

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

**\$2,200,000**  
469± Acres  
Adams County



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**MORE INFO ONLINE:**

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

## 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/>



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## **Comanche Creek Ranch Strasburg, CO / Adams County**

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### **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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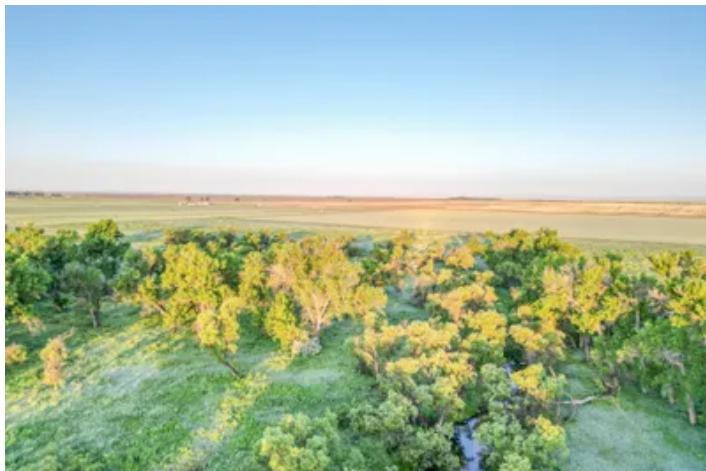


