

~ FELCH CREEK RANCH ~
Canon City, Colorado (Fremont County)



Ranches ~ Land ~ Homes ~ Cabins
Central Colorado Mountains



TrueWestColorado.com
719.687.9200 (Office)



Offered at \$355,000

**Borders BLM Lands ~ Incl 5600+ Ac Grazing Lease (Adj BLM Lands) ~
Expansive Mesa w/ Multiple Build Sites ~ Seasonal Felch Creek**

104.38+/- Acres

Felch Creek Ranch reminds you of scenes from an old time western movie – a grand mesa overlooking a lush valley with 360 degree views of timbered hillsides and mountain ridges. As you stand on its expansive mesa you find yourself waiting for the Cowboys to ride over the knoll and greet you. Blue skies and 300+ days of sunshine provide a warm welcome and offer a beautiful backdrop to views of Cottage Rock, Cooper Mountain and the Sangre De Cristo Mountain Range. Intermittent, seasonal waters flow through Felch Creek providing water for livestock or area wildlife. A mix of pinon, cedar, scrub oak and native grasses cover the land as it unfolds before you. Adjoined by BLM Lands you have plenty of space to roam and explore. Historically, the property has been part of a family cattle ranch. This acreage, along with the BLM grazing rights on 5,663+/- acres of adjacent BLM, is being offered for the first time in 70+ years. Since the property has no covenants or HOA, you may choose from a wide range of uses including ranching, homestead, hunting, equestrian, ATV – you decide. There are numerous build sites atop the mesa and other sites tucked in the trees on lower ground. Partial perimeter fencing is in place and electric & phone is available along the paved county road (which provides access to the property and also serves as a boundary line). It is an easy, 20-minute commute to Canon City amenities – restaurants, shopping, movies, medical care. The area also offers exceptional recreational opportunities: fly-fishing or white water rafting on the Arkansas River; zip lines, bungee jumps and train rides at the Royal Gorge, and day trips to quaint mountain communities like Buena Vista, Salida & Westcliffe. The renowned Garden Park Fossil Areas are just minutes away – partake in the educational trails dedicated to fossil excavations and dinosaur history. Come and explore the many attributes of Felch Creek Ranch!

COLORADO LAND FOR SALE



360 Degree Views



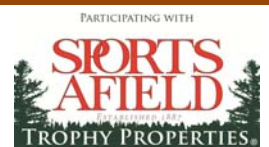
Expansive Mesa w/ Multiple Build Sites

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.

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PROPERTY DETAILS

Improvements

Structure (s): None
Well (s): None
Water Rights (other than well): None
Mineral Rights: None
Utilities: Electric, Phone at Property Line
Septic: None
Fencing: Perimeter, Partial – Barbed Wire
Gated: Yes

Acreage

104.38+/-

Land Attributes:

Live Water: Seasonal Felch Creek – 1,900+/- Ft
Mountain Views: Cottage Rock, Cooper Mountain, Sangre De Cristos, Other Area Mountains
Other Views: Garden Park Valley, Hay Meadows, Timbered Hillside, Rock Outcroppings, Rock Bluffs
Topography: Level, Rolling Hillside, Rock Outcroppings
Tree Coverage: Light – Pinon, Cedar
Vegetation: Native Grass, Scrub Oak, Cactus, Wildflowers

Recreation

On Site: Big Game Hunting, Hiking, Wildlife Viewing, Camping, Rock Climbing
Hunting Permitted: Yes
DOW Area Hunting Unit (s): 581

Taxes & Zoning

Annual Taxes (est.): \$43
Zoning: A-1 Agricultural
Lease (s): Grazing Lease with BLM for 5,663+/- Adjoining BLM Acres
Protective Covenants / Amenities: No Covenants, No HOA
Conservation Easement: None - Potential Exists
Income Potential: Ranching, Farming

Location & Access

Nearest Town (s): Canon City, Pueblo, Colorado Springs
Nearest Airport (s): Pueblo, Colorado Springs, Denver
Access: Maintained Year-Round. Paved County Road to Driveway

Elevation

5930 – 6200 Feet

Bordering Properties

BLM (1) Sides, Private

MLS (PPAR/Realtor.com)

9738676

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