



# HUERFANO VALLEY RANCH

OFFERED AT

**\$3,500,000**

## ABOUT THE PROPERTY

This incredible multi-generational ranch with irrigation rights and lots of improvements is one of a kind. Located on the front range of the Rocky Mountains in southern Colorado, The Huerfano Valley Ranch has been in the same family for nearly 140 years and is currently being kept in pristine condition. Located off Interstate 25 just a short 35 minutes south of Pueblo, the ranch offers a wide variety of terrain, from lush river bottom hay fields to dry grasslands dotted with ponds.

## PROPERTY FEATURES

- 1,040 Acres
- Irrigation and Water Rights
- 360 Degree Mountain Views and Bluffed Plains
- 3 Homes
- 8 miles North of Walsenburg, CO



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### Location and Acreage

With great year-round access and tons of wildlife, it's hard to find such a gem, especially with such great river frontage. Huerfano County is one of the largest and yet least populated counties. It is the perfect mix of beauty and remote living. The county is comprised of many cattle ranches as well as recreational properties, of which tens of thousands are public domain, and offer a great deal of outdoor activities.

### Buildings and Improvements

The ranch features several homes and numerous outbuildings. The main house is a custom oak beam home built in 1974 and features 4BD/1BA, has a nice fireplace, water purification system and affords great views of your property. An older 2BD/1BA guest home sits in a quite grove of cottonwood trees. A third home is a double-wide modular home built in 1988. This home offers 3BD/2BA and a large deck that has the most amazing views of the fields and surrounding mountains. A newer 40 X 50 ft. steel building is currently used as a workshop and has two large doors that could accommodate an RV. All improvements are clean and have been well-kept. The property has a variety of other improvements including storage sheds and garages great for equipment and several loafing sheds for livestock.

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### Water Resources

The ranch has five different water rights in the Pedro Gomes ditch out of the Huerfano River. During an average year the owner produces 3,000 – 3,500 small bales of quality hay or close to 100 tons. About 80 acres of ground is flood irrigated. Ditches are well maintained and the fields are excellent. The property also offers several springs. One spring has a .5 cfm decree and is currently used in the Agriculture operation. Another spring serves to water the livestock on the drier portions of the ranch. The water system is connected to two wells on the property of which feed 7 stock tanks around the ranch as well as the homes.

### Cattle Operation

The Huerfano Valley ranch is well-fenced and offers 5 cross fenced pastures. Almost every piece of wire and post has been replaced and is newer with the remaining fences in very good condition. There are two sets of corrals. The owner currently runs about 50 head of cattle. There are potentially another 800 acres of leased grazing lands available.

### Recreation

This part of southern Colorado and the ranch each provide a wealth of recreational opportunities. Low populations of people equate to large populations of wildlife. The ranch has deer, elk, antelope, turkey and a wide variety of small game. There are great hunting opportunities for large game and the ranch qualifies for landowner permits. The National Forest, found on the western parts of the county, provides over a million acres of pristine country and numerous "fourteeners". Nearby Lathrop State Park provides fishing, boating, golfing and camping opportunities.



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