Family Legacy Ranch
1 Como Street
Como, CO 80432

$1,995,000
150± Acres
Park County







MORE INFO ONLINE:

https://mossyoakproperties.com/

SUMMARY

Address
1 Como Street

City, State Zip
Como, CO 80432

County
Park County

Type
Residential Property, Hunting Land, Ranches, Recreational Land

Latitude / Longitude
39.3164 / -105.8989

Dwelling Square Feet
2,311

Bedrooms / Bathrooms
3 / 3

Acreage
150

Price
$1,995,000

Property Website
www.mossyoakproperties.com







PROPERTY DESCRIPTION

Family Legacy Ranch

Spanning 150 pristine acres across the rugged heart of Park County, Family Legacy Ranch delivers the quintessential Colorado mountain lifestyle. Built in 1997, the primary residence showcases authentic log siding and classic composition roofing, harmonizing naturally with its sweeping woodland surroundings. Whether you envision a year-round mountain haven or an extraordinary multi-generational retreat, this expansive holding offers immediate comfort combined with untamed wilderness.

Step inside the two-story home to find an inviting layout featuring three spacious bedrooms, three full bathrooms, and durable laminate flooring throughout. A warm fireplace anchors the living space, while the kitchen comes equipped with a built-in range and a built-in refrigerator. Complete with a finished basement on a solid slab foundation and an elevated balcony designed for taking in crisp alpine air, every corner of this residence is tailored for relaxed mountain living.

Location

Situated in Como, Colorado, within the reputable Park County school district, the ranch sits at an inspiring vantage point that captures the timeless spirit of the Rockies. The surrounding area is celebrated for its peaceful high-country ambiance, open skies, and rich pioneer history. Despite its secluded feel, the property maintains straightforward connectivity to surrounding mountain communities, allowing residents to enjoy private wilderness living without sacrificing accessibility to regional services and amenities.

Land and terrain

The expansive 150-acre boundary boasts a rich, gravelly terrain that supports diverse recreational adventures and outdoor pursuits. Kept largely in its natural state, the property offers a private playground perfect for carving out custom equestrian trails, bike paths, and extensive hiking routes. Enthusiasts will love navigating the acreage via existing or newly developed ATV trails, while bird watching and big-game glassing can easily be enjoyed directly from the property's elevated vantage points.

Improvements and infrastructure

Beyond the primary log-sided residence, the grounds are improved with several functional structures that elevate daily versatility. A dedicated workshop provides ample room for hobbyists, woodworkers, or heavy gear maintenance, while an additional outbuilding offers dependable equipment storage. Welcoming family and visitors is effortless thanks to a private guest house on the property, providing independent living quarters that preserve personal space and comfort during extended stays.

Water and utilities

Modern infrastructure seamlessly supports off-grid peace of mind at the ranch. The property features a private water source, paired with electricity connected directly on-site and efficient propane service. Interior heating is provided by dependable baseboard units alongside the central fireplace, ensuring cozy comfort through the changing mountain seasons. Buyers will find ample freedom to augment these established systems with renewable energy or supplemental installations according to their vision.

Wildlife and vegetation

Heavily wooded parcels and native flora dominate the landscape, fostering a flourishing mountain ecosystem right outside the back door. The property serves as a vital corridor for native Colorado wildlife, regularly attracting elk, mule deer, bear, and other iconic big game species. With direct proximity to adjacent public land access, sportsmen and nature lovers alike are positioned to experience premier private hunting, game tracking, and seasonal wildlife watching right on their own land.

Current and potential use

Currently utilized as a scenic residential property, Family Legacy Ranch holds remarkable versatility for future endeavors. The acreage lends itself naturally to functioning as a premiere hunting retreat, an equestrian outpost, or a dedicated recreational ranch. With the presence of a guest house and flexible outbuildings, new owners have the creative freedom to cultivate a full-scale family compound, establish a secluded corporate retreat, or simply enjoy pure wilderness solitude.

Access and easements

Arrival at the property is established along a dependable gravel road, fitting the rustic mountain setting while accommodating trucks, horse trailers, and outdoor recreation vehicles. The natural contours of the perimeter allow an owner complete freedom to design customized

driveway loops, private trail access points, or scenic overlook spurs that showcase the full extent of this sprawling 150-acre perimeter.

Showing instructions and contact

Experience the beauty and peaceful mountain lifestyle of Family Legacy Ranch in person. Private tours are available by appointment. To schedule a showing or for further inquiries, please contact Bob Regester directly by phone at 719-686-8744.

