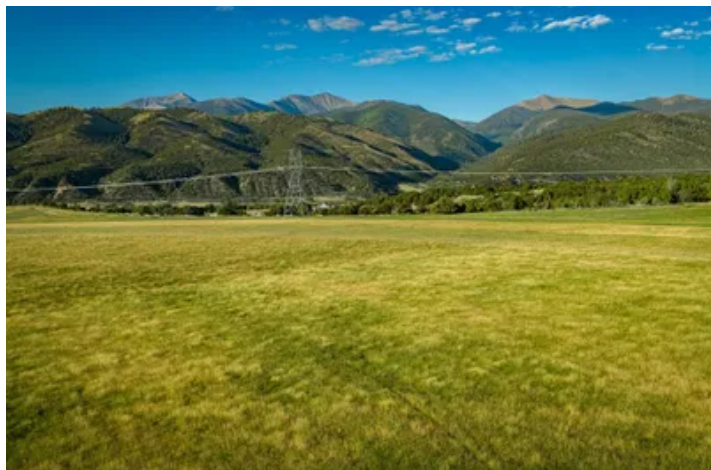


**Holman Ranch Salida Colorado**  
14100 County Road 140  
Salida, CO 81201

**\$4,199,000**  
191.980± Acres  
Chaffee County





**Holman Ranch Salida Colorado**  
**Salida, CO / Chaffee County**

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**SUMMARY**

**Address**

14100 County Road 140

**City, State Zip**

Salida, CO 81201

**County**

Chaffee County

**Type**

Farms, Horse Property, Hunting Land, Ranches

**Latitude / Longitude**

38.538983 / -106.135786

**Dwelling Square Feet**

1201

**Bedrooms / Bathrooms**

3 / 2

**Acreage**

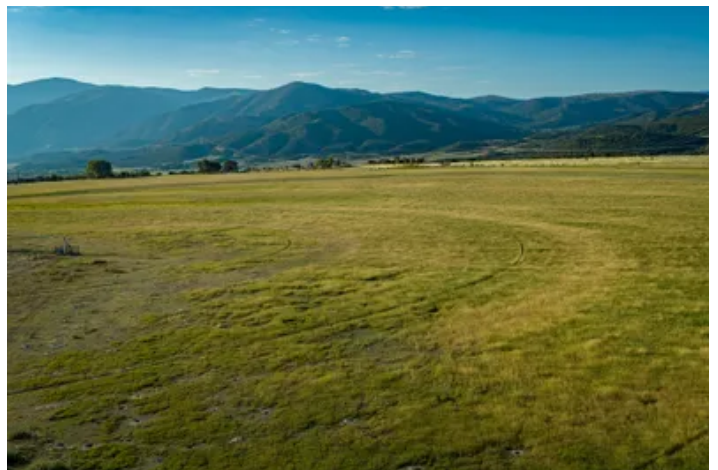
191.980

**Price**

\$4,199,000

**Property Website**

<https://www.mossyoakproperties.com/property/holman-ranch-salida-colorado-chaffee-colorado/89780/>



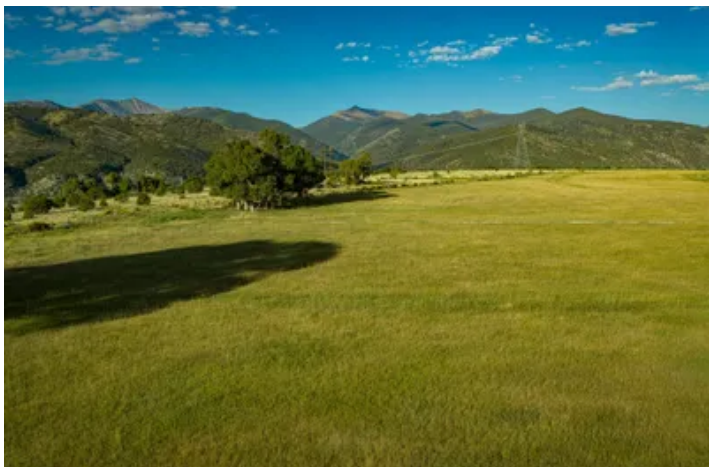
**PROPERTY DESCRIPTION**

192 acre Salida, Colorado ranch for sale. Senior water rights irrigate approximately 100 acres of the ranch. Three shares of the North Fork Ditch flow into a reservoir on the ranch and are gravity fed through a buried pipeline to a center pivot and gated pipe producing up to 245 tons of grass hay annually. Historic 3 bedroom, 2 bath home has been renovated over the years but retains its heritage and old farmhouse feel. There are multiple building sites on the ranch to construct homes/structures if desired. Multiple outbuildings including a cellar/meat processing room, a shop, older barn and a few other smaller structures. A secluded valley on the ranch features a rustic private campground with cook shack, covered gazebo, horseshoe pits, gravity water system, and wiring for lights and outlets to be run by generator. Large resident elk herd frequents the ranch in the fall and winter and the ranch currently receives 5 cow elk vouchers and is eligible for the land owner preference drawing for deer and elk. No conservation easement, no covenants or HOA. This is a rare large acreage opportunity in the Salida area with senior water rights within 15 minutes of downtown. [PROPERTY WEBSITE >>](#)



