

SILVEROSA RANCHOA

WALSENBURG, COLORADO | \$2,175,000 | 430.2± ACRES

St. James
SPORTING PROPERTIES

WWW.SJSPORTINGPROPERTIES.COM

855-711-7577 | info@sjsportingproperties.com



SILVEROSA RANCHOA

WALSENBURG, COLORADO | \$2,175,000 | 430.2± ACRES

Introducing Silverosa Ranchoa—a one-of-a-kind mountain property nestled in Colorado's Majors Ranch. Spanning 430 deeded acres and encircling an additional 40 acres of BLM land, this 470-acre sanctuary offers unmatched privacy, stunning scenery, and a deep connection to the outdoors.

The landscape is rich with wildlife, including elk, mule deer, black bear, turkeys, and a variety of native small game. Located in Colorado's renowned Game Management Unit 85—known for producing quality elk and deer harvests—this area offers over-the-counter (OTC) elk tags for archery (residents only), 2nd rifle, and 3rd rifle seasons, making it an accessible and popular hunting destination. A defining feature of the ranch is the main ridgeline leading to Silver Mountain, the only prominent ridge for miles, acting as a natural funnel for wildlife. This creates exceptional hunting conditions and year-round wildlife encounters. Private access to thousands of acres of bordering BLM land offers endless opportunities for hunting, hiking, and backcountry recreation.

The main residence is a thoughtfully designed 1,749 sq ft home with a full, unfinished basement that is sealed, insulated, and heated—ideal for storage, hobbies, or future finishing. Inside, you'll find a primary suite with its own bath, two additional bedrooms, a second full bath, and a cozy living area featuring a stunning wood-burning stone fireplace. The open kitchen includes high-end stainless appliances, Pental Quartz counters, and an oversized island perfect for gatherings.

