



Central Colorado Mountains  
Recreational Ranches ~ Land ~ Homes ~ Cabins

## Colorado Ranches For Sale

TrueWestColorado.com

CabelasTrophyProperties.com

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### “OAK CREEK RANCH”

145.87+/- Acres ~ \$399,000

**Borders 640 Ac State Land Section w/ Grazing Rights ~ Snow-Capped Views ~ No Covenants**

Westcliffe, Colorado (Custer County)



***Oak Creek Ranch*** – This 145.87 Acres has everything an owner could imagine in a mountain property! The access off a paved & maintained county road with utilities provided. The snow-capped scenery of the Sangre De Cristo Mountains to the west is nothing less than breathtaking. You will also be inspired by the towering rock formations to the east. Find a variety of topography from sloping meadows to hidden valleys & a small year-round spring for attracting wildlife. (2) driveways have been excavated to sites on the ranch where you can easily imagine building a hunting lodge, cabin or custom home. The east-back line of the property borders a 640 acre State Land Section 16. Hunting on this 640 acres is exclusive to the owner of Oak Creek Ranch. The deeded 145.87 acres has already been surveyed into (4) 35+ acre properties with utilities. The ranch & bordering State Land Section 16 are located in DOW Hunting Unit 69. Oak Creek Ranch is located close to Westcliffe & San Isabel National Forest.

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: Underground Electric, Phone at property line

Septic: None

Fencing: None

**Land Attributes**

Live Water: Intermittent Stream

Mountain Views: Sangre De Cristo's, Collegiate Peaks

Other Views: Timbered Hillsides, Meadows, Rock

Outcroppings

Topography: Rolling Hillsides, Steep, Rock Outcroppings

Tree Coverage: Moderate - Ponderosa, Spruce, Fir, Pinion,

Cottonwood

Vegetation: Scrub Oak, Wild Grass, Wildflowers

**Recreation**

On Site: Hiking, Wildlife Viewing, Camping, Hunting (Big Game)

Hunting Permitted: Yes

DOW Area Hunting Unit (s): 69

**Taxes & Zoning**

Annual Taxes (estimated): \$26

Zoning: A-1 Agricultural

Lease (s): Grazing

Protective Covenants / Amenities: No Covenants, No HOA

Conservation Easement: None - Potential Exists

Income Potential: Hunting/Outfitting

**Location & Access**

Nearest Town (s): Westcliffe, Florence

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

Access: Maintained Year-Round. Paved County Road

**Elevation:** 7,900 - 8,100

**Bordering Properties:** Private, State Land Section