

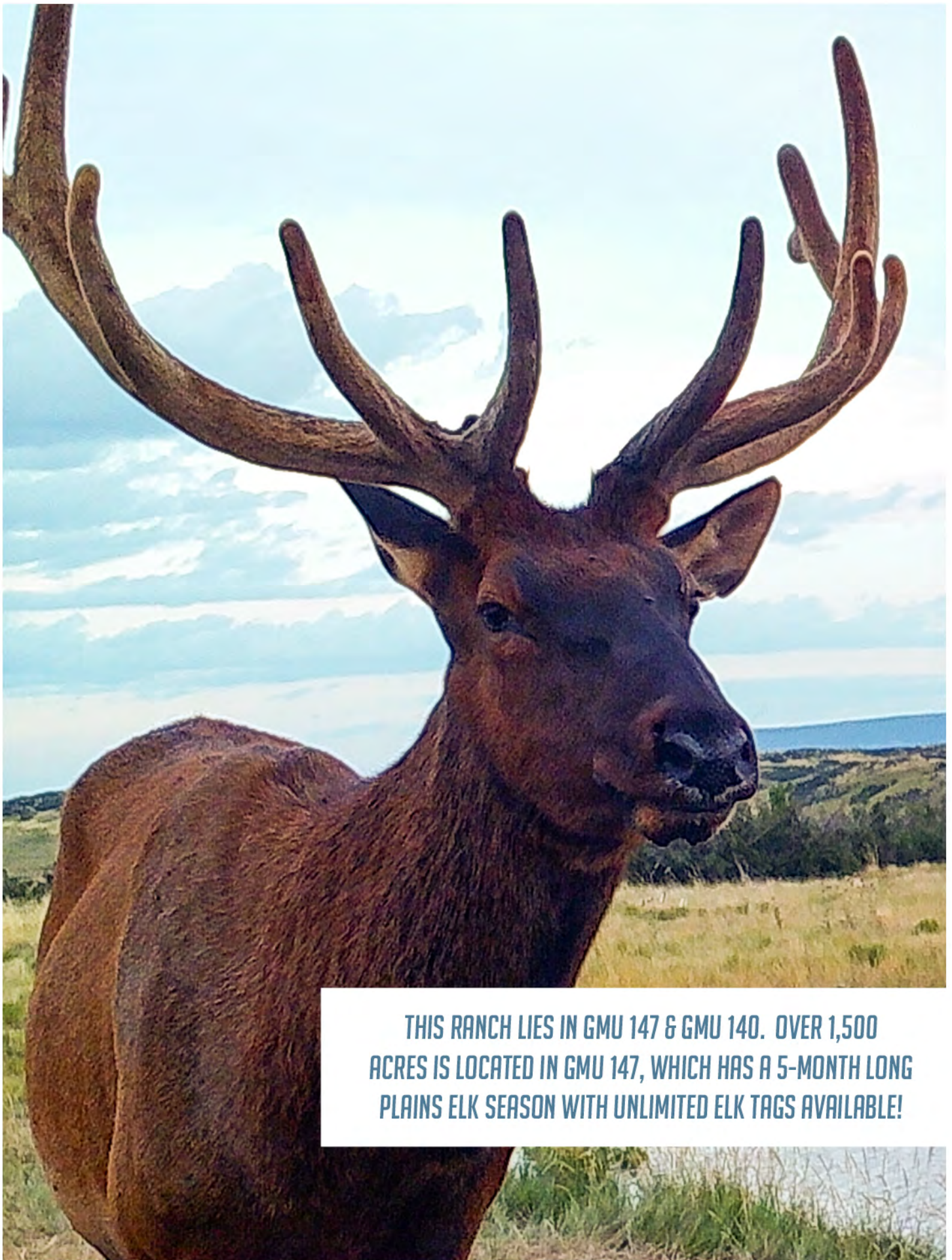
THE RANCH AT PURGATOIRE RIVER

— 6,276± ACRES | TRINCHERA, COLORADO —

St. James
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THIS RANCH LIES IN GMU 147 & GMU 140. OVER 1,500 ACRES IS LOCATED IN GMU 147, WHICH HAS A 5-MONTH LONG PLAINS ELK SEASON WITH UNLIMITED ELK TAGS AVAILABLE!



