

# Colorado Land For Sale ~ Felch Creek Ranch ~



Ranches ~ Land ~ Homes ~ Cabins  
Central Colorado Mountains



Canon City, Colorado (Fremont County)



[TrueWestColorado.com](http://TrueWestColorado.com)

Listing Broker: Vicki Garrisi  
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**Price: \$469,000 | Acres: 181.01 +/-**

***Includes Grazing Lease for Adjoining 5,663 BLM Acres!***

**Borders BLM Lands ~ Hunt, Ranch, ATV, Equestrian Use  
Multiple Build Sites**

**360 Degree Views—Sangres & More! ~ No Covenants / No HOA**

Felch Creek Ranch reminds you of scenes from an old time western movie – a grand mesa overlooking a lush valley with 360 degree views! Intermittent, seasonal waters flow through Felch Creek providing water for livestock or area wildlife. Historically, the property has been part of a family cattle ranch; however, the terrain is filled with opportunities for outdoor adventure with rolling hillsides, hidden canyons & rock outcroppings. A mix of pinon, cedar, scrub oak and native grasses cover the land as it unfolds before you. 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. The adjoining BLM land offers some notable local history - the Stegosaurus, a spiked tailed and ridged back dinosaur, once called this area their home. A nearly complete Stegosaurus was excavated from these BLM lands in the early 1990's and now resides in the Prehistoric Journey exhibit at the Denver Museum of Nature and Science. Since the property has no covenants or HOA, you may choose from a wide range of uses – hunt, camp/RV, ATV, ranch/horseback riding, or fossil finding. 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. 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!



360 Degree View



Multiple Hiking Options



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719.687.9200 (Office)

821 West Lafayette Avenue, Suite 100 | Woodland Park, CO 80863



# ~ Felch Creek Ranch ~

181.01 +/- Acres | Canon City, Colorado (Fremont County)