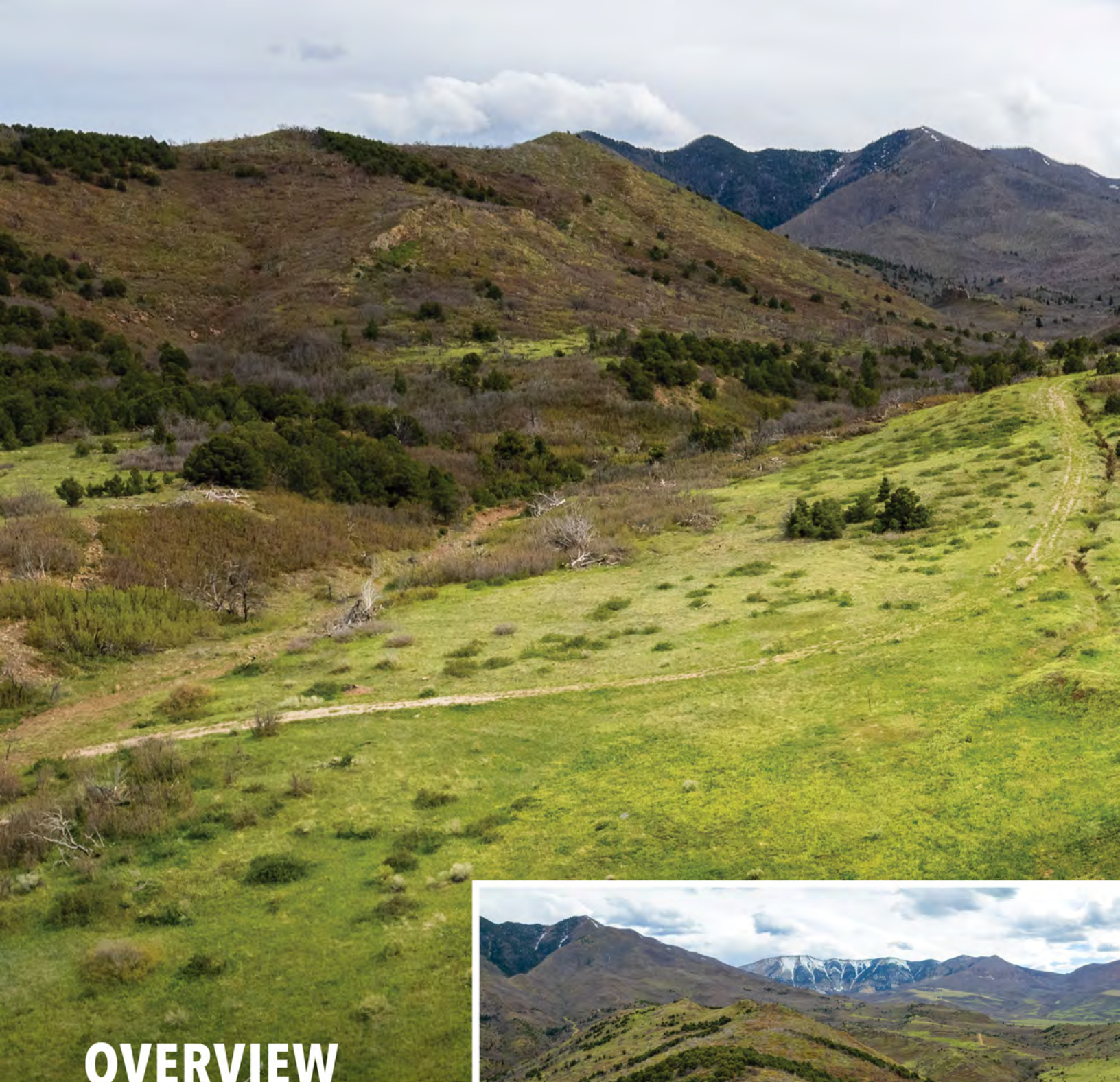
Durability meets rustic elegance throughout the home with easy-to-clean tile floors, vaulted ceilings, Aspen tongue-and-groove paneling, and exposed wood beams. Outside, the steel-and-stone exterior, metal roof, and aluminum deck add resilience, while the concrete patio with a custom firepit offers the perfect place to enjoy mountain sunsets and local wildlife.

A naturally adjudicated spring provides fresh water and fills a scenic pond frequented by wildlife. A nearby Quonset-style metal shop with three overhead doors and a walk-through entry offers ample space for equipment, storage, or workshop use.

SILVEROSA RANCHOA | ST. JAMES SPORTING PROPERTIES



SILVEROSA RANCHOA | ST. JAMES SPORTING PROPERTIES



OVERVIEW

- 430 deeded acres + 40 BLM acres (470 total)
- Located in Majors Ranch
- Private access to thousands of BLM acres
- Abundant wildlife: elk, deer, bear, turkeys, and more
- Water rights via adjudicated spring
- Scenic, secluded mountain setting





SILVEROSA RANCHOA | ST. JAMES SPORTING PROPERTIES



IMPROVEMENTS

- 1,749 sq ft custom home with full heated/insulated unfinished basement
- 3 bedrooms, 2 full baths
- Gourmet kitchen with Pental Quartz countertops and stainless appliances
- Floor-to-ceiling stone fireplace
- All-tile flooring, vaulted ceilings with Aspen and rustic beams
- Steel-and-stone exterior, metal roof, aluminum deck
- Concrete patio with large firepit
- Quonset hut with 3 overhead doors and workshop space





