

**The Fletcher Ranch**  
7975 County Road 28  
Granada, CO 81041

**\$11,088,000**  
9,340± Acres  
Prowers County





**The Fletcher Ranch**  
**Granada, CO / Prowers County**

---

**SUMMARY**

**Address**

7975 County Road 28

**City, State Zip**

Granada, CO 81041

**County**

Prowers County

**Type**

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

**Latitude / Longitude**

37.745672 / -102.254337

**Bedrooms / Bathrooms**

4 / 2

**Acreage**

9,340

**Price**

\$11,088,000

**Property Website**

<https://greatplainslandcompany.com/detail/the-fletcher-ranch-prowers-colorado/83070/>



## **PROPERTY DESCRIPTION**

### **Premier 9,340-Acre Hunting & Cattle Ranch in Southeastern Colorado** **The Ultimate Colorado Ranch Experience Awaits**

Discover one of Colorado's most exceptional ranch properties, a meticulously managed 9,340-acre sanctuary that represents the pinnacle of western ranch living. Located in the heart of southeastern Colorado's prime agricultural and hunting corridor, this extraordinary property offers an unparalleled combination of world-class trophy hunting, premium cattle operations, and breathtaking natural beauty that defines the American West.

### **World-Class Trophy Hunting Paradise**

This ranch stands as a testament to what proper wildlife management can achieve. Situated within Colorado's coveted Game Management Unit 132, this property has earned recognition as one of the state's premier hunting destinations, consistently producing trophy-class animals that rival any hunting property in North America.

**Mule Deer Excellence Beyond Compare** The ranch's mule deer population represents the crown jewel of Colorado hunting. With documented harvests of 200+ inch mule deer and consistent production of mature bucks scoring 180 inches and above, this property has established itself as a world-class mule deer hunting destination. The combination of pristine habitat, strategic management practices, and minimal hunting pressure has created an environment where trophy mule deer not only survive but thrive to reach their full genetic potential. Buck harvests consistently feature impressive mass, exceptional tine length, and the characteristic wide spreads that make Colorado mule deer legendary among hunters worldwide.

**Exceptional Whitetail Opportunities** While mule deer may claim the spotlight, the ranch's whitetail deer population is equally impressive. The extensive creek bottom habitat provides the perfect environment for whitetail deer to flourish, with mature bucks regularly scoring in the 180+ inch range. The year-round water sources, diverse food plots, and protected corridors create an ideal whitetail sanctuary that produces trophy-class animals season after season.

**Premium Game Diversity** Beyond the exceptional deer hunting, the ranch supports robust populations of pronghorn antelope, known for their speed and challenging hunting opportunities across the open grasslands. Upland game enthusiasts will find abundant populations of both quail and pheasant throughout the property's diverse habitats, from creek bottoms to prairie grasslands, offering exceptional wing shooting opportunities.

### **Unmatched Water Resources & Infrastructure**

The ranch's water infrastructure represents decades of thoughtful development and investment, creating one of the most water-secure properties in southeastern Colorado. This comprehensive water system ensures reliable livestock operations while supporting the diverse wildlife populations that make this ranch extraordinary.

**Extensive Water Development** Thirteen strategically placed water tanks provide consistent water access across the entire property, ensuring optimal livestock distribution and wildlife habitat enhancement. Multiple domestic livestock wells, supplemented by efficient solar wells, create a sustainable and cost-effective water delivery system that operates year-round with minimal maintenance requirements.

**Natural Water Features** The property boasts an impressive 16 miles of creek bottom, creating riparian corridors that serve as wildlife highways and provide essential habitat for numerous species. Natural springs scattered throughout the ranch contribute to the water security while creating unique micro-habitats that support diverse plant and animal communities. Seasonal creek bottoms provide additional water sources during key periods, further enhancing the property's carrying capacity for both livestock and wildlife.

**Agricultural Water Rights** Two irrigated pivots with accompanying water rights represent significant agricultural assets, providing the foundation for consistent hay production and food plot management. One pivot currently supports a thriving alfalfa operation, generating both income and high-quality feed for livestock operations. These water rights, in an increasingly water-conscious region, add substantial long-term value to the property.

### **Premier Cattle Operation Potential**

**MORE INFO ONLINE:**

**[greatplainslandcompany.com](http://greatplainslandcompany.com)**

This ranch represents an exceptional opportunity for serious cattle operators seeking a property with the infrastructure, water resources, and grazing capacity to support a world-class cattle operation. The combination of pristine range conditions, extensive water development, and strategic management creates an ideal environment for premium cattle production.