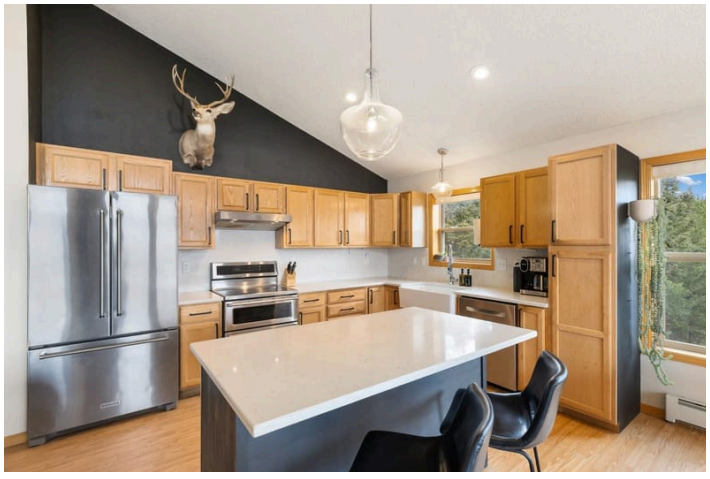




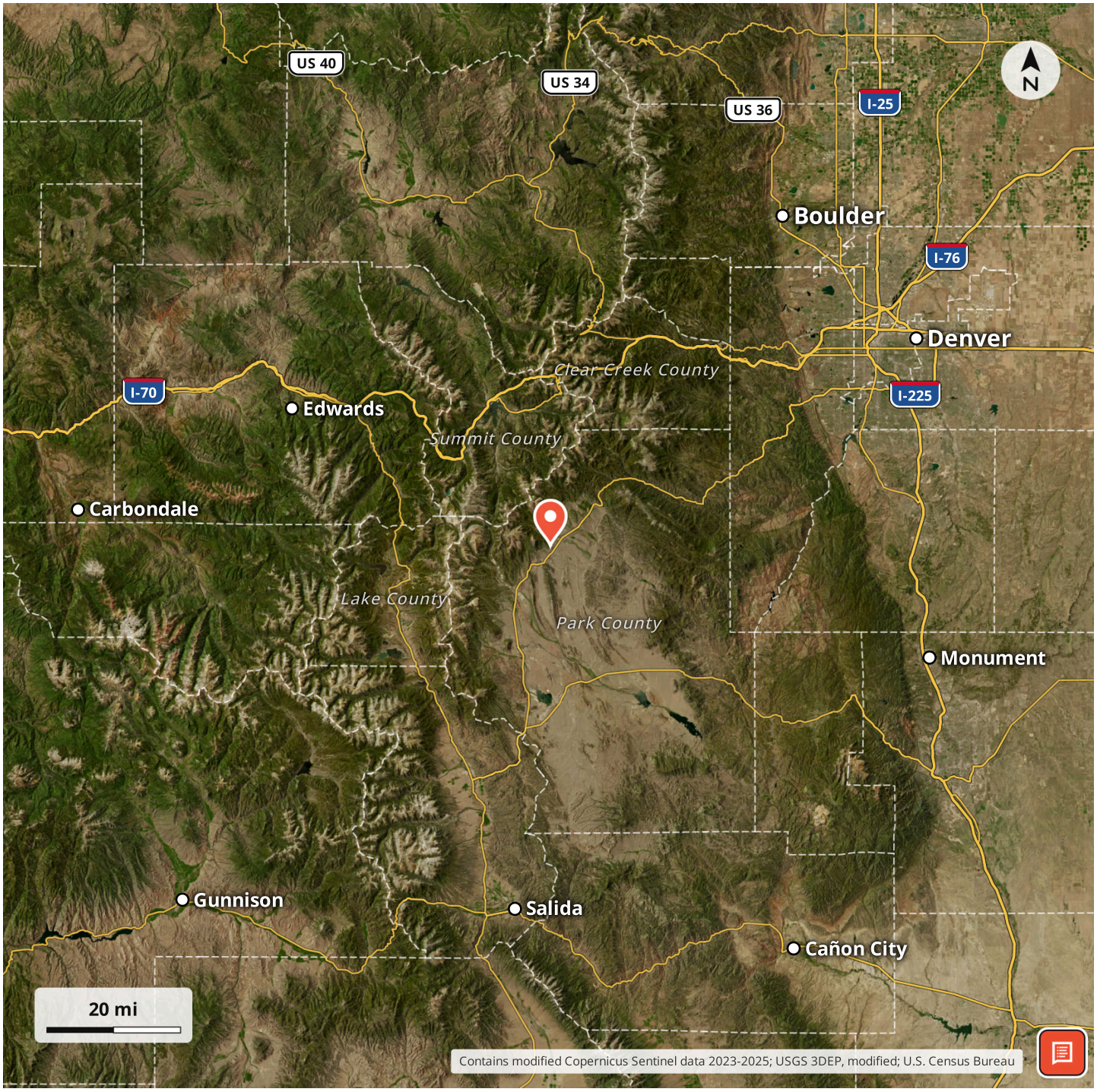








Regional Map



Locator Map


N
Co Rd 838
Co Rd 33
8th St
Co Rd 836
US Hwy 285
0.5 mi
USGS 3DEP, modified; U.S. Census Bureau

Aerial Map



LISTING REPRESENTATIVE

For more information contact:



Representative
Bob Regester

Mobile
(719) 686-8744

Email
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Address
844 Beaver Pond Drive

City / State / Zip
Divide, CO 80814

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