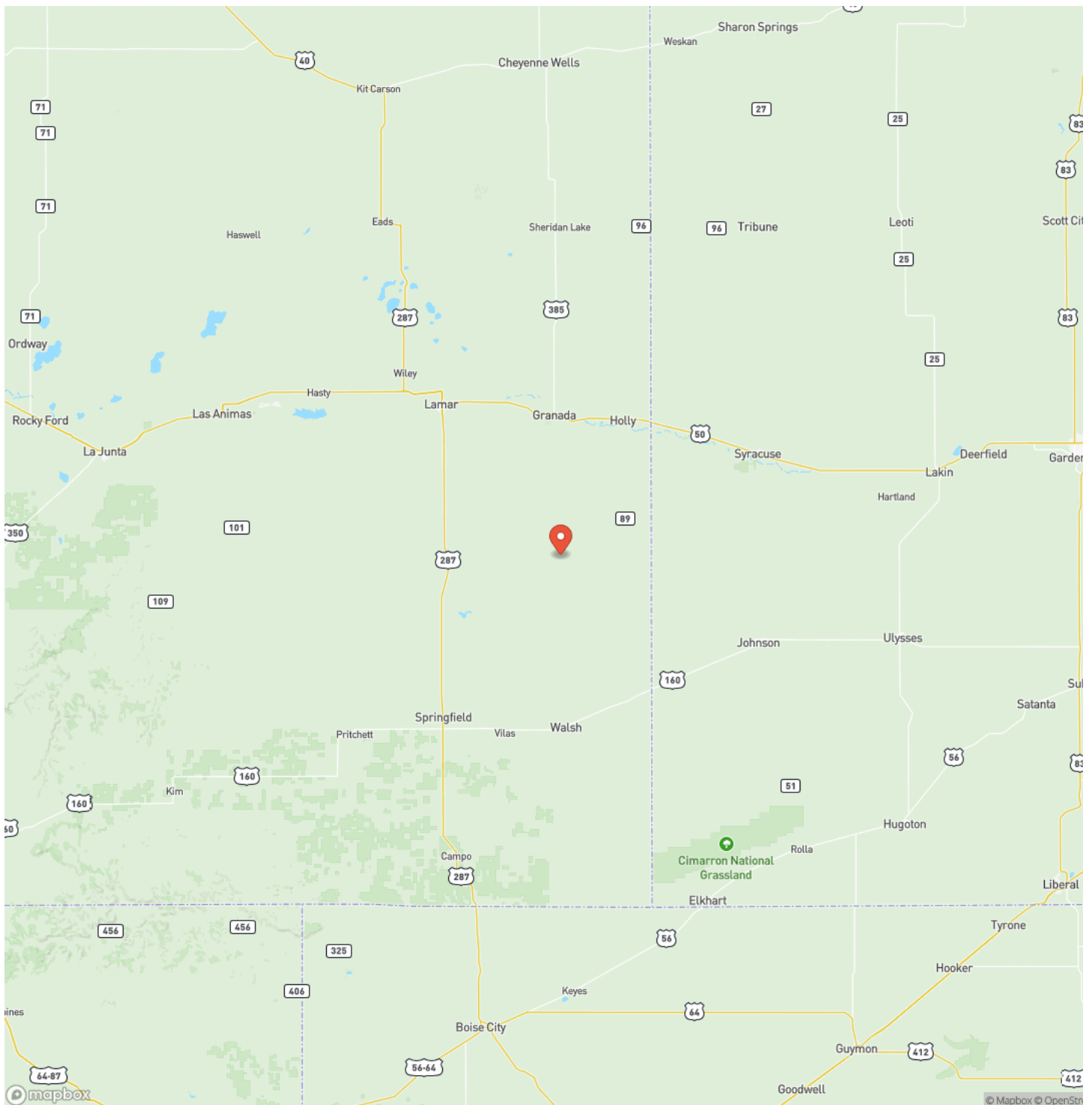
For more information on the North Butte Creek offering, call or email Sloan Smith. sloan@greatplains.land 719-980-1522



Locator Map



Locator Map



Satellite Map



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DISCLAIMERS

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MORE INFO ONLINE:

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