## Live Water

Seasonal Felch Creek —  
5,000 +/- Ft.  
Seasonal Catch Pond

## 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

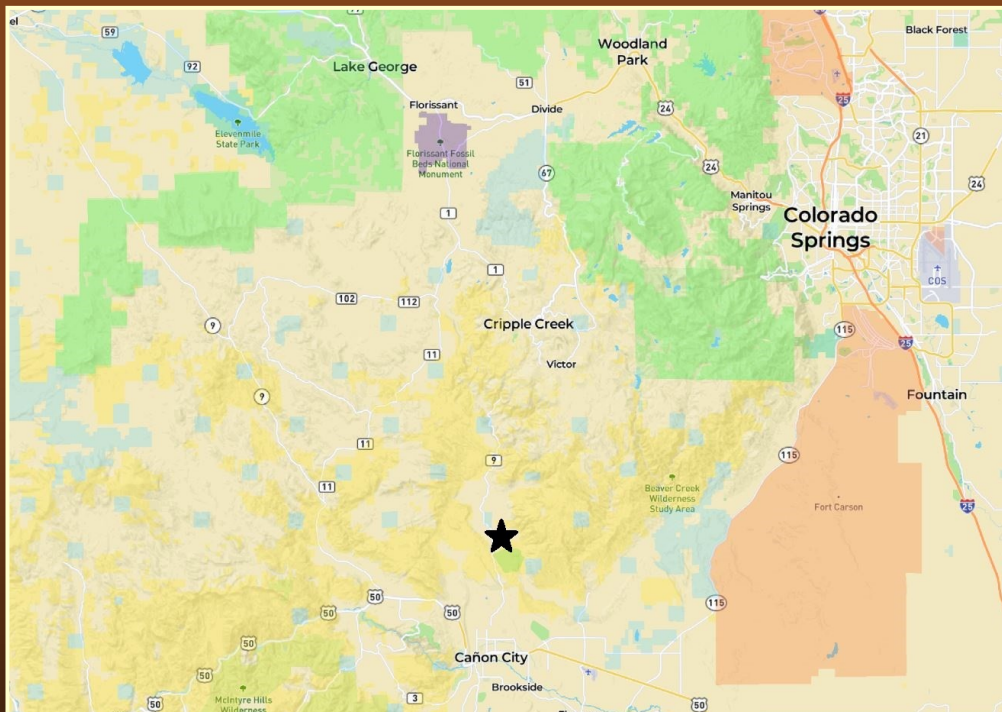
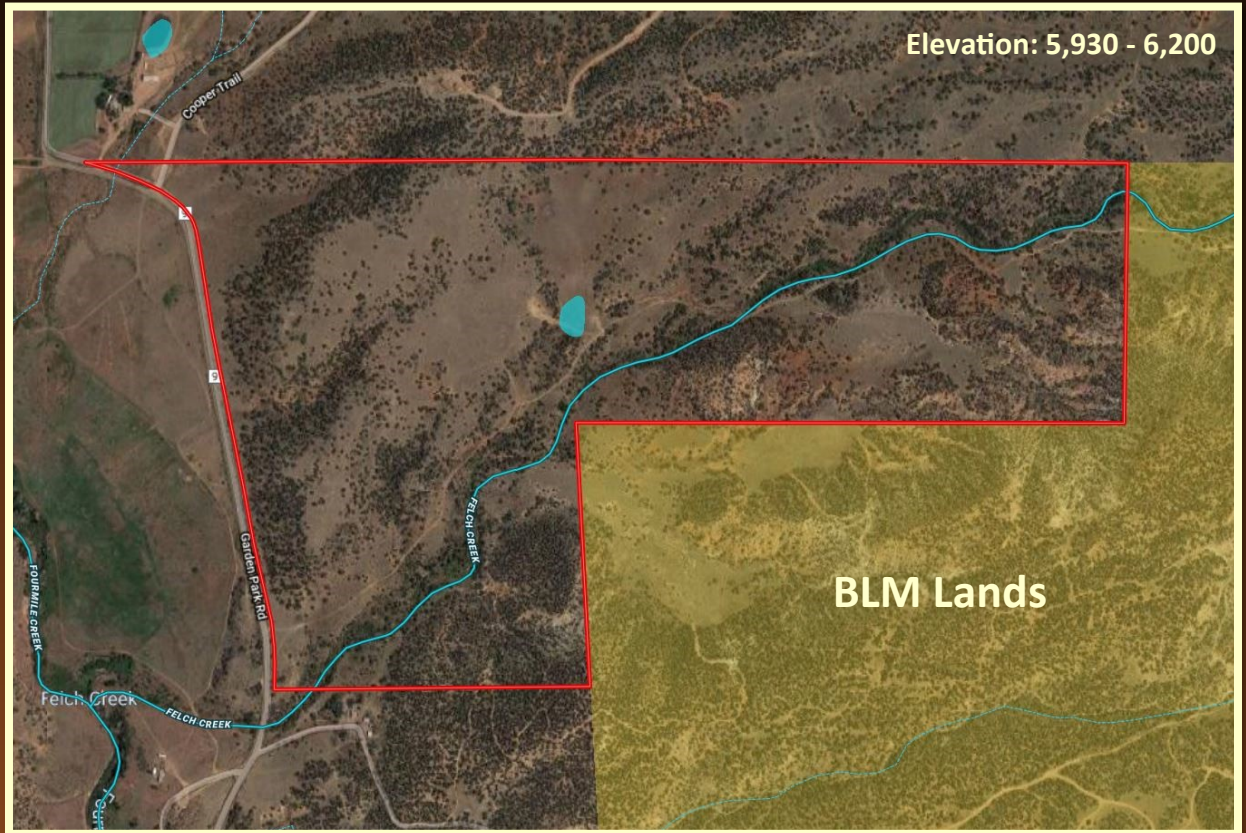
Level, Rolling Hillside,  
Rock Outcroppings

## Tree Coverage

Light — Pinon, Cedar

## Vegetation

Native Grass, Scrub Oak,  
Cactus, Wild Flowers



## Bordering Properties

BLM (3) Side, Private

## Nearest Airports

Pueblo, Colorado Springs, Denver

## Access

Maintained Year-Round. Paved County  
Road to Driveway

**Latitude:** 38.548036

**Longitude:** - 105.208601

## Property Recreation

Big Game Hunting, Hiking, Wildlife  
Viewing, Camping, Rock Climbing

## Hunting Permitted

Yes

## DOW Area Hunting Unit

581

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