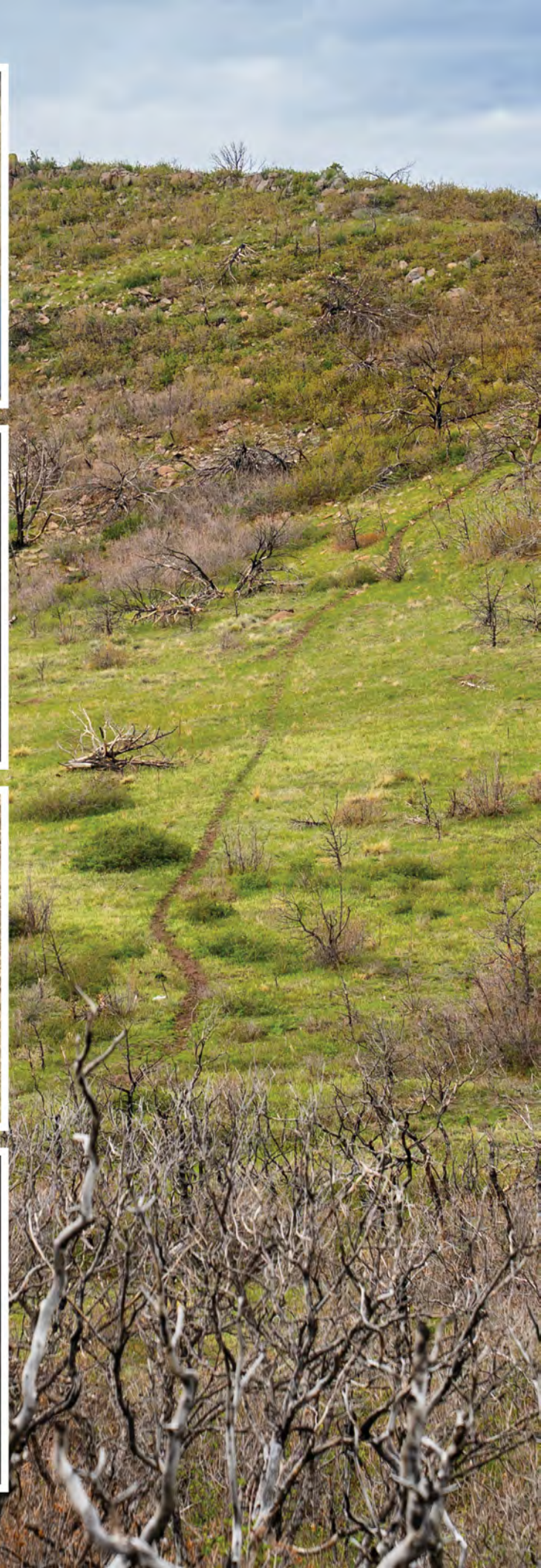
HUNTING

- GMU 85
- Elk, deer, bear, turkey, and small game
- OTC elk archery (residents only), 2nd rifle, and 3rd rifle seasons
- Access to thousands of BLM acres
- Prime habitat and spring-fed pond

RECREATION

- 30 minutes to Lathrop State Park: 1,451 acres, two lakes, boating, fishing
- 42 minutes to Hollydot Golf Course (18-hole public course)
- 56 minutes to Cuchara Mountain Park: skiing, biking, sledding, disc golf
- 1 hour 6 minutes to Lake Pueblo State Park: 4,600 surface acres, boating, fishing, tubing