**Exceptional Range Conditions** The property has experienced minimal to zero grazing pressure in recent years, resulting in range conditions that are nothing short of exceptional. Native grass species have flourished under this conservation-minded approach, creating a deep, diverse forage base that can support significant cattle numbers while maintaining long-term sustainability. The variety of grass species, from nutritious shortgrass prairie to productive creek bottom meadows, provides year-round grazing opportunities with excellent nutritional value.

**Strategic Lease Opportunities** An additional 1,280 acres of state lease land extends the ranch's effective grazing capacity, providing flexibility in cattle management and seasonal grazing strategies. This lease arrangement, combined with the deeded acreage, creates opportunities for rotational grazing systems that can maximize both cattle performance and range health.

**Infrastructure for Success** The comprehensive water system, combined with the property's natural features, creates an infrastructure foundation that can support intensive cattle operations with minimal additional investment. The strategic placement of water sources allows for effective pasture management and cattle distribution across the entire property.

### **Agricultural Diversity & Income Potential**

Beyond livestock operations, the ranch offers multiple agricultural opportunities that can provide diversified income streams while supporting the overall ranch management objectives.

**Irrigated Production** The two irrigated pivots with water rights provide the foundation for consistent crop production in a region where irrigation capability adds tremendous value. Current alfalfa production demonstrates the property's agricultural potential, while the flexibility exists to adapt crops based on market conditions and management objectives.

**Dryland Farming Opportunities** Significant acreage of quality dryland is available for agricultural production, offering opportunities for wheat, corn, or other dryland crops suitable to the region. This agricultural component can provide additional income while creating diverse habitat conditions that benefit the ranch's wildlife populations.

**Food Plot Management** The agricultural infrastructure and water resources create exceptional opportunities for wildlife food plot management, allowing ranch owners to enhance habitat conditions while potentially generating income through hunting lease opportunities or guided hunting operations.

### **Strategic Location & Access**

Southeastern Colorado's location provides distinct advantages for ranch operations, hunting activities, and agricultural marketing. The region's transportation infrastructure facilitates efficient movement of cattle, crops, and equipment, while the area's reputation for quality agricultural products and exceptional hunting creates marketing advantages for ranch products and services.

### **Headquarters & Facilities**

The ranch headquarters serves as the operational center of this impressive property, featuring practical facilities designed for comfortable ranch living and efficient operations.

**Comfortable Ranch Living** The four-bedroom, two-bathroom ranch house provides comfortable accommodations for the ranch family or management team. The home's design reflects practical ranch living while offering the comfort and space needed for those who call this exceptional property home.

**Operational Infrastructure** Multiple storage barns provide essential space for equipment, feed, and supplies, ensuring efficient ranch operations regardless of weather conditions. These facilities have been designed and maintained to support serious agricultural and livestock operations while providing flexibility for future expansion or modification.

### **Investment & Legacy Opportunity**

This remarkable ranch represents far more than a real estate transaction; it's an opportunity to acquire a legacy property that combines immediate operational potential with long-term investment appreciation. The property's size, water resources, hunting quality, and agricultural potential create a unique investment profile that appeals to serious ranch investors, hunting enthusiasts, and agricultural operators alike.

**Rare Contiguous Acreage** Finding a contiguous ranch property exceeding 10,000 acres in today's market represents an increasingly rare opportunity. The strategic assembly of this ranch through careful acquisitions has created a property size that provides economies of scale in operations while offering the space necessary for proper wildlife management and extensive livestock operations.

**Management Excellence** The ranch's current condition reflects years of strategic management focused on long-term sustainability rather than short-term exploitation. This management philosophy has created a property that offers immediate operational potential while providing the foundation for continued improvement and enhanced productivity.

**Future Appreciation Potential** The combination of water resources, size, location, and hunting quality creates a property profile that historically appreciates above market averages. As large ranch properties become increasingly scarce and water resources become more valuable, this ranch's investment profile becomes even more compelling.

## **Conclusion**

This exceptional 9,340-acre ranch property represents the convergence of everything serious ranch buyers seek: world-class hunting opportunities, premium agricultural potential, comprehensive water resources, and the space necessary for large-scale operations. The property's location in Game Management Unit 132, combined with its documented trophy production, places it among Colorado's elite hunting properties.

For cattle operators, the pristine range conditions, extensive water development, and strategic lease opportunities create an ideal foundation for premium livestock operations. The agricultural components, from irrigated pivots to dryland farming opportunities, provide diversification and income potential that enhance the ranch's overall value proposition.

