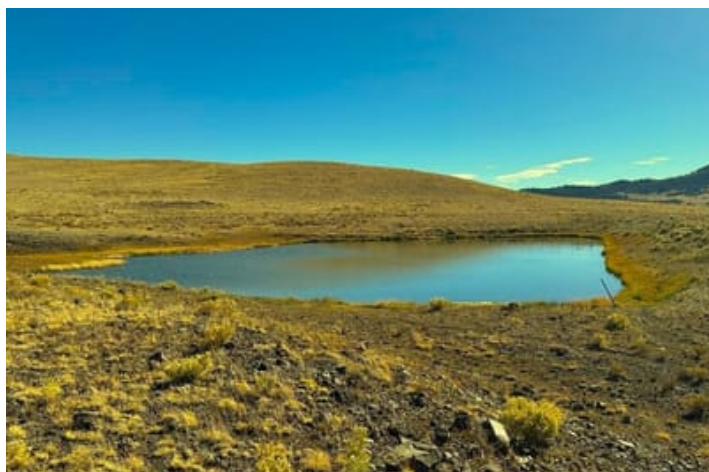


Current Creek Ranch
State Highway 9
Guffey, CO 80820

\$6,500,000
1,550± Acres
Park County



Current Creek Ranch
Guffey, CO / Park County

SUMMARY

Address

State Highway 9

City, State Zip

Guffey, CO 80820

County

Park County

Type

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

Latitude / Longitude

38.8316 / -105.63

Taxes (Annually)

\$281

Acreage

1,550

Price

\$6,500,000

Property Website

www.mossyoakproperties.com



PROPERTY DESCRIPTION

Current Creek Ranch

Spanning an impressive 1,550 contiguous acres in the heart of central Colorado, Current Creek Ranch embodies the quintessential high-country expanse that outdoor enthusiasts and land stewards dream of acquiring. This untamed landscape captures the true essence of the Rocky Mountain foothills, offering an incredible scale of pristine ground where natural beauty and expansive western horizons take center stage. Whether you envision establishing an iconic sporting retreat, an operational livestock outfit, or an enduring family legacy, this property serves as a grand canvas ready to bring your vision to life.

Location

Situated along State Highway 9 near the historic and scenic community of Guffey, Colorado, the ranch occupies a desirable position within Park County. This central setting provides an ideal balance between rural seclusion and regional accessibility, placing owners within reach of Front Range amenities and renowned mountain resort destinations alike. The surrounding region is celebrated for its sweeping panoramic views, wide-open mountain valleys, and authentic western heritage, making it a captivating setting to establish roots.

Land and terrain

The ranch encompasses 1,550 acres of diverse Colorado topography, characterized by classic undulating pastures, sweeping hillsides, and expansive open rangeland. The perimeter and interior pastures are outlined with functional barbed-wire fencing, delineating vast expanses of classic high-altitude territory. The property's sweeping contours provide countless elevated vantage points with dramatic vistas across the surrounding peaks and valleys, while the natural folds of the terrain create secluded corridors and private gathering spots across the acreage.

Improvements and infrastructure

Currently offered as pristine, undeveloped land, the ranch presents a blank slate free from pre-existing residential structures or built over-refinement. This allows a new owner total creative freedom to design and build custom residential retreats, equestrian complexes, or functional agricultural headquarters tailored precisely to personal preferences. The existing barbed-wire fencing on the land provides immediate structural utility for managing perimeter boundaries and planning future pastoral divisions.

Water and utilities

Water features on the property include natural access to both a pond and a creek stream, offering crucial resources that enhance the land's beauty and utility. These live water resources serve as a natural gathering point for the area's rich fauna and add a dynamic aesthetic element to the tranquil rangeland. With utility planning open to custom configuration, incoming owners have the luxury of determining modern off-grid green energy installations or traditional grid connections to suit their development goals.

Wildlife and vegetation

The presence of live water and natural cover creates a flourishing haven for native species across the property. Sportsmen and nature lovers will appreciate regular sightings of big game, with robust populations of elk, mule deer, bear, and turkey frequenting the open draws and sheltered creek corridors. The varied landscape provides ample forage and habitat throughout the seasons, making the ranch an exceptional destination for big game hunting, wildlife watching, and conservation pursuits.

Current and potential use

Offering remarkable versatility, the property is primed for a wide array of agricultural, equestrian, and sporting ventures. The extensive acreage is ideally suited for cattle grazing, pasture rotation, and working livestock operations, while passionate equestrians will find limitless room for trail riding and training facilities. Additionally, the expansive acreage offers possibilities for future residential development, private sporting compounds, or multi-generational family homesteads that make the most of its recreational bounty.