PROPERTY HIGHLIGHTS

- 2.5 Miles of The Purgatoire River
- 1.6 Miles of San Francisco Creek
- 2.7 Miles of Salt Creek
- Several year-round springs on the property
- 4 deep wells & 12 +/- miles of buried water lines.
- Water rights on Salt Creek
- Remodeled 1,764 Sq.Ft. House
- Abundant Wildlife - GMU 147 & 140
- The “Old Spanish Trail” runs through the property
- The Loving-Goodnight Trail runs through the property





**THE CANYON RIM OFFERS COMMANDING VIEWS
ALONG THE 2.5 MILES OF THE PURGATORIE RIVER
THAT TRAVERSES THE PROPERTY.**





THE RANCH AT PURGATOIRE RIVER

6,276± ACRES | TRINCHERA, COLORADO

Rare opportunity to own a legacy hunting/cattle ranch in Southern Colorado with 6,276 deeded acres and a 640 state lease. There are deep scenic canyons, miles of live water, good pasture land for grazing as well as a huge diversity of wildlife that includes a resident elk herd, mule deer, whitetail, antelope, bear, turkey and the occasional bighorn sheep! Note, over 1,500 acres is located in one of the 5-month long plains elk units with unlimited elk tags available....yes there are actually elk on the ranch! With a recently remodeled home, newer shop and waterlines, this is truly a turn-key ranching operation. Includes some minerals and water rights in Salt Creek.

HIGHLIGHTS

- Over 2.5 miles of the Purgatoire River Canyon
- Several year-round springs on the property
- 6,276 deeded acres and 640-acre state lease
- Abundant Wildlife in GMU 147 and 140 (elk, whitetail and mule deer, antelope, bear, bighorn sheep, and turkey)
- 4 deep wells and 12 +/- miles of buried water lines provide excellent water.
- Water rights on Salt Creek
- Two major creeks, the Salt Creek (2.7 miles) and the San Francisco (1.6 miles) run through the property.
- Remodeled House including plumbing and electrical.

QUICK FACTS

- The property owns an extinct volcano nearly 480+ feet from the valley floor.
- The "Old Spanish Trail" runs over 3 miles through the property. Numerous Spanish monuments dating to the 1600s dot the northern portion including ruins of semi-permanent structures and what is believed to be a Jesuit Chapel
- The Old Spanish Trail runs the width of the Northern side (3-3.5 miles) circa 1560's-90's. Also ruins of Spanish outpost is near the mouth of the canyon. It was where they collected taxes on gold for the king. Also a Jesuit Chapel is there.
- The Loving-Goodnight Trail, an original cattle drive trail founded in 1867, runs several miles through the property
- Pre-historic Indian seasonal camps are believed to be located on the property.
- Numerous 1876 Homestead Act home sites are on the property in various states of ruin.
- Substantial wildlife population year round inhabit the property including elk, mule deer and whitetail deer, antelope, black bears, mountain lions, big horn sheep In the canyon plus numerous game birds and smaller fur bearers.
- House offers hill top commanding views of snowcapped mountains
- Folsom culture paleo Indians, the mastodon hunters appear to have had a seasonal campsite on the place.
- Stone/rock house cabin - Began construction in 1881. Nearly intact. Overlooks unique mile high grove of aspen trees on canyon rim and floor
- Property is geo transitional. Ranges from classic prairie to mountain foothills