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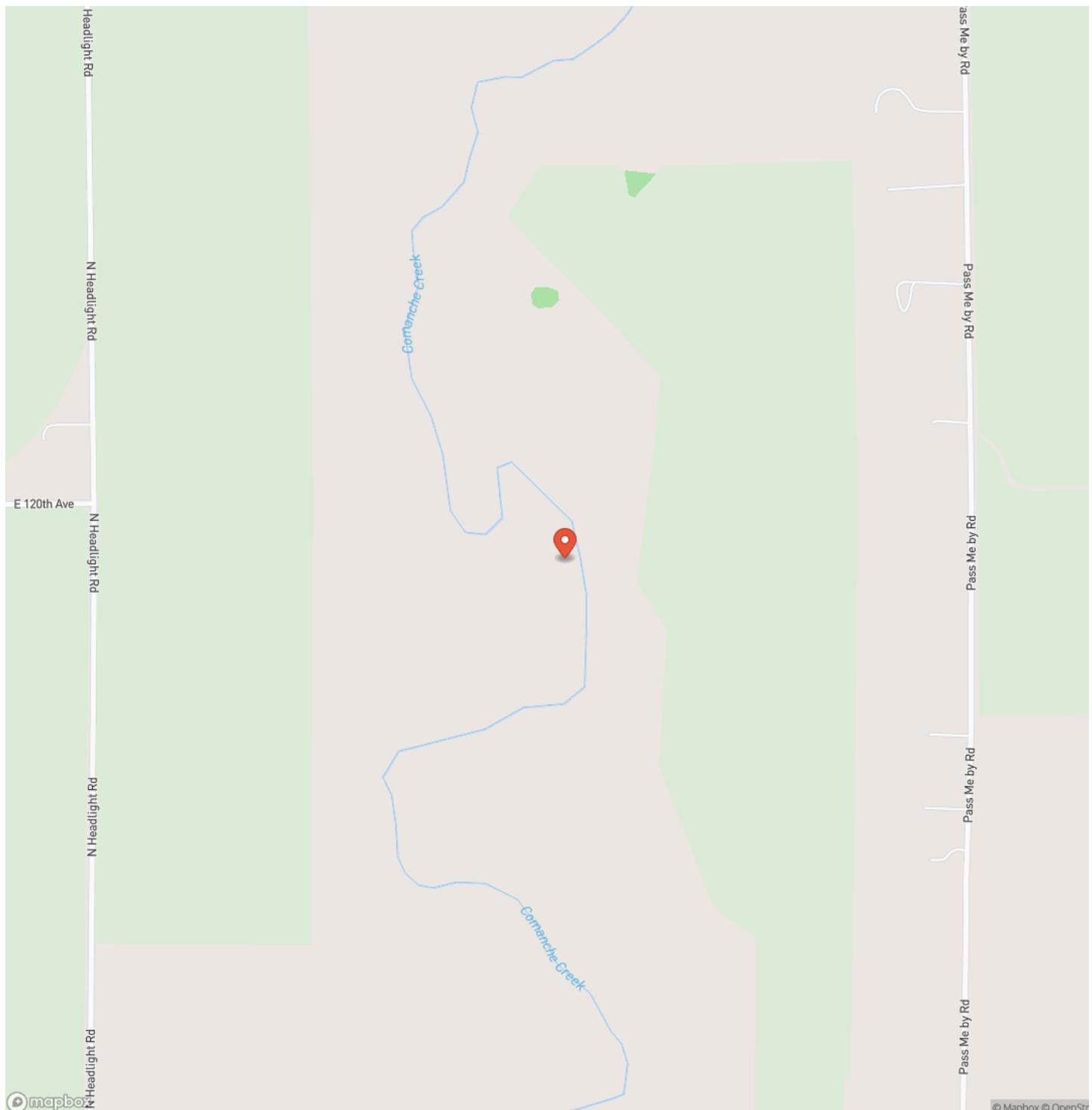
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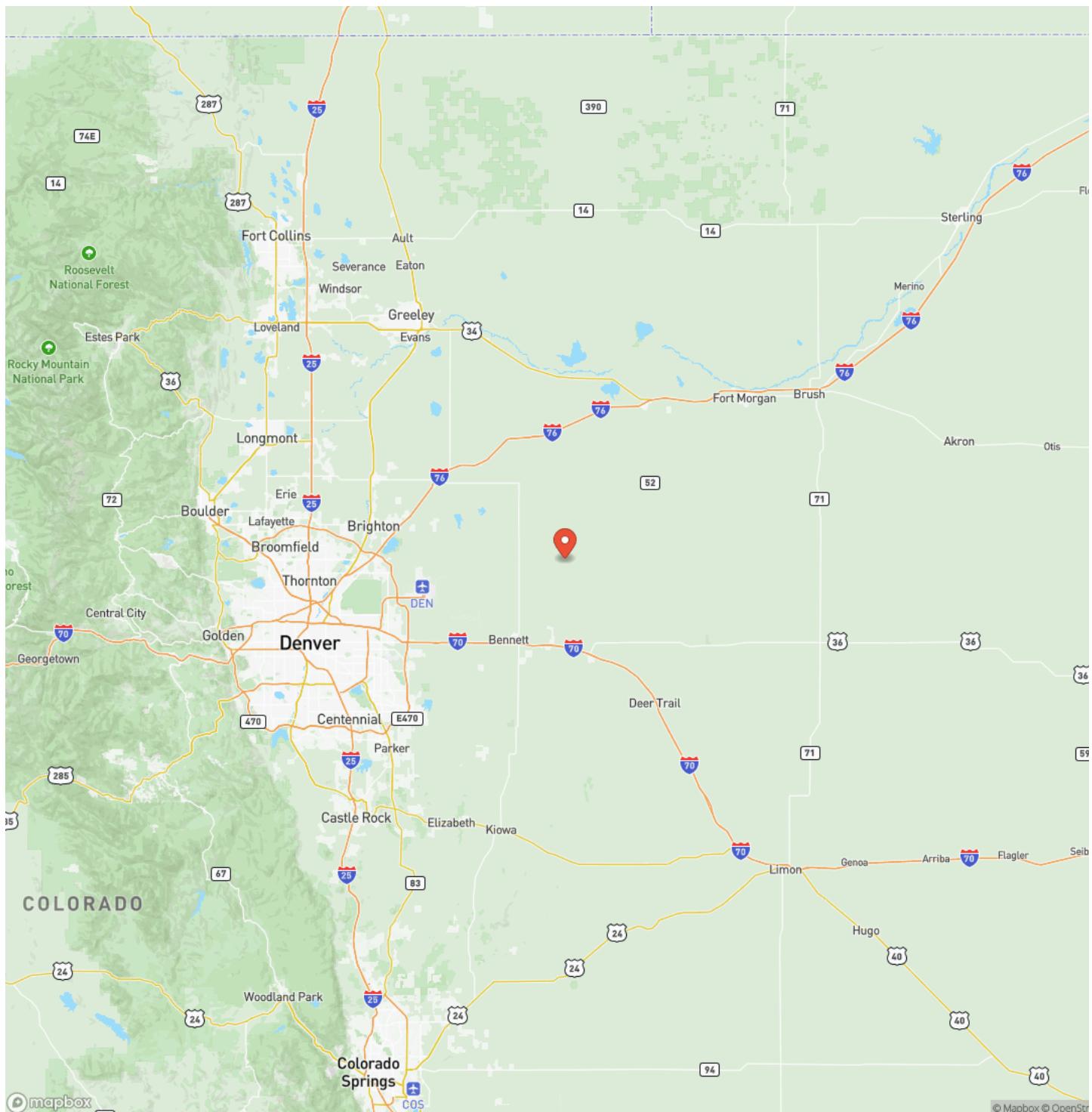
## Locator Map



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## Locator Map



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## Satellite Map



## Comanche Creek Ranch Strasburg, CO / Adams County

## LISTING REPRESENTATIVE

**For more information contact:**



## Representative

Ethan Janicki

## Mobile

(303) 963-6738

## Email

ethan@greatplains.land

## Address

## NOTES

## NOTES



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