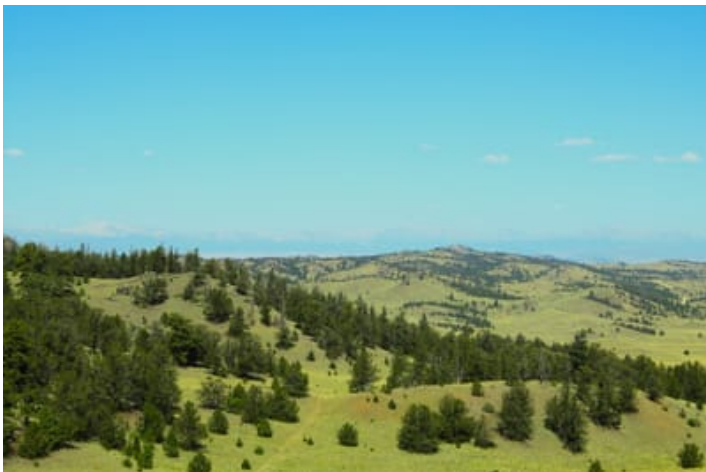
Access and easements

Arriving at Current Creek Ranch is smooth and convenient thanks to frontage along State Highway 9, featuring established asphalt road frontage that transitions into interior gravel routes. This direct connectivity makes navigating equipment, trailers, and recreational vehicles straightforward throughout every season. The ease of entry from an established roadway ensures your private mountain retreat remains effortlessly linked to regional thoroughfares.

Showing instructions and contact

Qualified buyers are invited to experience the scale, beauty, and opportunity of this exceptional Park County acreage in person. Private tours are arranged by appointment.

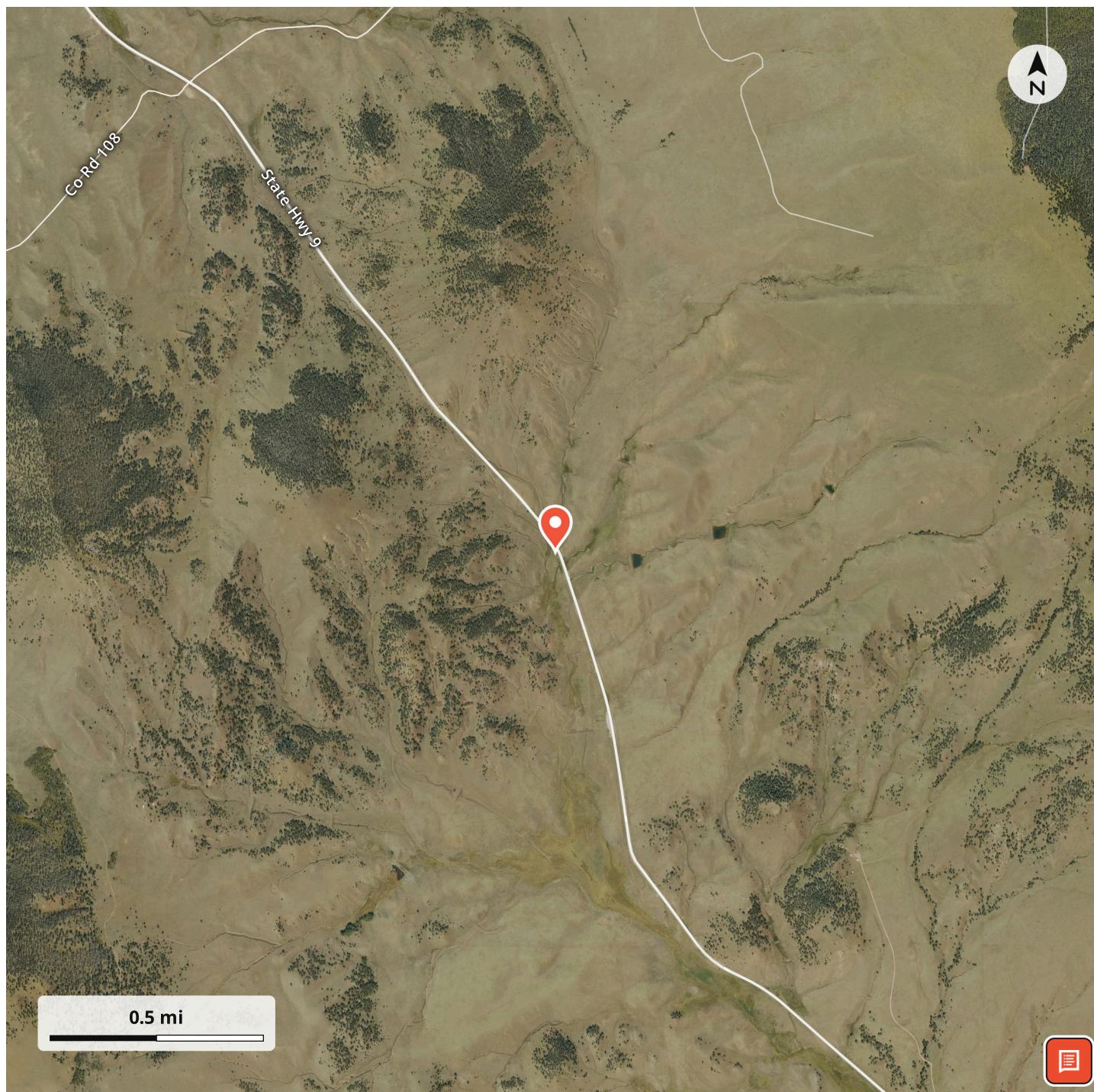
- Contact: Bob Regester
- Phone: [719-684-6120](tel:719-684-6120)



