

Comanche Creek Ranch
TBD Pass Me By Road
Strasburg, CO 80136

\$2,200,000
469± Acres
Adams County



Comanche Creek Ranch
Strasburg, CO / Adams County

SUMMARY

Address

TBD Pass Me By Road

City, State Zip

Strasburg, CO 80136

County

Adams County

Type

Hunting Land, Farms, Ranches, Recreational Land, Undeveloped Land, Horse Property

Latitude / Longitude

39.911675 / -104.290428

Acreage

469

Price

\$2,200,000

Property Website

<https://greatplainslandcompany.com/detail/comanche-creek-ranch-adams-colorado/84060/>



PROPERTY DESCRIPTION

Comanche Creek Ranch: A Sportsman's Paradise Near Denver

Introducing Comanche Creek Ranch - an extraordinary +/- 469-acre property now available. Located in Adams County, Colorado, just 13 miles north of Strasburg and less than 45 minutes from Denver city limits, this ranch offers a rare combination of prime agricultural land, exceptional wildlife habitat, and urban proximity.

Property Highlights:

- **+/-469 total acres**
- **Approximately 150 acres of tillable land**
- **Pristine creek bottom habitat with mature hardwoods and lush grasses**
- **Comanche Creek, a spring-fed stream, flows through the entire property**
- **Roughly 7.5-acre pond, a magnet for waterfowl during hunting season**
- **Excellent habitat supporting deer, turkey, and waterfowl populations**
- **Qualifies for Colorado's Landowner Preference Program for big game licenses, GMU 99**
- **Protected by a conservation easement, preserving the land's natural integrity**
- **7.5-acre building envelope for potential future homesite development**

This remarkable property boasts diverse landscapes, from fertile agricultural fields to pristine creek bottom. The spring-fed Comanche Creek meanders through the ranch, nurturing a thriving ecosystem and feeding into a substantial 7.5-acre pond. During hunting season, this water feature becomes a haven for ducks and geese, offering unparalleled waterfowl hunting opportunities.

The ranch's varied terrain and abundant natural resources create an ideal habitat for a variety of wildlife, including deer and turkey. With its size exceeding 160 acres, the property qualifies for Colorado's Landowner Preference Program, giving owners a significant advantage in obtaining big game hunting licenses in GMU 99.

Protected by a conservation easement, Comanche Creek Ranch is guaranteed to maintain its natural beauty and ecological value for generations to come. However, a unique 7.5-acre portion at the southern end of the property is designated for potential development, allowing for the construction of a dream home or hunting lodge.

Properties of this caliber, offering excellent hunting opportunities so close to a major metropolitan area, are exceedingly rare. Comanche Creek Ranch presents a once-in-a-lifetime opportunity to own a piece of Colorado's natural heritage while enjoying the convenience of nearby urban amenities.

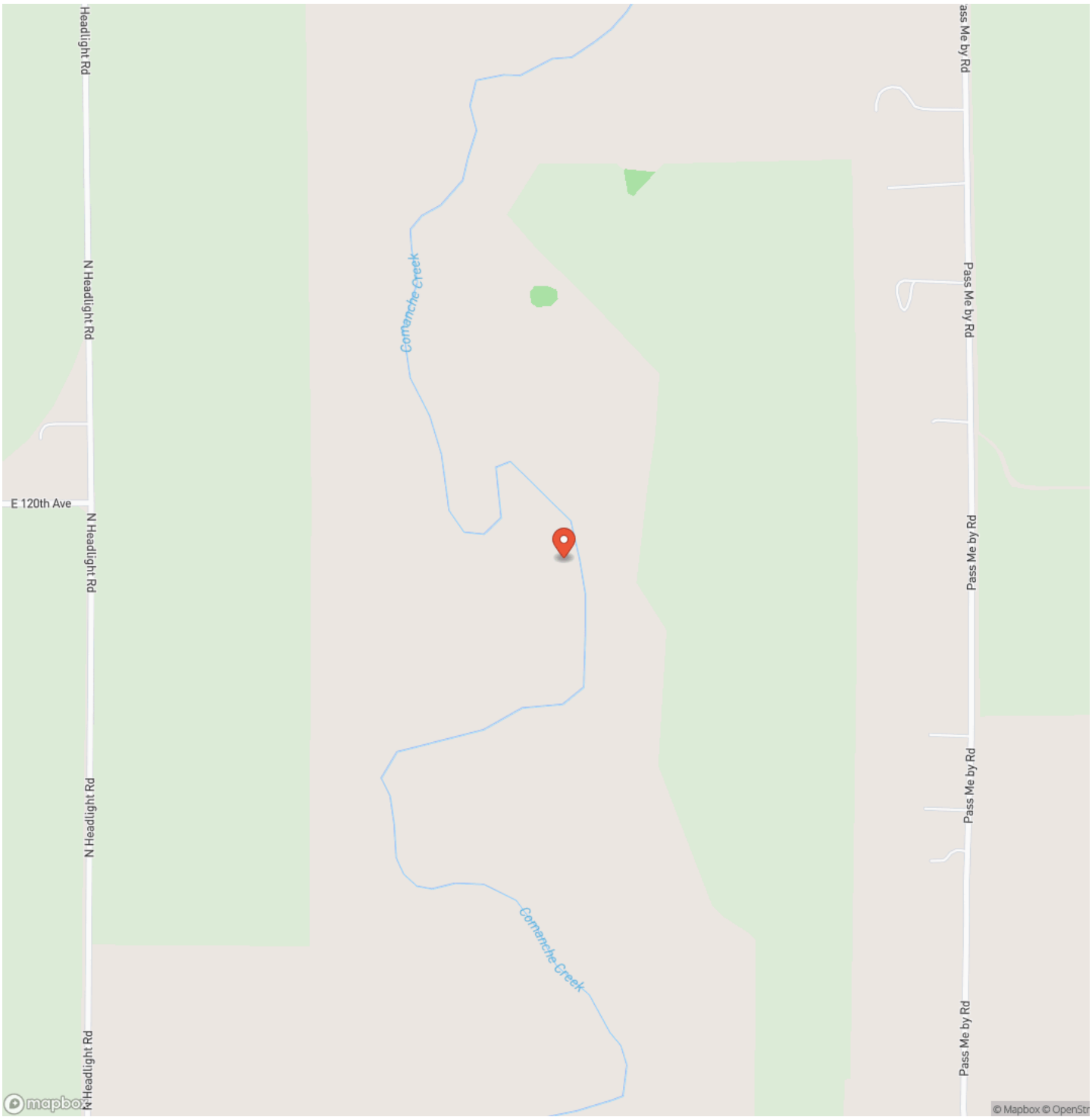
Don't miss this chance to acquire a truly exceptional property that combines agricultural potential, outdoor recreation, and conservation value - all within easy reach of Denver. Comanche Creek Ranch awaits its new steward to continue its legacy of natural beauty and bountiful wildlife.

