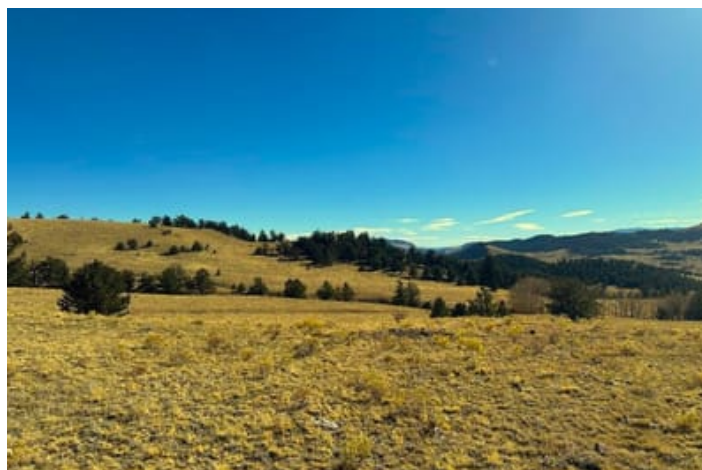


Elk Ranch at Golden Eagle
Highway 9
Guffey, CO 80820

\$795,000
163± Acres
Park County



**Elk Ranch at Golden Eagle
Guffey, CO / Park County**

SUMMARY

Address

Highway 9

City, State Zip

Guffey, CO 80820

County

Park County

Type

Hunting Land, Ranches, Recreational Land, Undeveloped Land,
Horse Property

Latitude / Longitude

38.8316 / -105.63

Taxes (Annually)

\$90

Acreage

163

Price

\$795,000

Property Website

www.mossyoakproperties.com



PROPERTY DESCRIPTION

Capturing the untamed spirit of the Colorado high country, Elk Ranch at Golden Eagle encompasses 163 expansive acres of pure mountain freedom. Nestled along the scenic Highway 9 corridor, this sweeping tract presents an inspiring canvas where rugged natural beauty and boundless potential meet. Whether you envision a private hunting retreat, an equestrian haven, or a legacy Western ranch, this remarkable property invites you to live out your outdoor ambitions beneath wide-open skies.

Location

Perched in the tranquil community of Guffey within storied Park County, the ranch balances secluded mountain privacy with convenient connectivity. Positioned along Highway 9, it allows for straightforward travel while retaining an authentic sense of rural solitude. The surrounding region is renowned for its dramatic vistas and untamed open country, placing you right at the gateway to the very best that central Colorado has to offer.

Land and terrain

Spanning 163 contiguous acres, the property showcases an authentic high-country topography tailored for adventure and relaxation alike. The expansive acreage provides diverse vantage points, undulating contours, and a true sense of scale that allows for total immersion in nature. With plenty of room to roam, the land offers endless possibilities for laying out private riding corridors, scenic lookouts, and secluded vantage points to take in the breathtaking views.

Improvements and infrastructure

Thoughtfully integrated boundary fencing already delineates the acreage, establishing the groundwork for agricultural operations, livestock or equestrian pursuits. In addition to functional fencing, a pond graces the landscape, serving as an attractive centerpiece on the acreage. Because the ranch remains largely an open canvas, incoming owners have complete creative freedom to envision and construct custom living quarters, barns, arenas, or remote gear cabins tailored to their exact standards.

Water and utilities

An established pond enhances the land, providing a natural focal point that enriches the local environment and supports native fauna. For future development, buyers have an open slate to design independent, sustainable utility systems, whether that involves standard mountain service connections or self-sufficient off-grid power solutions such as solar and battery storage. Developing fresh water resources gives the next steward total control over infrastructure planning from the ground up.

Wildlife and vegetation

As the ranch's namesake suggests, native wildlife flourishes across this sprawling habitat. The terrain serves as a haven for premier big game, with elk, mule deer, and bear regularly frequenting the area. The diverse native flora and open meadows offer an inviting ecosystem for bird watching enthusiasts as well. Watching herds move across the land at dawn and dusk creates an authentic sporting lifestyle that few properties can rival.

Current and potential use

Versatility is at the heart of this property's enduring appeal. Perfectly suited as hunting land, a working ranch, a horse property, or an all-season recreational retreat, it caters to nearly every passion:

- Equestrian and ranching: Establish expansive pastures, equestrian trails, and stable facilities for horses and livestock.
- Sporting and adventure: Take advantage of direct hunting opportunities on your own land and seamless access to nearby public lands for limitless hiking and exploring.
- Homesite potential: Choose from multiple scenic building envelopes to construct a primary mountain residence or a private weekend getaway.

Access and easements

Fronting Highway 9, the property benefits from direct, dependable access that makes bringing in equipment, guests, and livestock seamless throughout the seasons. Furthermore, the ranch's prime position near adjacent public land access expands your playground exponentially, granting effortless transitions from your own private acreage into thousands of acres of protected backcountry.

