



FARISITA BEAVER HUT CATTLE RANCH

OFFERED AT

\$535,000

ABOUT THE PROPERTY

Beautiful cattle ranch with year round creek and 580+ acres of grazing. The Beaver Hut Ranch is that hard to find ranch with all the access. Bordered on two sides (1/2 of its boarder) by BLM, this ranch connects to 100,000's of acres of public lands, including the San Isabel National Forest and Wilderness areas. 160 Acres of deeded land. This ranch also boasts all the character you could hope to cram in one 1/4 a section of raw land as its topography ranges from a 1/2 mile of Turkey Creek to towering heights with 360 degree views of incredible mountain ranges.

PROPERTY FEATURES

Farisita, CO 81040

580+ ACRES · CATTLE RANCH · AGRICULTURE ·
HUNTING · DEVELOPMENT · BARBWIRE FENCING ·
MOUNTAIN VIEWS · CREEK BOTTOM · HILLS · PLAINS



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FARISITA BEAVER HUT CATTLE RANCH

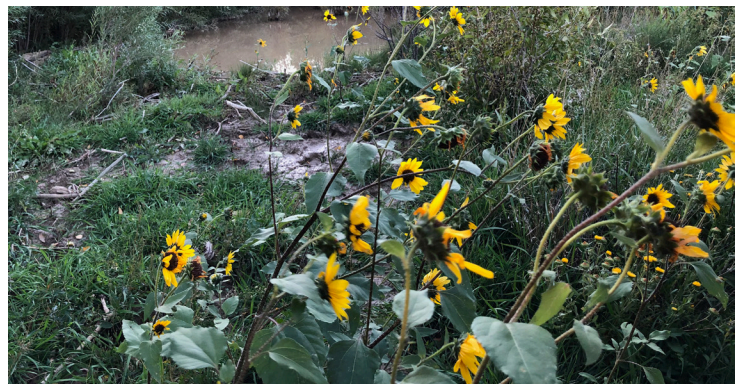
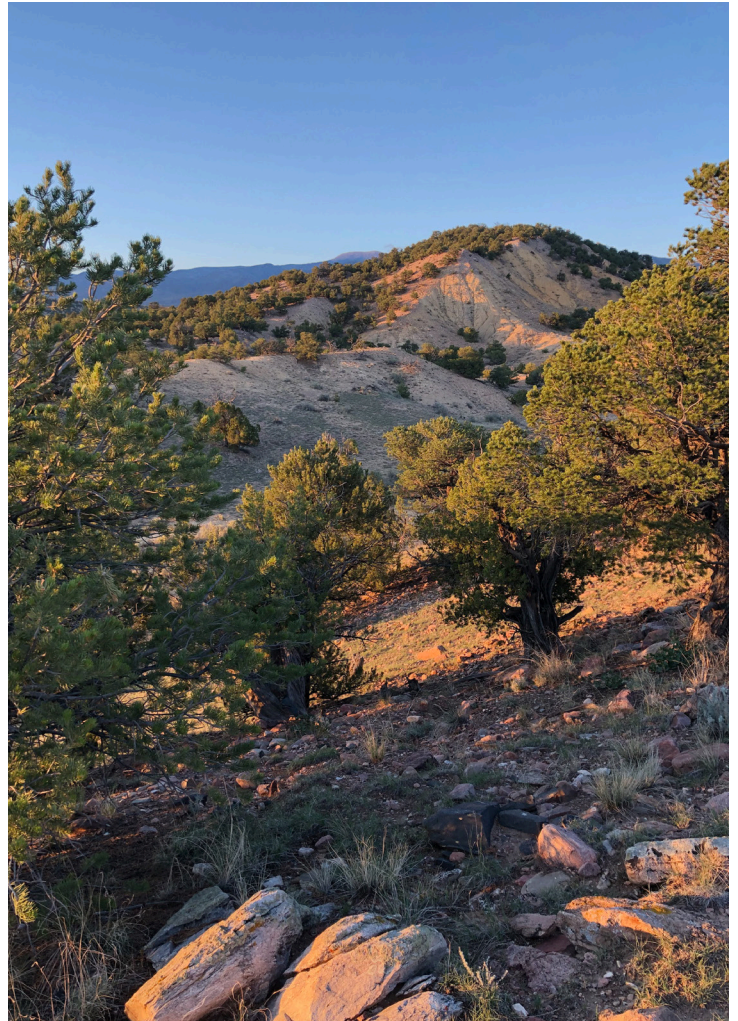
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This property is truly rugged and rich with Character. There are towering cottonwood trees along the river bottoms followed by gamble oaks, pinion pines and cedars in all corners of the property. Level gradual planes dip off into a beautiful hidden bowl of creek bottom that truly gives a feeling of being deep into the rural landscape. There are mule deer and whitetail, along with elk and antelope that frequent the property, but one of the gems this property harbors is a resident beaver who has busied himself making damns along the creek bottom. Native brook trout can be found in Turkey Creek along with several different duck species that frequent these ponds and an array of other wildlife which is rich in the area.

The property is fenced partially, including some BLM Lease and there is also a cross pasture of more grazing across the county road to the East. With just a short distance to go, one could be at the foot of the Greenhorn Mountain or Wet Mountain. The property has good access, along with several points where power can be accessed. An old abandoned adobe house is located at the south west corner of the property and an old fallen down barn speaks of the long ago history of this place. Rich with potential, this property would make a great little ranch but could also be divided into four separate 40 acre parcels each qualifying for its own well. There are no encumbrances such as conservation easements or any deed restrictions or covenants. The BLM lease offers a minimum of 420 acres of grazing in addition to the 160 acres of deeded lands, and 1/2 of the minerals are owned by seller.

Located just a short 2 mile drive off of U.S. Hwy 69 from Farisita, CO. Take C.R. 620 north from Farisita, and property is on the left. Just 2.5 hours from Denver and located in a rural slow paced county that is loaded with public lands and outdoor activity.



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