ADDITIONAL WATER INFORMATION

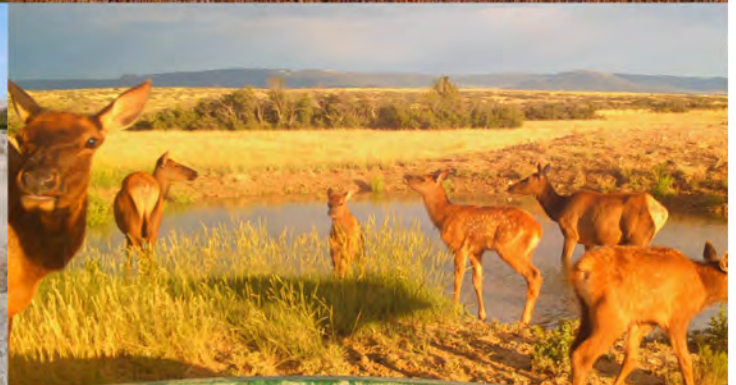
- 4 deep wells, one solar-ready.
- Over 20 miles of buried waterlines over half of which is less than 5 or 6 years old.
- Original wells have been rebuilt with new pits.
- 19 -20 stock tanks majority are new fiberglass with new float chambers.
- Old metal tanks all concreted
- Livestock does not have to walk more than 1/2 mile for water
- Overall 30 or 50 earth ponds/tanks with some being quite large (4-5 acres when full)
- Two 10,000 gallon water storage tanks.