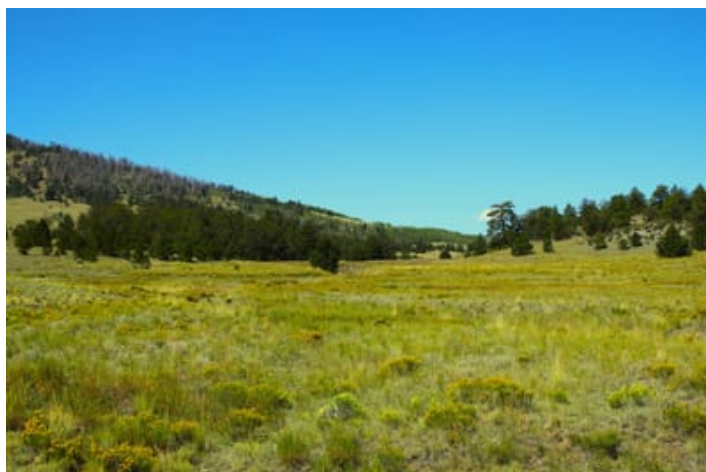
Showing instructions and contact

Experience the rugged elegance and scale of Elk Ranch at Golden Eagle firsthand. Private tours can be arranged to walk the fence lines, explore the pond, and discuss the property's immense development and sporting potential.

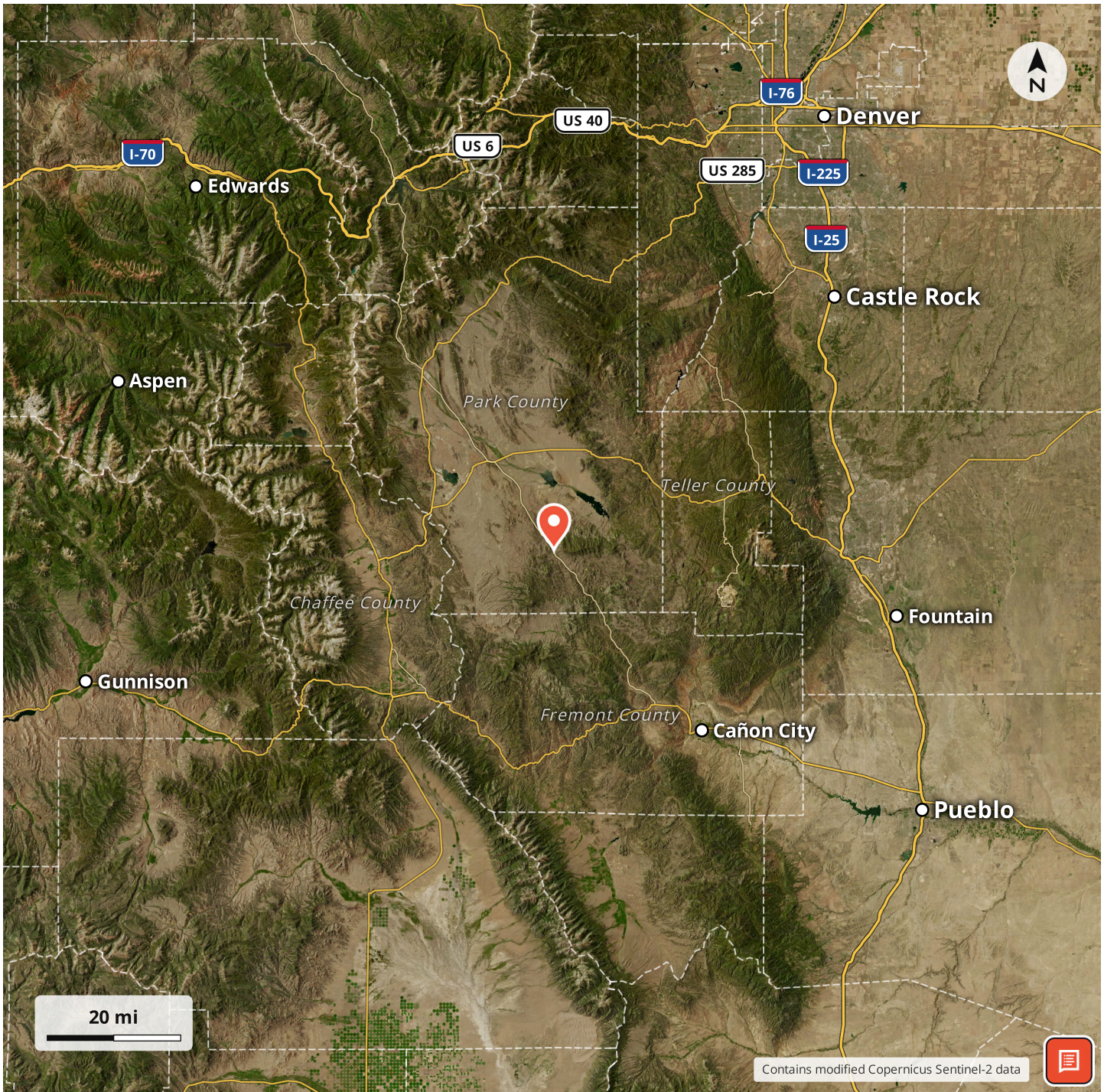
To schedule your private showing, please contact Bob Regester directly by phone at [719-684-6120](tel:719-684-6120).



