# ~ FELCH CREEK RANCH ~

Canon City, Colorado (Fremont County)



Offered at \$395,000

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 though 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!



Ranches ~ Land ~ Homes ~ Cabins Central Colorado Mountains



TrueWestColorado.com 719.687.9200 (Office)

# **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



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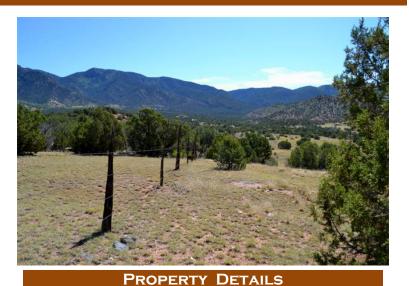
821 West Lafayette Avenue, Ste 100 Woodland Park, CO 80863

Featured Property on **SportsAfieldTrophyProperties.com** 



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### **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

# <u>Acreage</u>

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

Hillsides, 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.): \$30 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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