

South Platte Ripple Ranch 5.8+/-
2677 S PLATTE RIVER RD
Sedalia, CO 80135

\$995,000
5.800± Acres
Douglas County



**South Platte Ripple Ranch 5.8+/-
Sedalia, CO / Douglas County**

SUMMARY

Address

2677 S PLATTE RIVER RD

City, State Zip

Sedalia, CO 80135

County

Douglas County

Type

Residential Property, Riverfront

Latitude / Longitude

39.321526 / -105.187812

Taxes (Annually)

3999

Dwelling Square Feet

1147

Bedrooms / Bathrooms

3 / 1

Acreage

5.800

Price

\$995,000

Property Website

<https://greatplainslandcompany.com/detail/south-platte-ripple-ranch-5-8-douglas-colorado/65566/>



South Platte Ripple Ranch 5.8+/- Sedalia, CO / Douglas County

PROPERTY DESCRIPTION

Claim a rare jewel on the Colorado Front Range—a 6-acre riverfront sanctuary bordered by Pike National Forest on two sides. With over 1,000 feet of Gold Medal South Platte River frontage—one of the nation's top fly-fishing spots—this land is paradise for anglers, kayakers, and nature lovers. Serene willows draw ducks, foxes, and bald eagles. Lush prairie grass, once used for grazing, is perfect for horses, stables, paddocks, or trails. With abundant southern sun, low elevation, a mild climate, and rich soil, the property invites vibrant landscaping. A high-yield, permitted well with irrigation rights supports gardens or pastures.

Backdropped by Long Scraggy Peak, enjoy direct access to the Colorado Trail and nearby off-road motorcycle, UTV, and Jeep trails. Located in GMUs 51 and 501, it provides exceptional hunting access for elk and mule deer. Though remote, it's just minutes from Deckers' shops, bars, and restaurants. It's ideal as a vacation retreat or primary home—only 15 minutes to Deckers, 45 to Castle Rock or Denver, and 1 hour to Colorado Springs-making it surprisingly commutable.

Nestled among spruce trees in a sunny river valley, the rustic 3-bedroom, 1-bath home offers a blank canvas. Though needing more than a standard remodel, it includes an enclosed porch, open-concept layout, garage, and large windows. Revamp it, build new, or add another home.

Flexible Douglas County zoning allows short-term rentals, livestock, equestrian use, and a limited home-based business, providing prime income opportunities. Add a barn, shop, or second dwelling to craft your dream estate. Owner financing available under negotiable terms for qualified buyers.

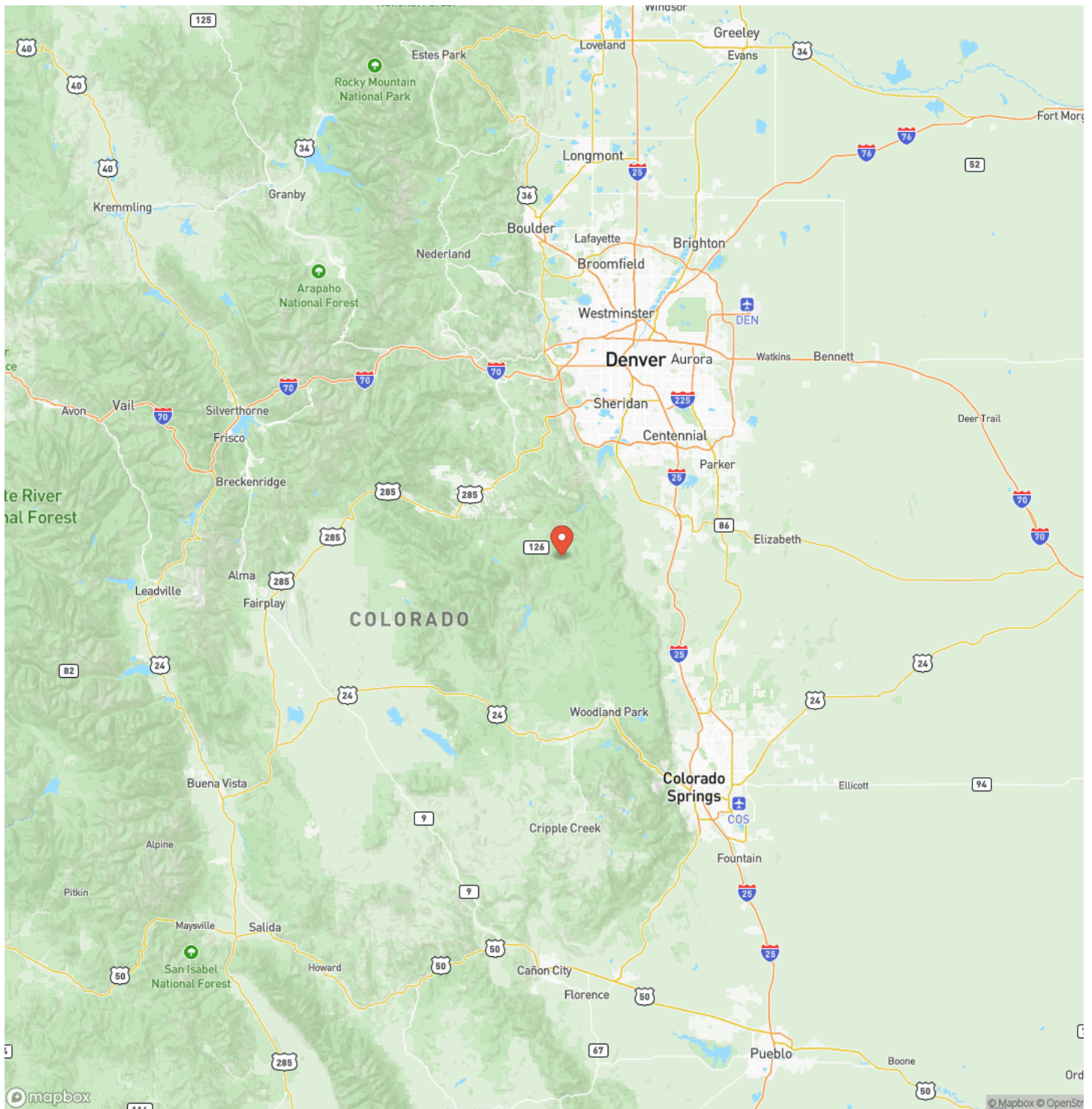
**South Platte Ripple Ranch 5.8+/-
Sedalia, CO / Douglas County**



Locator Map



Locator Map



Satellite Map



**South Platte Ripple Ranch 5.8+/-
Sedalia, CO / Douglas County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Clint Whiting

Mobile

(719) 387-9375

Email

clint@greatplains.land

Address

City / State / Zip

NOTES

[illegible]

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



MORE INFO ONLINE:
greatplainslandcompany.com

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

