

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



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PROPERTY DESCRIPTION

Current Creek Ranch

LISTING BROKER BOB REGESTER [719 686 8744](tel:7196868744) bregester@mossyoakproperties.com

Stunning alpine family legacy ranch. Current Creek Ranch adjoins the 1,000,000-acre Pike National Forest. This beautiful 1550 acre working cattle ranch has year-round State Highway 9 access. Offering magnificent snowcapped views of the Continental Divide. Loaded with elk and deer. Lush meadows blessed with running springs. The perfect mix of rolling meadows, aspen groves, ponderosa pines, bristle cone pines, douglas fir and spruce. Well priced at under \$5,000 per acre.



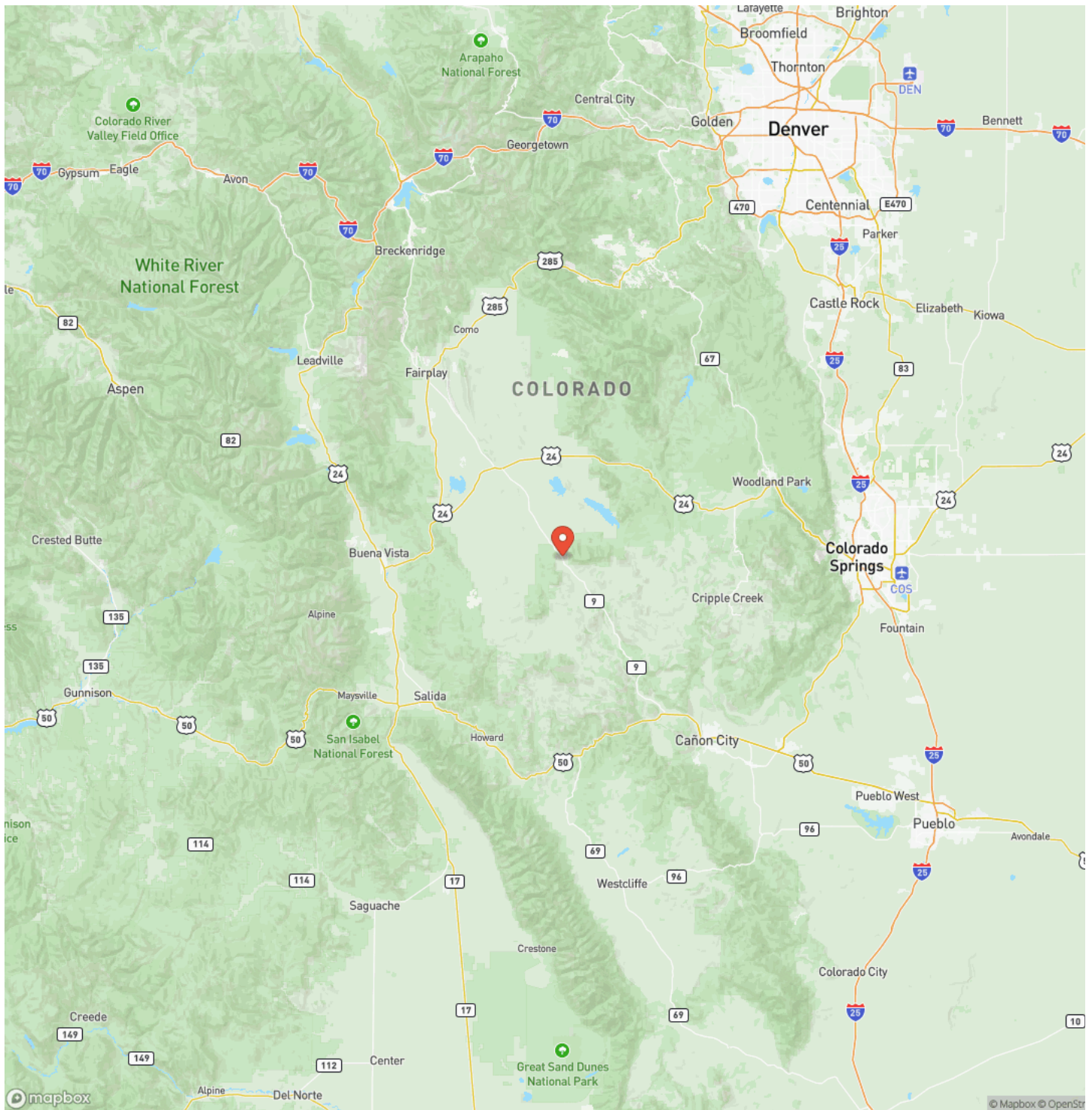
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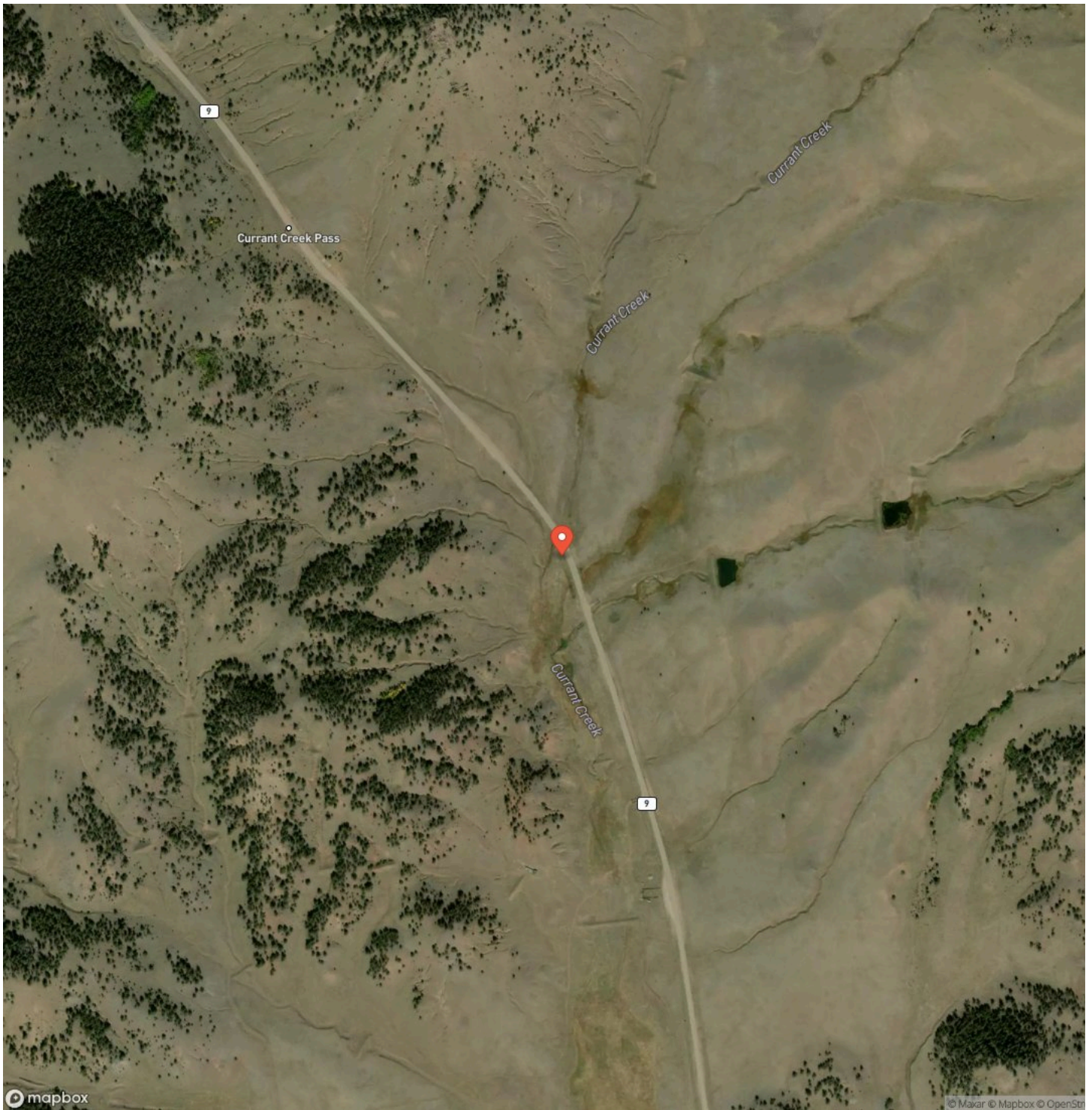
Locator Map



Locator Map



Satellite Map



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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.

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