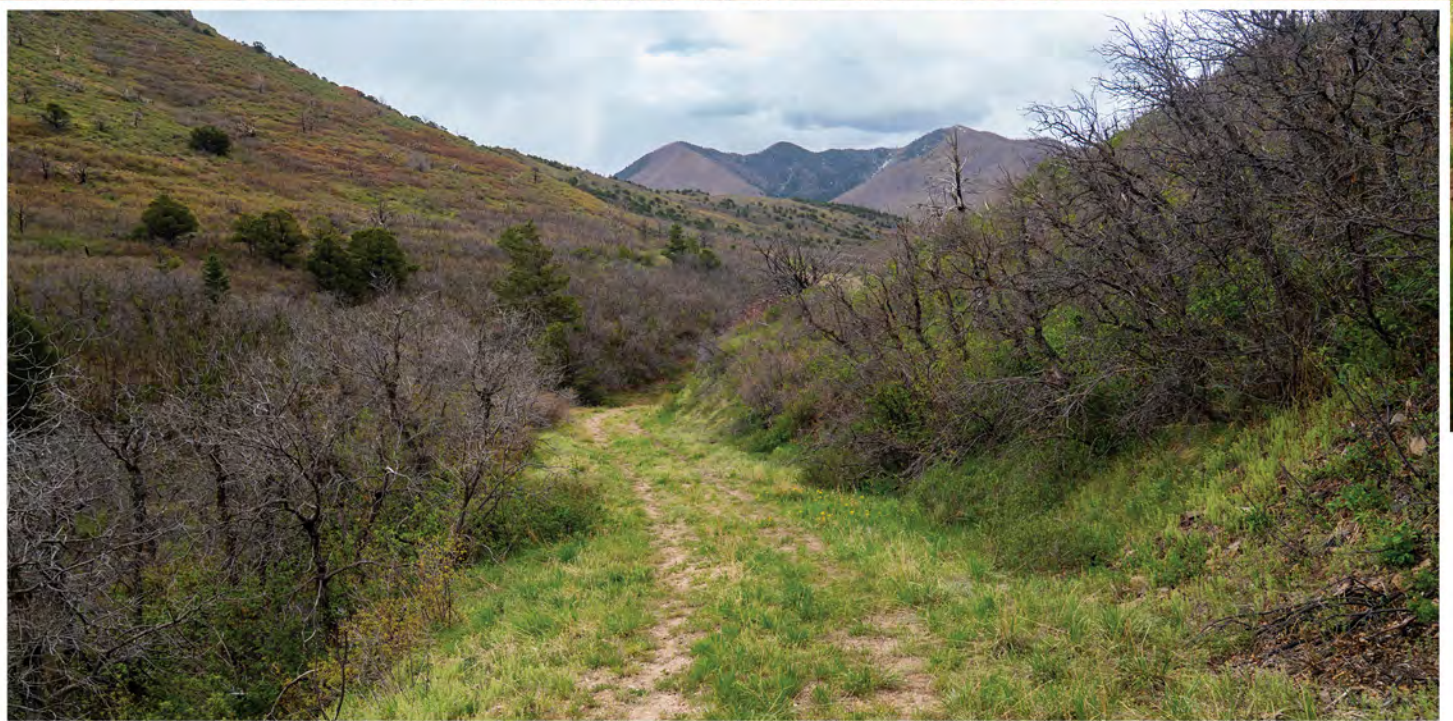






SILVEROSA RANCHOA | ST. JAMES