

Rancho San Carlos
6061 3R Road
Beulah, CO 81023

\$2,999,999
404± Acres
Pueblo County



Rancho San Carlos
Beulah, CO / Pueblo County

SUMMARY

Address

6061 3R Road

City, State Zip

Beulah, CO 81023

County

Pueblo County

Type

Hunting Land, Ranches, Riverfront

Latitude / Longitude

38.0678 / -104.9445

Taxes (Annually)

1530

Bedrooms / Bathrooms

4 / 1

Acreage

404

Price

\$2,999,999

Property Website

<https://greatplainslandcompany.com/detail/rancho-san-carlos-pueblo-colorado/32412/>



PROPERTY DESCRIPTION

PRICE IMPROVEMENT

Every once in a great while a remarkable ranch comes available and this property is one to take note of. Comprising of 404 contiguous acres, a part of Signal Mountain, extremely rare non-tributary water rights and less than a mile from paved road there are not many places in the state that check these boxes.

The home was originally built in the early 1900's has been fully restored with the latest improvements being a new roof in 2018 as well as a kitchen/ bathroom remodel in 2021. The unmistakable red barn on the property is believed to be a part of the historic registry, pending confirmation. Water rights are non-tributary and are not subject to the priority system with as much as 363 acre feet allowed. With this, there is also a pond augmentation plan for all ponds on the property to include storage rights as well as replacement plan for evaporation loss.

The land lends itself to many uses including big game hunting , raising cattle, wedding venue, tree farm amongst many other possibilities. Power and great roads are found throughout the property as well as water taps. On the upper end of the property are remnants of the old tree farm which could be rehabilitated into various sorts of plant or trees growing.

Call today for an exclusive showing.

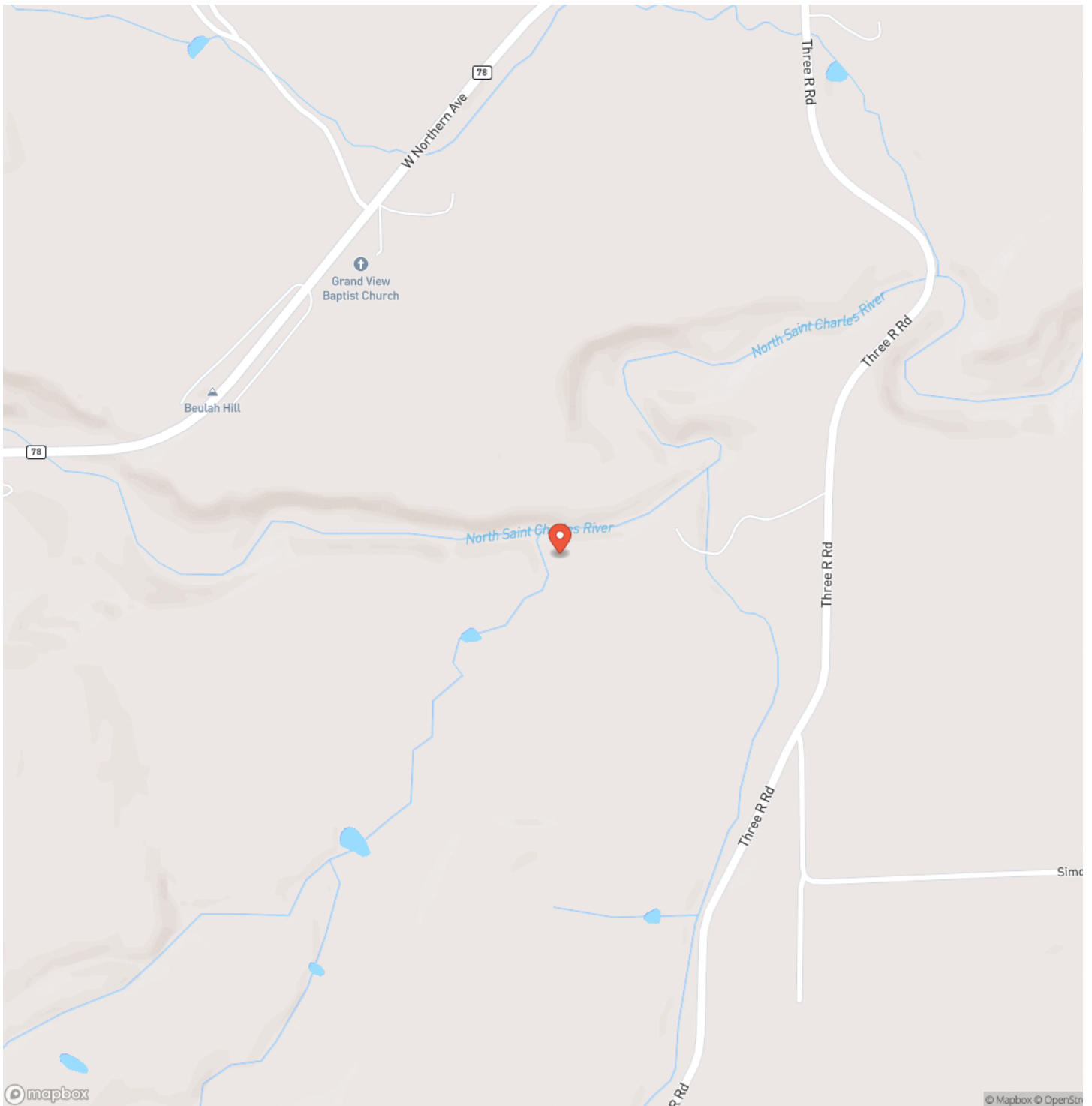
Proof of funds or pre-qualification letter required prior to showing.