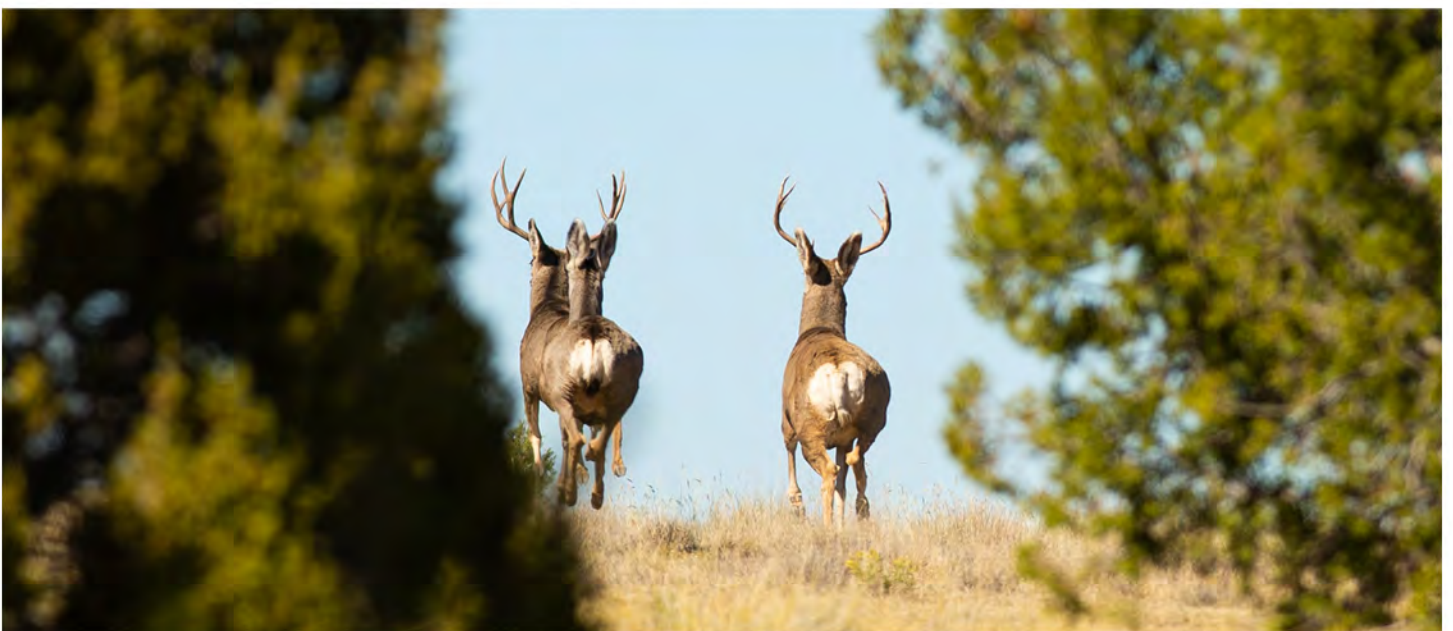


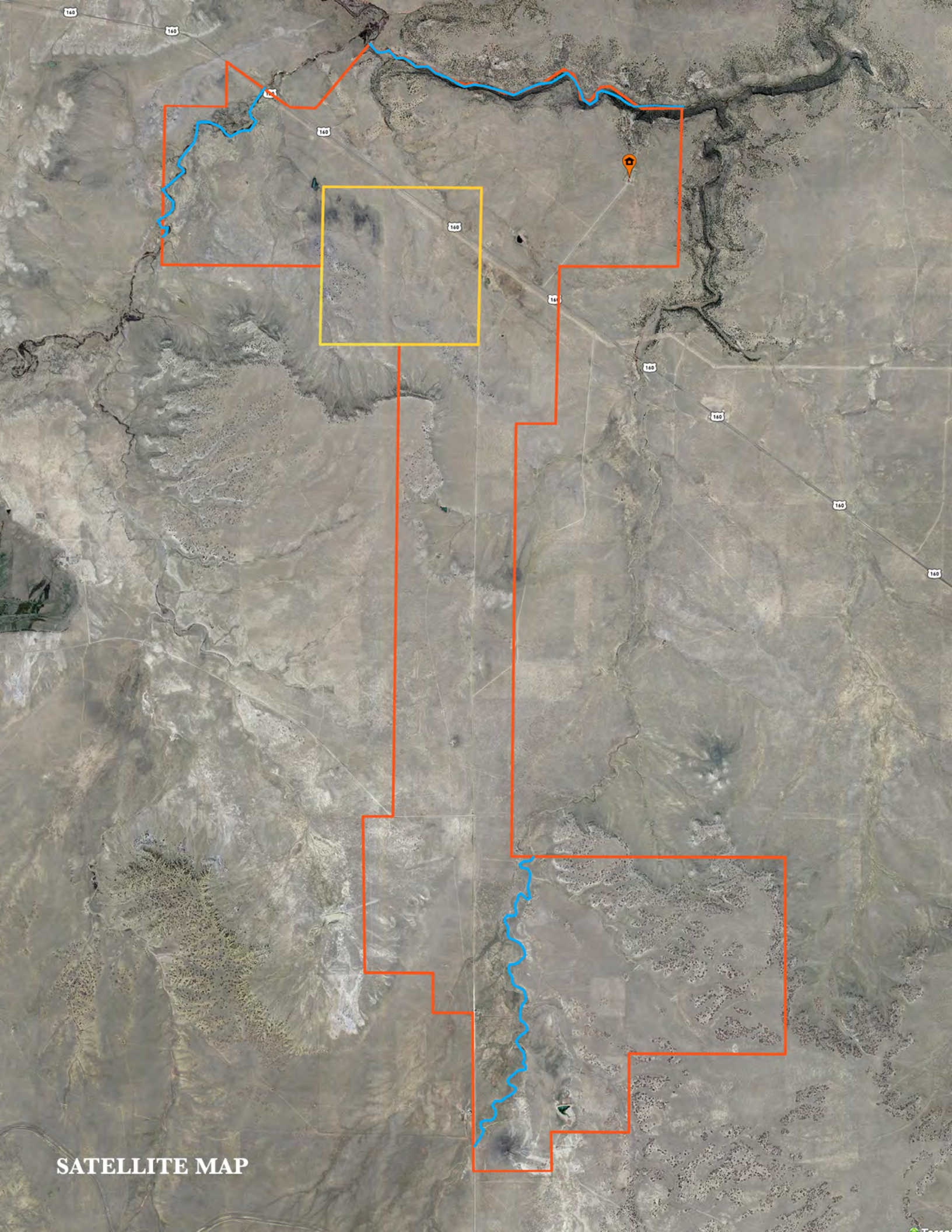




