~ COTTAGE ROCK RANCH ~

Canon City, Colorado (Fremont County)



Offered at \$499,000

½ mile+/- Fourmile Creek Frontage ~ Ditch Irrigation Water Rights ~ Borders BLM Lands ~ BLM Grazing Lease 3000+ Adjoining Acres

102.15+/- Acres

Cottage Rock Ranch offers a unique opportunity to live, own, and work a farm/ranch property! A 35+/- acre portion of the acreage is a pastoral meadow watered by the irrigation rights on the Garden Park ditch which convey with the Ranch. The ranch property has BLM grazing rights on 3,295+/- acres of adjoining BLM land on the west side of the ranch. These bordering BLM Lands are also excellent hunting grounds for big & small game such as deer, bear, elk, turkey and rabbit. Year-round water for livestock, as well as area wildlife, and fresh trout can be found in the 2,600+/- feet of Fourmile Creek which traverses the Ranch. Towering cottonwood trees hug the shoreline of the creek. Enjoy the comforting sound of babbling waters, rustling leaves and the canopy of shade during the heat of the summer months. Cottage Rock, an immense colorful red and white rock butte, watches over the meadow and the hunting/grazing land. Imagine your future home with this dramatic backdrop and a peaceful, gentle meadow in your front yard. Electric & phone are along the paved county road, aka Gold Belt National Back Country Byway, which provides access to the Ranch and is the east boundary line. There are no covenants or HOA on the ranch. When you are ready to take a break from your ranch/farm work, there are multitudes of activities to choose from. For those with in interest in dinosaurs, the Garden Park area is one of the premier paleontology localities in United States with the Garden Park and the Cleveland & Marsh Quarries just minutes away. For the active adventurer, Red Rock Canyon (Rock Climbing & Repelling), Arkansas River (Fly Fishing, White Water Rafting) & the Royal Gorge are nearby. Owned by the same family for two generations, this is the first time Cottage Rock Ranch has been offered in over 70+ years. Don't miss your chance to make Cottage Rock Ranch a legacy property for you and yours!



Ranches ~ Land ~ Homes ~ Cabins Central Colorado Mountains



TrueWestColorado.com 719.687.9200 (Office)

COLORADO LAND FOR SALE



1/2 mile+/- Fourmile Creek Frontage



Ditch Irrigation Water Rights

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



TrueWestColorado.com

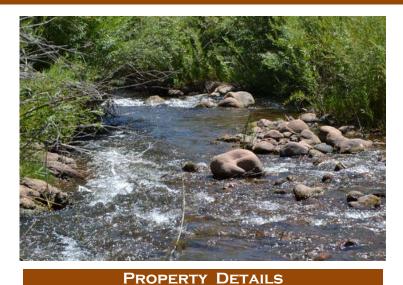
821 West Lafayette Avenue, Ste 100 Woodland Park, CO 80863

Featured Property on **SportsAfieldTrophyProperties.com**



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Improvements

Structure (s): None Well (s): None

Water Rights (other than well): Yes, Garden Park Ditch

Irrigation Rights (from Fourmile Creek)

Add'l Ditch Irrigation Water Available for Purchase: Southeast Colorado Conservancy District (from Pisgah Reservoir)

Mineral Rights: None

Utilities: Electric, Phone at Property Line

Septic: None

Fencing: Partial, Perimeter & Cross – Barbed Wire

Gated: Yes

<u>Acreage</u>

102.15+/-

Land Attributes:

Live Water: Fourmile Creek - 2,600+/- Ft

Mountain Views: Cottage Rock, Cooper Mountain, Other Area

Mountains

Other Views: Hay Meadows, Fourmile Creek, Timbered

Hillsides, Rock Outcroppings, Rock Bluffs

Topography: Level, Cottage Rock, Steep, Rock Outcroppings,

Rock Bluffs

Tree Coverage: Light - Pinon, Cottonwood, Cedar

Vegetation: Irrigable Meadow (35+/- acres), Native Grass, Scrub

Oak, Cactus, Wildflowers

Recreation

On Site: Fishing Fourmile Creek (Brook Trout), 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 3,295+/- 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

5940 - 6200 Feet

Bordering Properties

BLM (1) Sides, Private

MLS (PPAR/Realtor.com)

8650063

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