Holman Ranch Salida Colorado  
Salida, CO / Chaffee County

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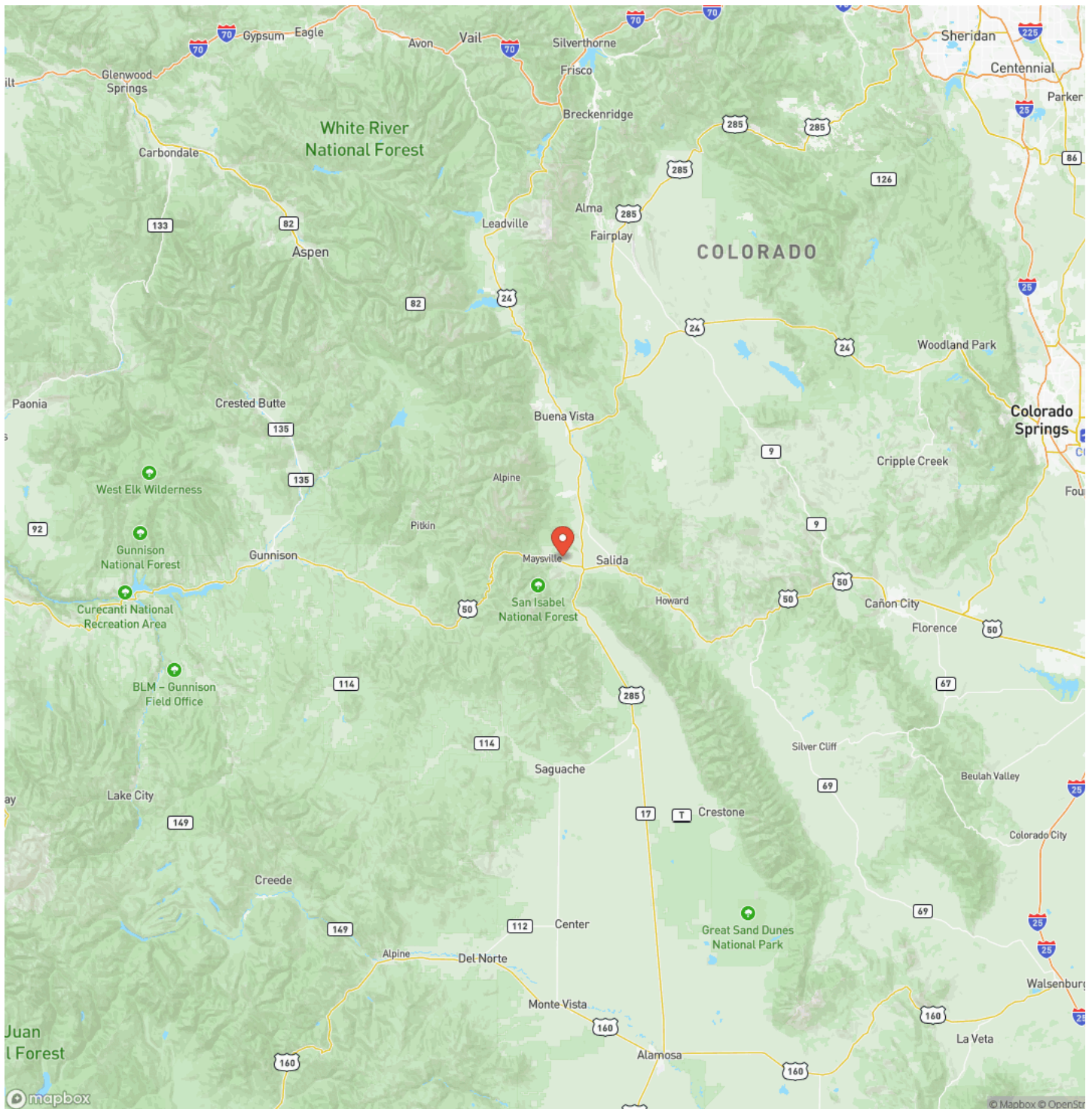


## Locator Map





## Locator Map





## Satellite Map



## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Jon Adams

## Mobile

(719) 207-3666

## Email

jon@mountainranchandhome.com

**Address**

7111 County Road 250

## City / State / Zip

## 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.





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**Mossy Oak Properties Mountain Ranch and Home Brokers**

7111 County Road 250

Salida, CO 81201

(719) 207-3666

[www.mountainranchandhome.com](http://www.mountainranchandhome.com)

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