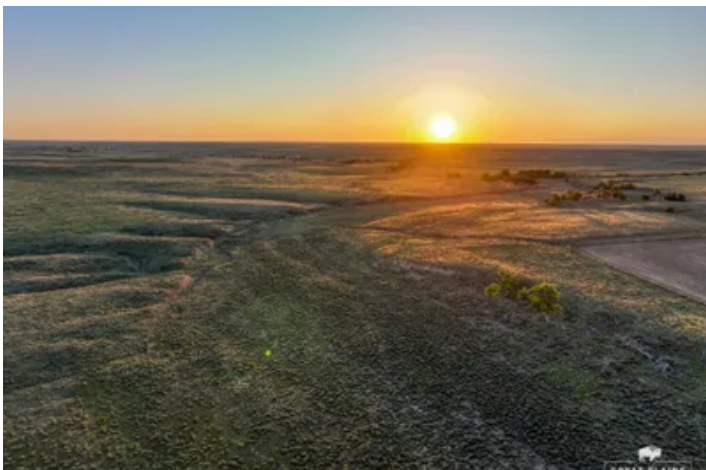
This is a rare opportunity to acquire a property that truly offers the complete ranch experience – exceptional hunting, premium cattle operations, diverse agricultural potential, and the water resources necessary to support it all. Properties of this caliber, size, and quality rarely become available, making this an opportunity that serious ranch buyers cannot afford to overlook.

The legacy of careful stewardship and strategic management has created a ranch that stands ready to provide its next owners with immediate operational success while serving as a foundation for continued improvement and long-term family legacy. This is southeastern Colorado ranching at its absolute finest.