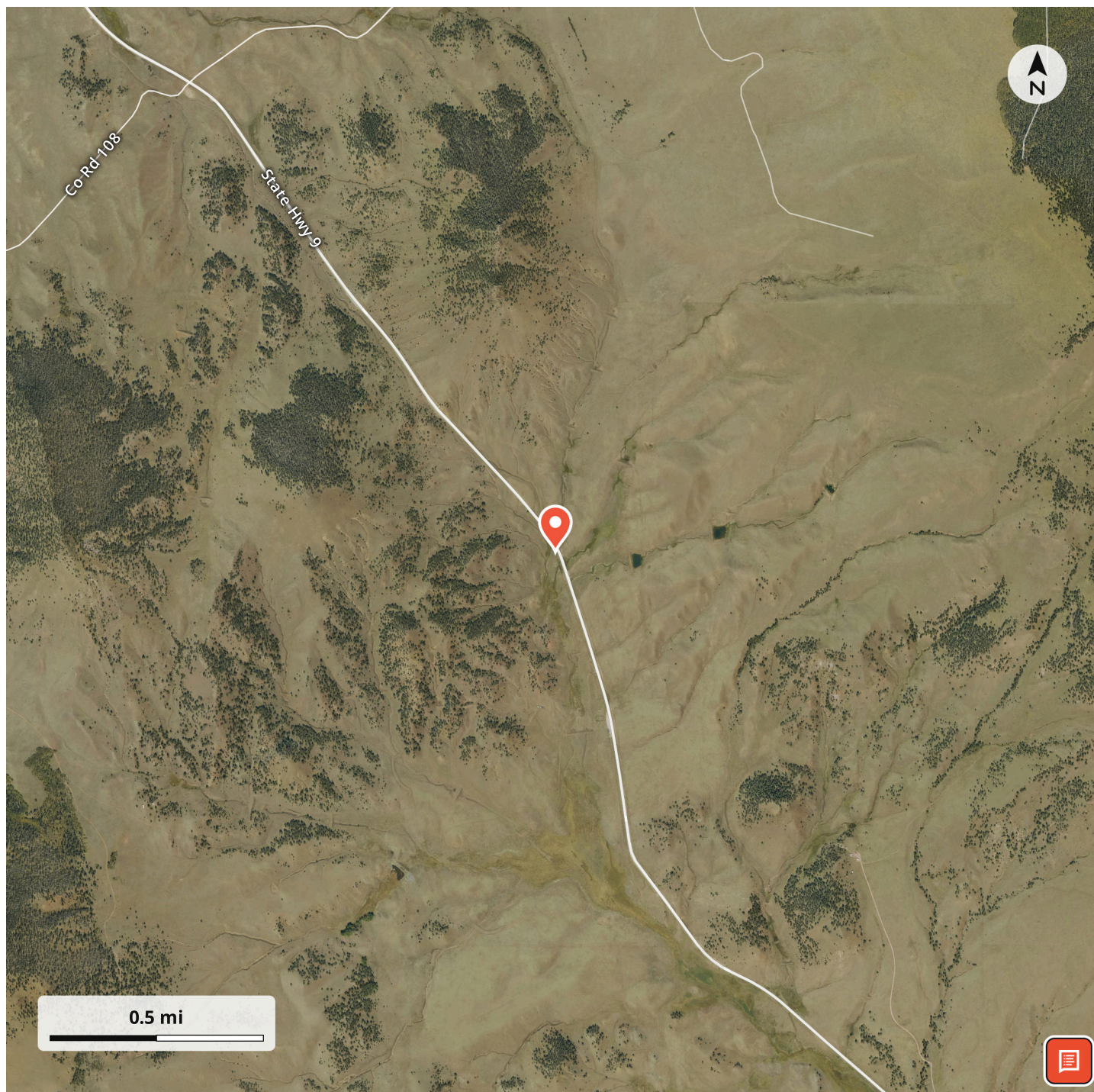
Elk Ranch at Golden Eagle
Guffey, CO / Park County



Regional Map



Locator Map



Aerial Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Bob Register

Mobile

(719) 686-8744

Email

bregester@mossyoakproperties.com

Address

844 Beaver Pond Drive

City / State / Zip

Divide, CO 80814

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.



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.



Mossy Oak Properties Colorado Mountain Realty
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