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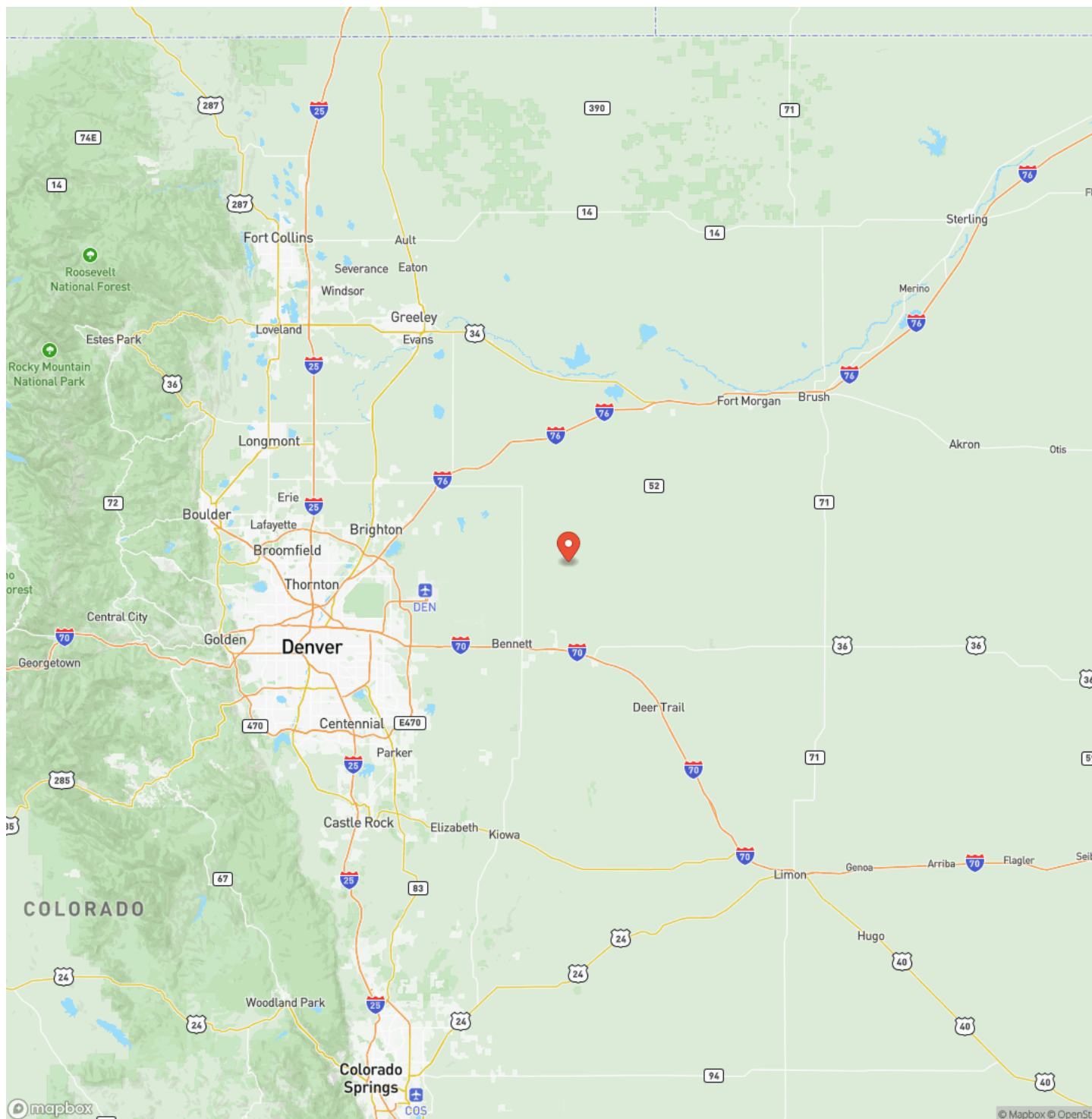




Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

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NOTES

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