SPORTING PROPERTIES





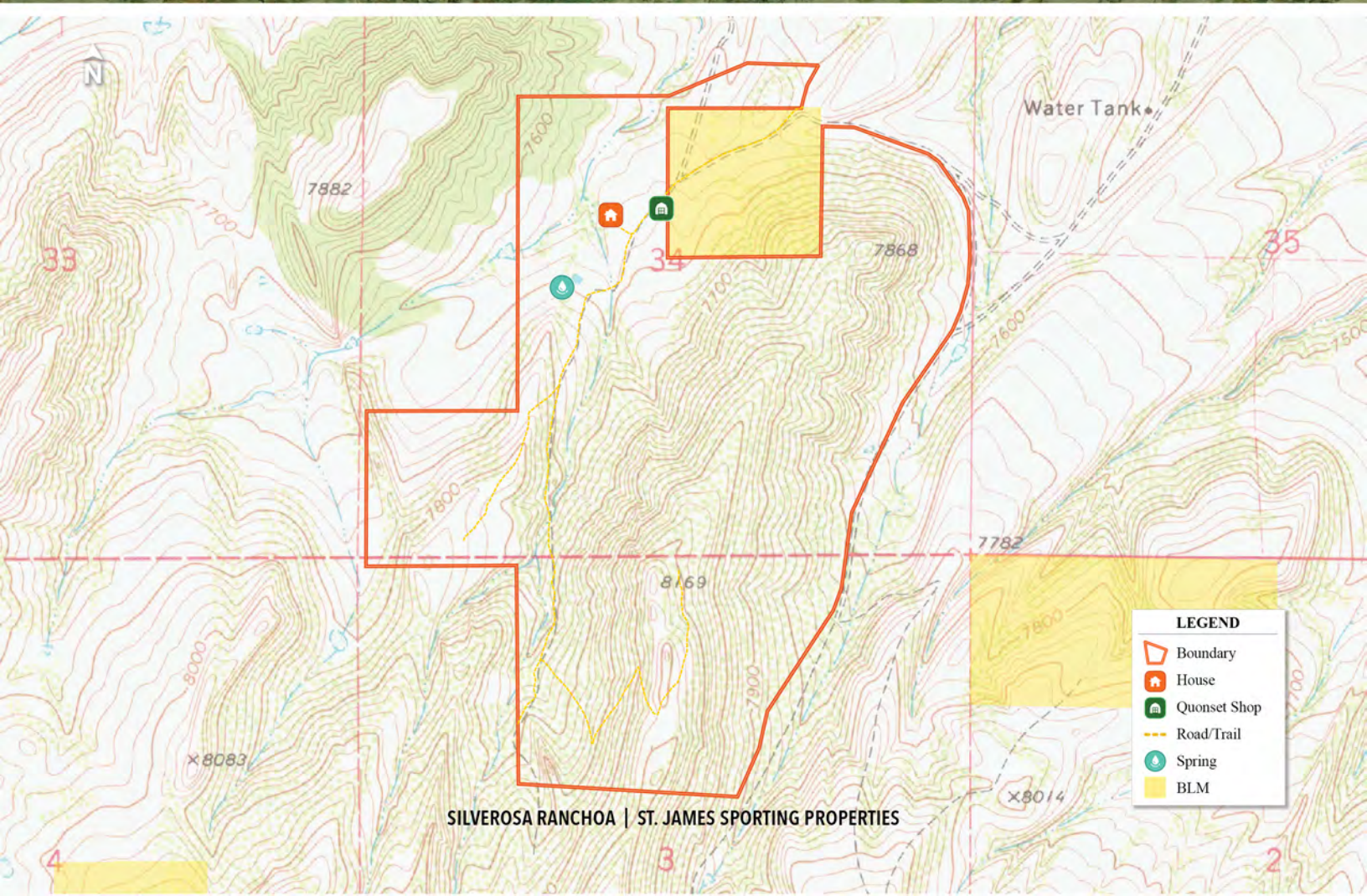