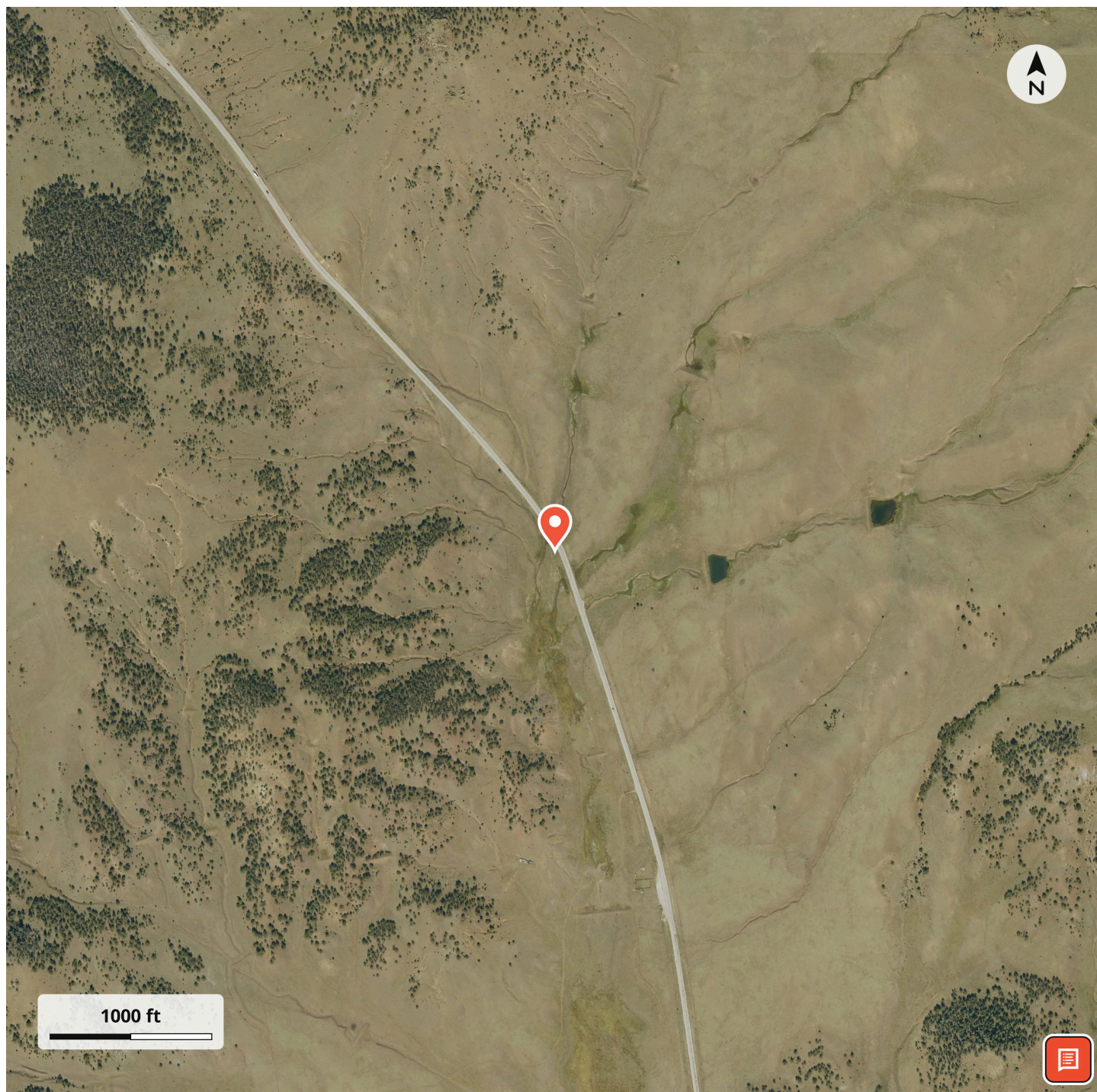
Regional Map



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

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

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.



<https://mossyoakproperties.com/>

DISCLAIMERS

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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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Divide, CO 80814
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