

Colorado Ranch for Sale - Spring Valley Ranch- Cotopaxi
2490 County Road 1A
Cotopaxi, CO 81223

\$4,000,000
170.120± Acres
Fremont County



Colorado Ranch for Sale - Spring Valley Ranch- Cotopaxi Cotopaxi, CO / Fremont County

SUMMARY

Address

2490 County Road 1A

City, State Zip

Cotopaxi, CO 81223

County

Fremont County

Type

Ranches, Horse Property, Hunting Land, Recreational Land

Latitude / Longitude

38.316124 / -105.660892

Dwelling Square Feet

4806

Bedrooms / Bathrooms

4 / 3.5

Acreage

170.120

Price

\$4,000,000

Property Website

<https://www.mossoakproperties.com/property/colorado-ranch-for-sale-spring-valley-ranch-cotopaxi-fremont-colorado/86460/>



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PROPERTY DESCRIPTION

170 acre Colorado ranch for sale near Salida, Colorado. Spring Valley Ranch, Cotopaxi, Colorado. The 4,806sf home is a blend of history and modern updates with quiet and comfortable living space indoors and out. Kitchen includes plenty of cabinets and counterspace, an AGA Classic 60 inch cast iron induction oven/range, and a Sub Zero refrigerator and an attached dining room. Upstairs master suite is bright and spacious featuring two walk in closets and a large five piece bathroom. There are two bedrooms on the main level and another upstairs bedroom well separated from the master suite. Basement includes a large laundry room, bonus room, and space for future improvements. Bordering a 640 acre State Land Trust section and thousands of acres of BLM, Spring Valley Ranch is a lush oasis at the base of the towering Sangre de Cristo Mountains in central Colorado. Elk, deer, and turkey are prevalent on the property which is located in an over the counter elk unit. 70 - 80 acres of the ranch have historically been irrigated for hay production and grazing and are currently leased to a neighboring ranch for grazing. The property is conserved by the San Isabel Land Trust to protect the tradition of ranching and wildlife on the ranch. Seller purchased an adjoining 35 acre parcel with a well in place for future development outside of the conservation easement. This parcel is heavily treed and exceptionally private. Amenities are nearby: 29 miles to Salida, 37 miles to Canon City, 18 miles to Westcliffe. For coming and going it's a short 85 miles to Colorado Springs Airport, 166 miles to Denver International Airport. [FOR MORE INFORMATION AND TO SEARCH ALL COLORADO RANCHES FOR SALE CLICK HERE >>](#)

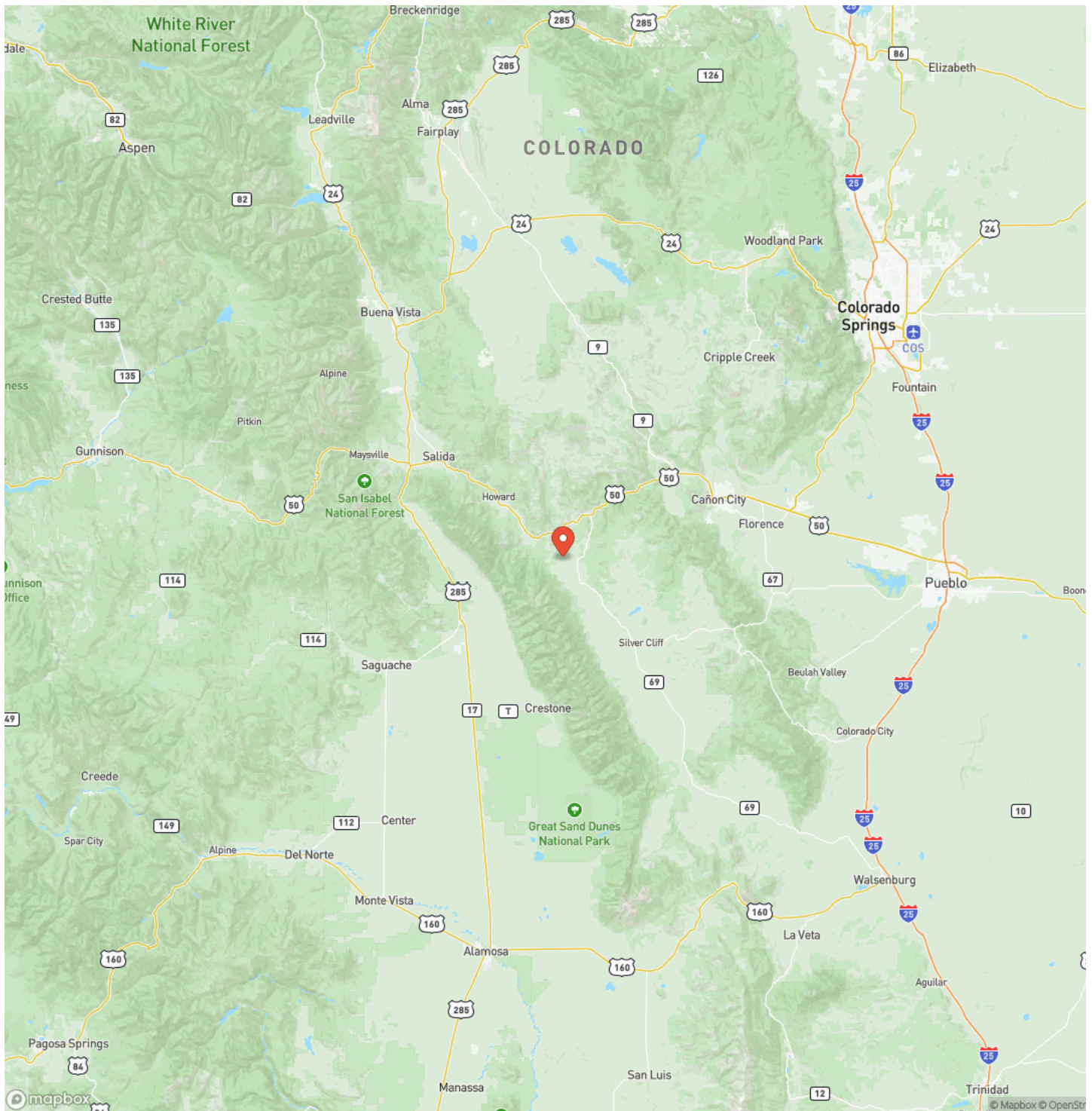
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Locator Map



Locator Map



Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Jon Adams

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City / State / Zip

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 full page of blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, providing a template for writing or drawing. There are no margins, text, or other markings present.



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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 Mountain Ranch and Home Brokers

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