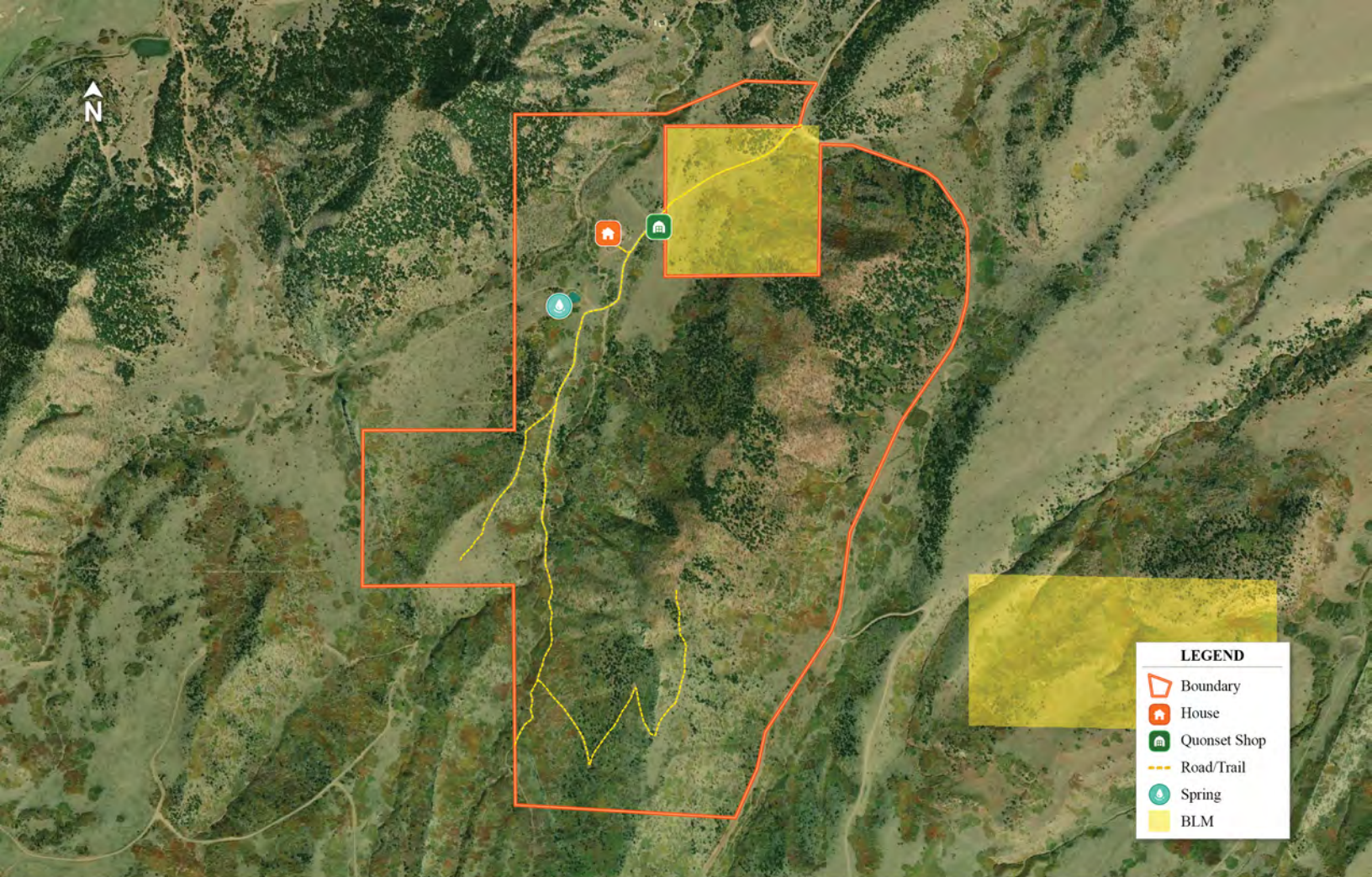
SILVEROSA RANCHOA | ST. JAMES SPORTING PROPERTIES