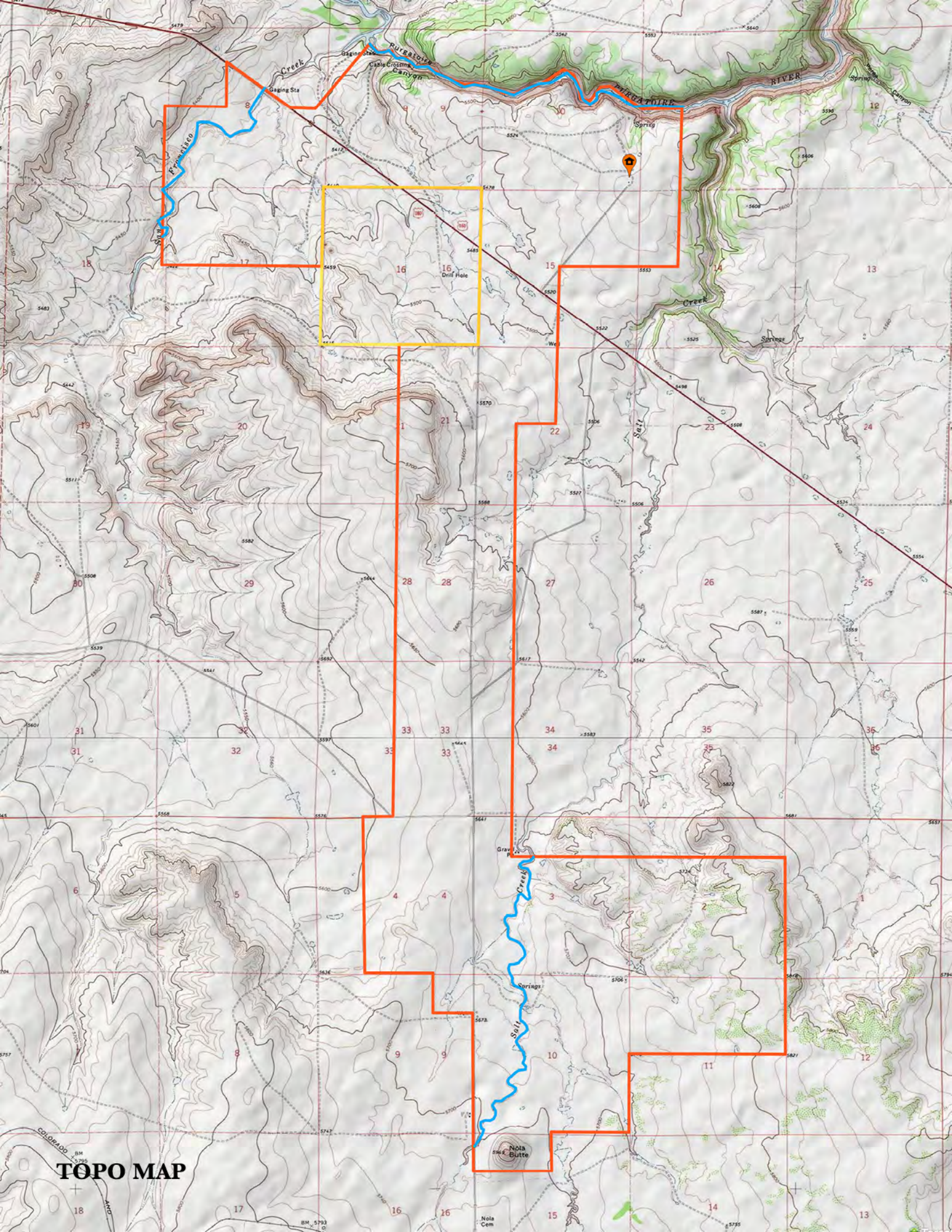




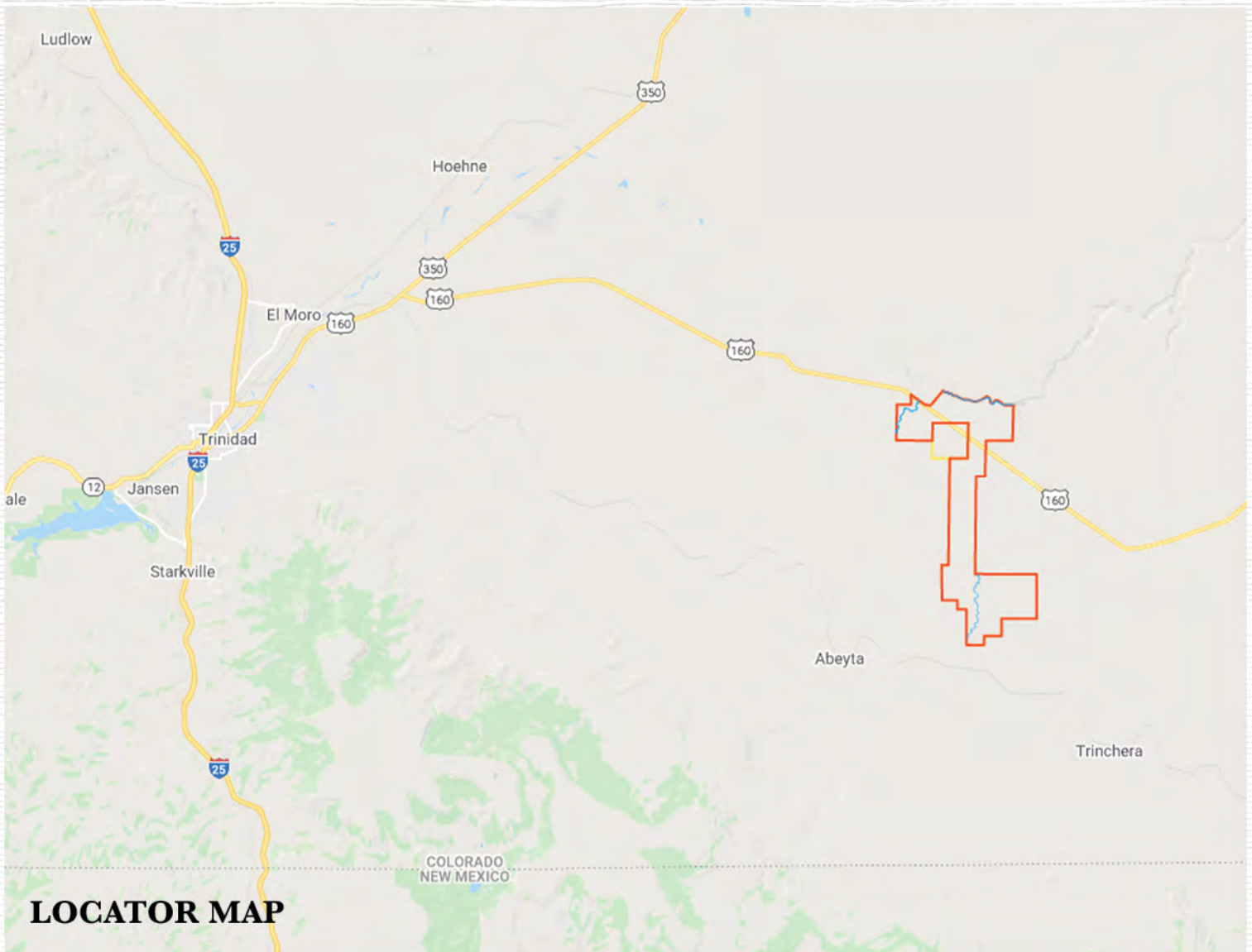




SATELLITE MAP



TOPO MAP



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