

~ **BROKEN WAGON RANCH** ~
Woodland Park, Colorado (Teller County)



Ranches ~ Land ~ Homes ~ Cabins
Central Colorado Mountains



Offered at \$6,500,000

**1353+/- Contiguous Acres of Conserved Lands ~ Dramatic Pikes Peak Views
~ Lake, Ponds, Irrigated Hay Meadows w/ Water Rights ~ (2) Rental Homes**

1353.46+/- Acres

Sprawling over 1,353+ contiguous, conserved & breathtaking acreage, Broken Wagon Ranch is the perfect place to rest your wagon & explore a Colorado mountain paradise. The views of the north face of majestic Pikes Peak will stop you in your tracks. Stands of color aspens & conifer pines paint this landscape rich with rolling grasslands, a 3+ acre stream-fed lake (Lake Beatrice), several ponds converging into sub irrigated hay meadows & granite outcrops. The area is a diverse habitat for area wildlife like trophy elk, deer, black bear, coyote, badger, bobcat, mountain lion, bald & golden eagle, turkey, and horned owl. Two creeks with water rights cross the property – Trout Creek provides irrigation rights to 55+ acres meadowlands that produce approximately 1 ton hay / year and Williams Creek provide water rights for Lake Beatrice. There are also several springs & small ponds dotting the ranch. Water rights for all wells, the lake & meadows will transfer. You will find remnants on the ranch dating back to the 1800's that include a portion of the Colorado Midland Railway, the flag stop townsite (now abandoned) of Edlowe, and one of the earliest known snow skiing facilities complete with ski jump and runs. Improvements include a charming 2-bedroom cabin overlooking Lake Beatrice, two small rental homes, corrals, barn, and other outbuildings as well a complete perimeter fencing. There are building pockets positioned to take in the magnificent backdrop of Pikes Peak or one of its numerous valleys. Placed in a conservation easement long before it was a popular notion, the original owners saw the values of ranching, forestry, agriculture & water conservation & ensured these concepts would be preserved for years to come. Currently operating as cow-calf cattle ranch (averaging 60-75 head), it is a true family retreat blessed with awe inspiring views, outdoor recreation, and privacy with easy access from paved county roads and less than 3 miles from town. This harmonious blend of assets depicts a true Colorado landscape & promotes the concept of life on the land – western style!



TrueWestColorado.com
719.687.9200 (Office)

COLORADO HOMES FOR SALE



Lake & Ponds though out the Property



Irrigated Hay Meadows

Contact Listing Broker: Vicki Garrisi | 719.237.1240 (Cell) | Info@TrueWestColorado.com



TrueWestColorado.com
821 West Lafayette Avenue, Ste 100
Woodland Park, CO 80863

Featured Property on
SportsAfieldTrophyProperties.com



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PROPERTY DETAILS

Improvements

Structure (s):

Cabin – 962 SF

- Year Built: 1980
- Bedrooms: (2)
- Baths: (1)
- Remodel: In Progress 2018

1st Rental Home – 900 SF

- Year Built: 1937
- Remodeled: 1960, 2016
- Bedrooms: (2)
- Baths: (1)

2nd Rental Home – 558 SF

- Year Built: 1943
- Remodeled: 1968, In Progress 2018
- Bedrooms: (1)
- Baths: (1)

Garage – Detached 2-Car, 1,104 SF

- Year Built: 1960

Barn & Corrals

Log Storage Bldg: 43'x 35', built 1948

Adobe Storage Bldg: 35'x24', Built: 1956

Wood Frame Storage Bldg: 36'x24', Built Prior 1948

Well (s): (1) Domestic, Stock & (1) Unregistered
Water Rights: None (other than well) Yes, Lake Water &
Irrigation for Hay Meadows

Mineral Rights: TBD

Utilities: Electric, Phone, Propane, Generator

Satellite Internet / TV

Septic: (3)

Fencing: Perimeter & Cross Fencing– Barbed Wire

Gated: Yes

Acreage

1,353 +/-

Land Attributes

Live Water:

Lake Beatrice– Approx 3 acre

Multiple Ponds & Springs

Williams Creek – 2.8 Miles

Trout Creek – 2.2 Miles

Mountain Views: Pikes Peak, Collegiate Peaks, Tarryall Mountain Range

Other Views: Timbered Hillside, Rock Outcroppings, Lake, Ponds, Valley, Meadows

Topography: Rolling Hillside, Rock Outcroppings & Bluffs, Sub-irrigated Hay Meadows

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PROPERTY DETAILS

Land Attributes:

Tree Coverage: Moderate, Heavy – Spruce, Fir, Aspen, Ponderosa, Cedar

Vegetation: Native Grass, Hay, Wildflowers

Recreation

On Site: Hunting (Big & Small Game), Target Shooting, Archery, Canoeing, Hiking, Wildlife Viewing, Camping, Equestrian, Rock Climbing

Hunting Permitted: Yes

DOW Area Hunting Unit (s): 511

Taxes & Zoning

Annual Taxes (est.): \$1,658

Zoning: A-1 Agricultural

Lease (s): None

Protective Covenants / Amenities: No

Conservation Easement: Yes – Palmer Land Trust

Income Potential: Ranching

Location & Access

Nearest Town (s): Woodland Park, Colorado Springs

Nearest Airport (s): Colorado Springs, Denver

Access: Maintained Year-Round. Paved County Road to Gravel to Driveway

Elevation

8,890 – 9,364 Feet

Bordering Properties

Conserved Lands (3) Sides, Catamount Open Space (1) Side

MLS (PPAR)/Realtor.com

1761159

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