

~ CALL OF THE ELK RANCH ~
Victor, Colorado (Teller County)



**Old Time Homestead, Numerous Springs, Verdant Meadows
Offered at \$795,000**

**Trophy Elk Hunting Property ~ Multiple Year-Round Springs w/ Verdant
Meadows ~ Snow Capped Scenery ~ No Covenants**

214.24 +/- Acres

Call of the Elk Ranch is an incredible trophy hunting property located in the very heart of Colorado! It showcases some of the most stunning scenery, topography and wildlife available in the Pikes Peak Region. Add the rich and colorful mining and ranching history of the property into the mix and you know you have found a real treasure. Settled during the gold rush era of the 1800's, the ranch provides a unique glimpse of days gone by ... remnants of the old homestead house, barn and other outbuildings still remain along with other relics such as an old time hay rack, squeeze cattle shoot, multiple glory holes and other mining paraphernalia. It has served as home to high altitude race-horses, a dairy farm and a working cattle ranch w/ its own slaughter house (USDA approved to supply meat to local grocers). It survived the old fire at the turn of the century and the massive flood of 1921. Throughout it all, the land has endured and flourished. The South Fork of Wilson Creek traverses a corner of the property and numerous springs gurgle from underground sources creating verdant meadows & watering holes for livestock and area wildlife. Positioned on the side of Big Bull Mountain with pockets of BLM Lands, it has served as a natural habitat for herds of Rocky Mountain Elk as well as mule deer, turkey and bear. Stunning views of the Sangre De Cristo Mountains & Collegiate Peaks rise from the valley floor to offer ever changing, long range vistas that never get old. Clusters of bristlecone pine, fir and spruce intertwine with large aspen groves to cover the hillsides. Set against Colorado blue skies, you are surrounded by stunning panoramic views, vibrant colors and endless build sites. Electric and phone run along the bordering county-maintained roads. The ranch is located only a few miles from the Skagway Reservoir (fishing, boating), large tracts of BLM Lands, and the quaint mountain town of Victor. Easy access to great amenities without the hassles of big city living. Call of the Elk Ranch has many possible uses – recreation, ranching, trophy hunting, equestrian use or simply a place to call home. A place where you have the chance to write the next chapter for this remarkable ranch property!



Ranches ~ Land ~ Homes ~ Cabins
Central Colorado Mountains



TrueWestColorado.com
719.687.9200 (Office)

COLORADO RANCH FOR SALE



Glorious Aspen Groves



Multiple Build Sites w/ Snow-Capped Views

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

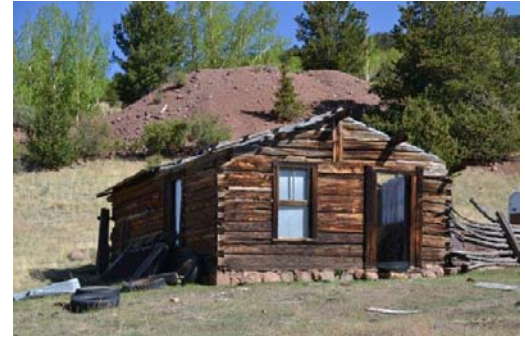


The information presented is deemed reliable by True West Properties however its accuracy or completeness cannot be guaranteed. Prospective Buyers should independently verify all information.

~ CALL OF THE ELK RANCH ~
Victor, Colorado (Teller County)



Ranches ~ Land ~ Homes ~ Cabins
Central Colorado Mountains



TrueWestColorado.com
719.687.9200 (Office)

PROPERTY DETAILS

Improvements

Structure (s):

- Remnants of Barns, Old Homestead

Well (s): None

Water Rights (other than well): None

Mineral Rights: Partial

Utilities: Electric & Phone along County Road, Satellite Internet / TV

Septic: None

Fencing: Cross Fencing – Barbed Wire

Gated: Yes

Acreage

214.24 +/-

Land Attributes:

Live Water:

- Numerous Underground Springs
- South Fork Wilson Creek – Approx 1300 Ft

Mountain Views: Sangre De Cristo's, Collegiate Peaks, Big Bull Mtn, Brind Mtn, Straub Mtn

Other Views: Timbered Hillsides, Rock Outcroppings, Valley, Meadows

Topography: Level, Rolling Hillsides, Drainage Areas, Glory Holes, Sloping, Rock Outcroppings

Tree Coverage: Moderate – Bristlecone Pine, Aspen, Ponderosa, Spruce, Fir

Vegetation: Native Grass, Hay, Wild Berries, Wildflowers

Recreation

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

Hunting Permitted: Yes

DOW Area Hunting Unit (s): 59

Nearby (5miles): Skagway Recreation Area (Boating & Fishing)

Taxes & Zoning

2019 Taxes: \$37.92

Zoning: A-1 Agricultural

Lease (s): Grazing

Protective Covenants: None, No HOA

Conservation Easement: Potential Exists

Income Potential: Ranching, Outfitting, Hunting

Location & Access

Nearest Town (s): Victor, Cripple Creek, Divide, Woodland Park, Canon City, Colorado Springs

Nearest Airport (s): Colorado Springs, Pueblo, Denver

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

Elevation

9,500 – 10,700 Feet

Bordering Properties

BLM Lands, Private

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



The information presented is deemed reliable by True West Properties however its accuracy or completeness cannot be guaranteed. Prospective Buyers should independently verify all information.