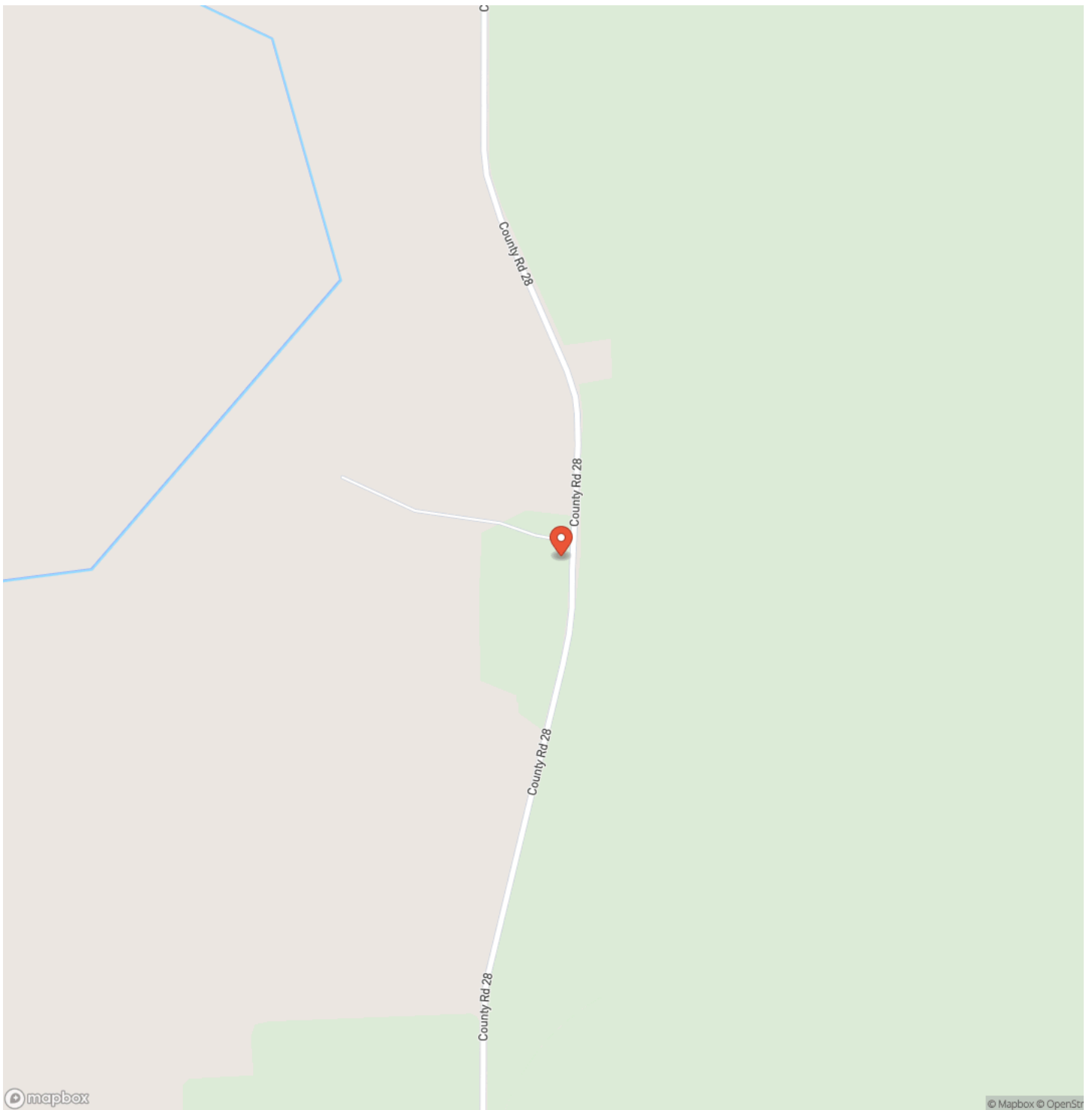


**The Fletcher Ranch**  
**Granada, CO / Prowers County**

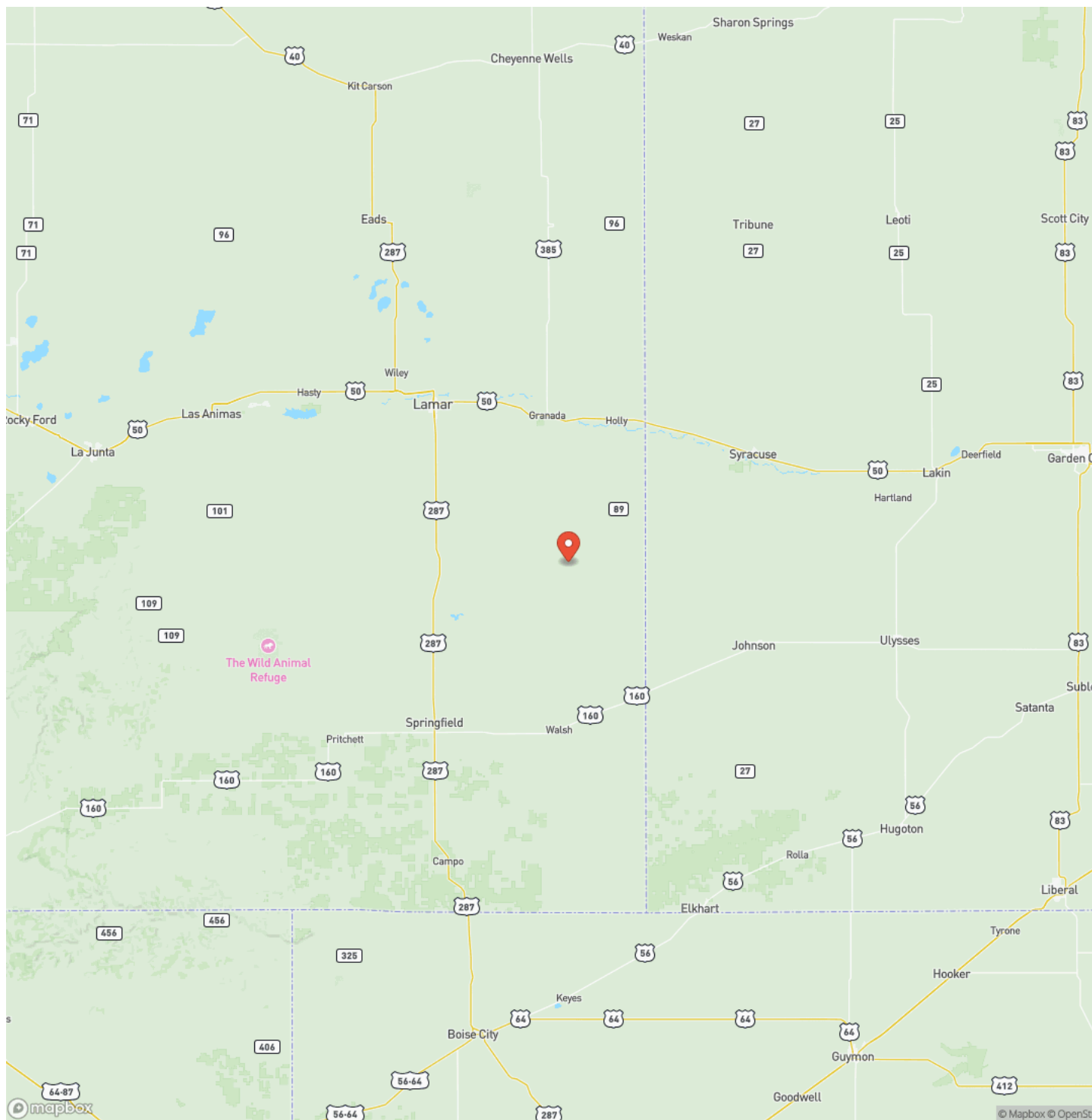
---



## Locator Map

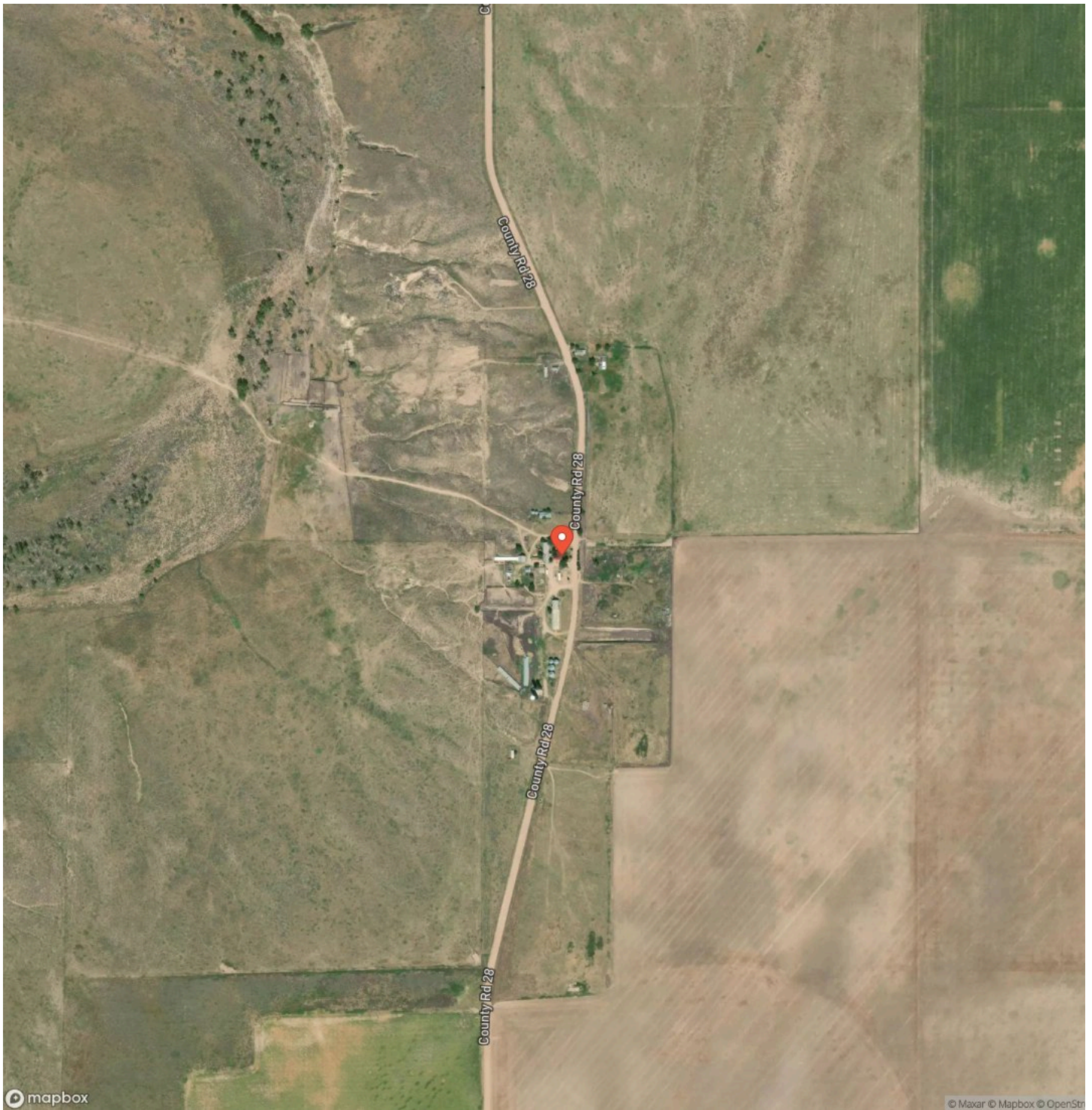


## Locator Map





## Satellite Map



**The Fletcher Ranch**  
**Granada, CO / Prowers County**

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Sloan Smith

## Mobile

(719) 980-1522

## Email

sloan@greatplains.land

**Address**

501 N. Walker Ave.

## City / State / Zip

## NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

[illegible]



## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

---

**Great Plains Land Company**  
501 N. Walker St.  
Oklahoma City, OK 73102  
(405) 255-0051  
[greatplainslandcompany.com](http://greatplainslandcompany.com)

---