Call land specialist Clint Whiting [719-387-9375](tel:719-387-9375)

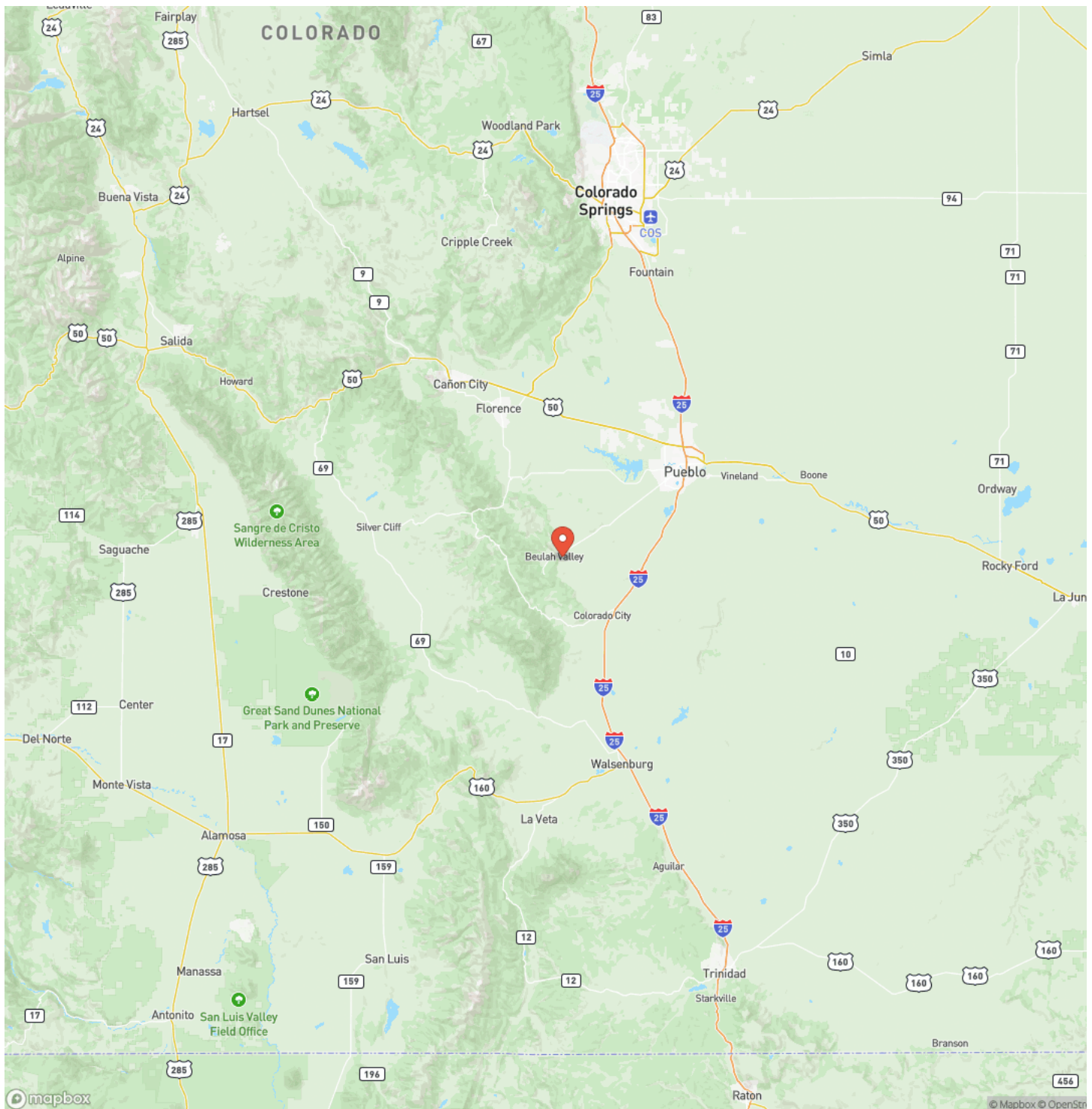
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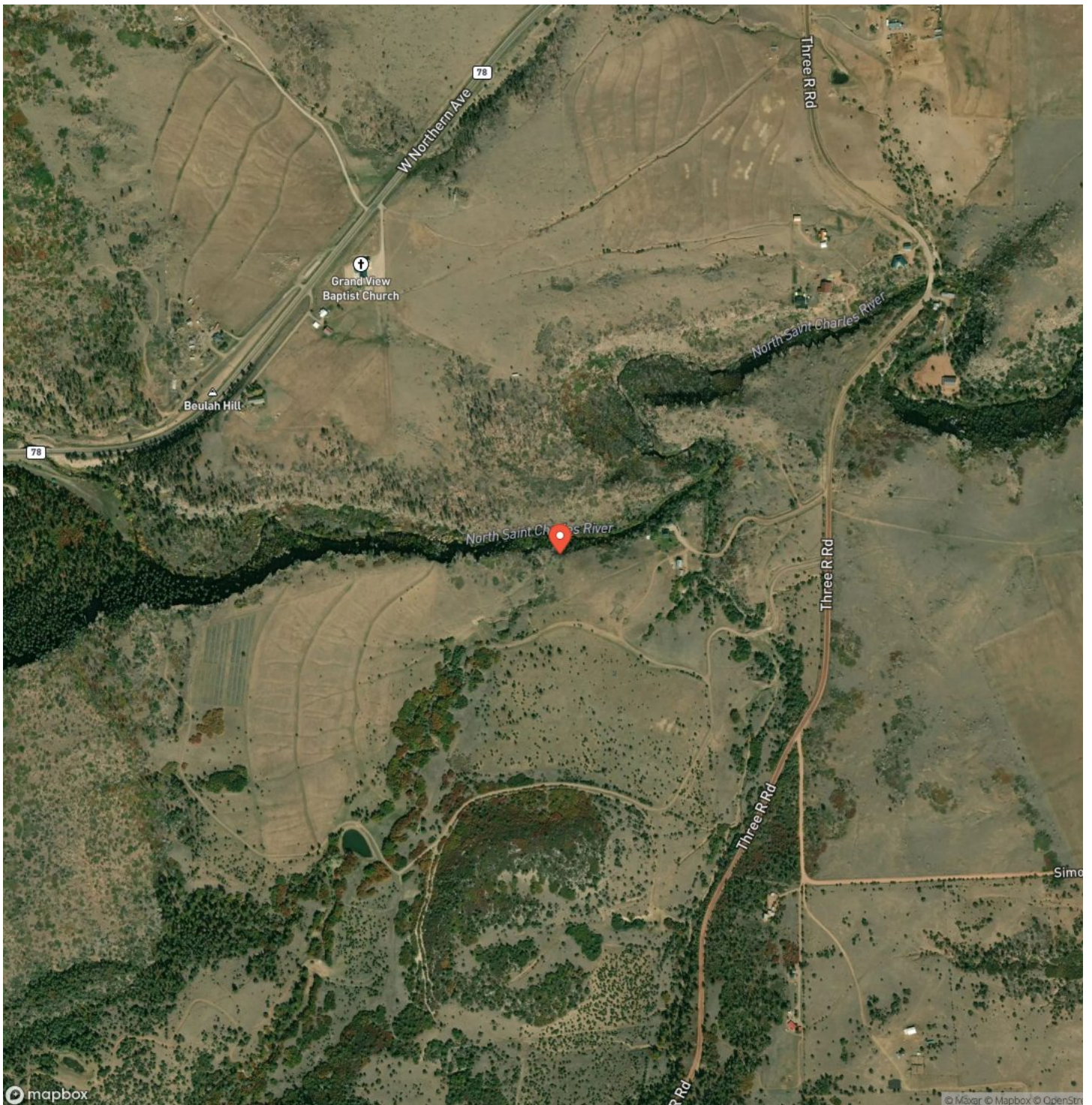
Locator Map



Locator Map



Satellite Map



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.



DISCLAIMERS

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GREAT PLAINS

LAND CO.

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