

RYE, COLORADO
\$1,645,000



PUEBLO COUNTY
ACRES: 2,058±

CC RANCH



The CC Ranch is a 2,058-acre ranch with a 1,061-sq. ft. ranch house nestled in the foothills of the Wet Mountains and Spanish Peaks just nine miles East of Colorado City, CO. Sitting at just over one mile above sea level, the CC Ranch is a spectacular hunting property that lies within the boundaries of GMU 128. Thanks to a wide variety of natural grasses as well as cedar and pinon trees this ranch is an ideal environment for deer, pronghorn antelope and elk.

The ranch consists of the following parcels:

Two large parcels protected with conservation easements (1,094 and 602 acres)

A platted development on the eastern half of the property containing thirteen 5-acre lots with over 158 acres of open space as well as three 35 acre parcels. Lots of options to either breakup the ranch or keep it as one large parcels!

The property also has plenty of water with a 10,000-gallon water tank that draws from two permitted wells which feed into 13 gravity fed water tanks dispersed around the property. Additionally there are 5-6 dirt tanks scattered around the ranch as well. This property is a catch all for any sportsman looking for a sporting property that can also generate income! The owner leases the grazing out for 90 head of cattle at \$21K. Historically, when implementing best grazing practices, seller would personally run 125-100 head year round.



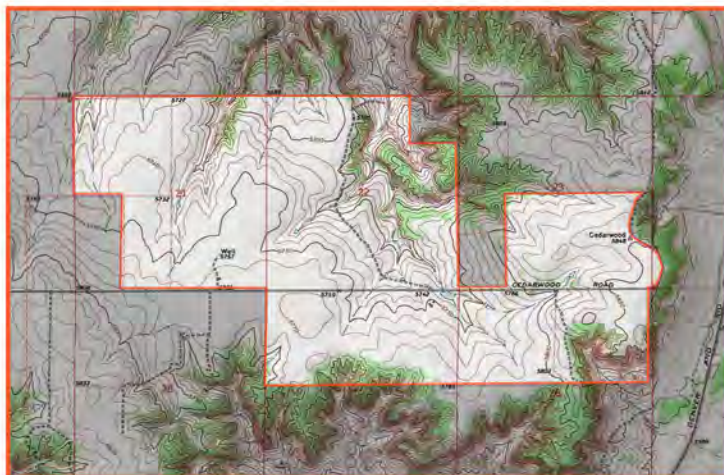
St. James
SPORTING PROPERTIES

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The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, No representation or warranty is made regarding the information, and the property is offered as is. The submission may be modified or withdrawn at any time by the property owner.

LOCATION

The ranch sits just outside of Colorado City, which has a current population of just over 2,000. Colorado City is known for its uncharacteristically green summers, and a more temperate climate in the fall, winter, and spring. Old Colorado City (current day Colorado Springs) was laid claim to in 1859 and was meant to serve as a hub for nearby mining outfitters in the Pikes Peak region, and served as the capital of the Colorado Territory for five days at which point it was moved to Denver due to its unsatisfactory accommodations. The town population declined soon after which turned Colorado City into a watering hole because of its many saloons, opium dens, brothels, and the occasional skirmish with Native tribes. Because of the unsavory environment that Colorado City provided in the late 1800s, it was annexed and relocated 70 miles South to where it currently sits today as a cozy small town.



RANCH ATTRIBUTES

The terrain of CC Ranch features mainly cedar and pinon trees as well as some canyon land, but the terrain is flat throughout most of the property. Access can be gained year-round thanks to a well-maintained county road that goes through the property. If you do bring livestock onto the property, there are three grain bins accompanied by corrals with a load out chute to ease your labor. The property has a variety of grasses (such as gramma, crusted wheat, smooth brome, tall wheat, and lincoln smooth brome), to provide for livestock or game. To store any equipment and tools you may need, there is a garage/shop not far from the house. The house itself is a 1061 sq. ft. ranch house with two bedrooms and one bath. If you find yourself wandering far from home on a stormy day, there are plenty of outbuildings throughout the property so you will never be far from safety.

The Ranch also has a platted development called Cedarwood View Estates with 13, five-acre lots, each of which is permitted to have one water well. Each lot has access to 158 acres of open space, and presents a great opportunity for future income. The Ranch falls under the Rye fire protection district, and phone/power are right on the property border so they are ready to be set up at your discretion. The nearest airport with commercial flights is Colorado Springs Airport, about 75 miles away, or 40 miles away for private flights at the Pueblo Airport.

HUNTING

CC Ranch is a fantastic deer and pronghorn hunting property in GMU 128, but elk can be found roaming the area as well. Deer tags can only be obtained through a draw, with odds of drawing for 1st rifle season at 78.5% with 0 preference points. In 2017, there were only 63 total applicants for 1st rifle season buck tags. Applying for 1st archery is more popular by 33% when compared to rifle in GMU 128, but the odds of drawing are equally as good as 1st rifle. Last season unit 128 saw some of the best harvest percentages for Colorado mule deer by any method of take, with 93 total hunters and 109 mule deer of either sex harvested.

HUNTING CONTINUED

Pronghorn hunting is very popular in unit 128, but if you have at least one preference point you have an 85% chance of drawing a buck tag in the 1st rifle season. Elk are not as populous as mule deer or pronghorn in GMU 128, so you can likely obtain tags over the counter each season. One of the main advantages of GMU 128 is that 96% of the land is private, so there is less pressure on big game animals overall come hunting season.

RECREATION OPPORTUNITIES

If you are looking for recreational activities outside of hunting on the ranch, Hollydot Golf Course in Colorado City is an 18-hole public course with scenic mountain views to its West. If you want to go fishing, the nearest lake is Lake Beckwith, which is fully stocked and you can bring a boat with an electric trolling motor (no gas-powered engines), kayak, or paddle-boards. You could also try your luck on Greenhorn or Graneros Creek which are both on the outskirts of Colorado City. However, if you do want to break out the big boat, the nearest and best place to go for standard boating is about an hour North at Pueblo Reservoir which is known for its black crappie, bluegill, blue catfish, and bass fishing.

If you're seeking a mountain retreat, San Isabel National Forest is a short 20-mile drive from your front door which provides great camping, hiking, ATV trails, mountain biking, and backpacking. Skiing is not Southern Colorado's strong suit, but if you're really itching to hit the slopes, the nearest ski areas are going to be 125 miles (Monarch Ski Area) or 195 miles away (Wolf Creek Ski Area).

SUMMARY

The CC Ranch provides an excellent opportunity for any sportsman that likes to mix their business and pleasure. The ranch has multiple economic assets from the platted Cedarwood View Estates acreage to the infrastructure already in place for livestock use, but also serves as fantastic hunting grounds for multiple big game species and a great central base-camp for many recreational activities in Southern Colorado.



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