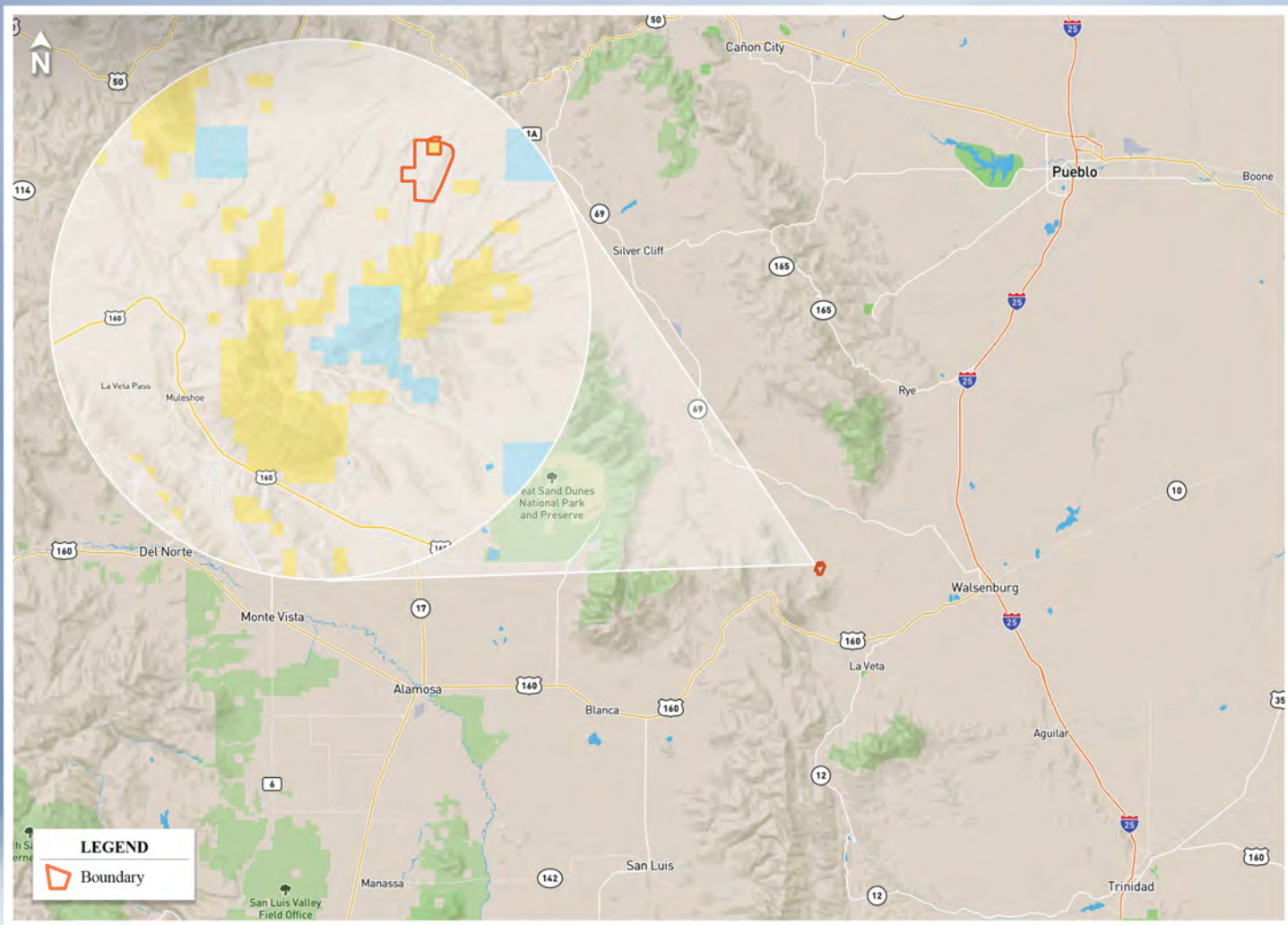


SILVEROSA RANCHOA | ST. JAMES SPORTING PROPERTIES



SILVEROSA RANCHOA | ST. JAMES SPORTING PROPERTIES





St. James

SPORTING PROPERTIES

855-711-7577 | INFO@SJSportingProperties.com | PO BOX 700 WINDSOR, COLORADO 80550 | LICENSED IN: CO, ID, KS, MT, NE, NM, UT, & WY

WWW.SJSportingProperties.com

The information provided here is gathered by the broker from sellers, owners, or various sources. While deemed reliable, neither the broker nor the owners offer any guarantee, warranty, or representation regarding the accuracy of the data or descriptions. Prospective purchasers are encouraged to independently investigate and verify the correctness and accuracy of all statements. If your property is currently listed with another brokerage, please disregard this marketing material.

SILVEROSA RANCHOA | ST. JAMES SPORTING PROPERTIES