

## LOCATION

This beautifully secluded ranch is located just 40± miles northwest of Canon City and 20± miles northeast of Salida in Fremont County. It is situated in a high desert area with historical bluffs on the famous Ute Trail, now known as Fremont County Road 2. This area is steeped in Indian history. The property is situated at 8,900± feet elevation and rises to 10,000± feet with stunning views in all directions. There is year round access to the property. The property adjoins public lands on all sides, which provides direct access to thousands of acres of recreation. Nearby Salida has a general aviation airport with a 7,347' runway. The closest commercial airport is at Colorado Springs.

## PROPERTY

The live water of Badger Creek runs through this beautiful 4,000+ acre ranch. The ranch consists of 160± acres of deeded land, 650± acres of BLM and 3,200± acres of State Lease. It is well suited as a guest ranch, working cattle ranch, family compound, equestrian or recreational ranch. The property is within Game Management Units 57 and 58, which are excellent big game hunting areas. Close by are Black Mountain and Waugh Mountain, which are very well known for deer, bear and antelope hunting. This property has is owner rated for 100 AUM in the summer.

## IMPROVEMENTS

Built in 1996, the owner's main house offers 2,049± sq. ft., which features 3 bedrooms and 2 baths. There is new flooring in the first and second bedroom. The main house also has updated lighting, a new office space and upgraded plank flooring in the common area, as well as new tile flooring in the hall bath. The guesthouse has 2 bedrooms, can accommodate up to 8 guests, and has a bathroom with shower in each room. The guesthouse also has a full kitchen, dining room and spacious community room. The guesthouse has a covered deck with spectacular views of the surrounding bluffs. There is a 2-stall horse barn with new enclosed tack room, which provides storage and work area. There are two corrals and cattle pens.

## RECREATION

The ranch provides excellent habitat for sheep, bear, lion, elk and deer. The big game hunting units offer some of the finest hunting in the area. Badger Creek runs through the property and supports fish. The beautiful Royal Gorge area is just 20 miles away! The nearby Arkansas River is known for trophy fishing, kayaking and rafting. Spinney, Eleven Mile and Pueblo Reservoirs are within an easy drive of the property. The area has many Ute Indian sites, from Buffalo Jump to the sacred Vision Quest. While exploring the area on horseback or on foot you may find worked stones, arrowheads or other artifacts!

## WATER RIGHTS:

1st priority water rights to Badger Creek date back to 1911. These contain 2.7 cfs of ditch rights.

## 2010 TAXES:

\$1547.11

## UTILITIES:

Water provided via three wells. Waste handled via three septic systems. Electricity is off grid solar power with automatic propane generators for backup . Phone service provided by South-Park Telephone Company.

## WEBSITE:

[www.badgercreekranch.com](http://www.badgercreekranch.com)

## YOUTUBE:

[http://www.youtube.com/watch?v=gkbnmzudh\\_ag](http://www.youtube.com/watch?v=gkbnmzudh_ag)

## PRICE:

\$1,100,000

## BROKERS

Jeanne & Russell Cavanaugh  
[jcandrc2@gmail.com](mailto:jcandrc2@gmail.com)

(719) 395-5360

&

Andrea & Leo Peltier  
[apeltier@fullerwestern.com](mailto:apeltier@fullerwestern.com)

(303) 918-8137



© 2011 Fuller Western Real Estate  
All Rights Reserved



[www.fullerwestern.com](http://www.fullerwestern.com)

## H & H RANCH \$1,100,000

Sec. 12, T51N, R10E, N.M.P.M.  
Fremont County, Colorado

Located northeast of Salida in Fremont County, this beautiful & secluded 4,000± acre ranch consists of 160± deeded acres, 650± acres of BLM lease and 3,200± acres of State lease. Additionally, the property adjoins public lands on all sides. The property features a main house, bunkhouse, 2-stall horse barn with tack room and two corrals. A year-round creek with priority water rights makes this an excellent horse property, recreational property or cattle operation.



## Fuller Western Real Estate

303.534.4822

303.534.9021 fax

7901 Southpark Plaza, #216  
Littleton, CO 80120

## Contact:

Jean & Russ Cavanaugh  
719.395.5360 cell

Andrea & Leo Peltier  
303.918.8137 cell

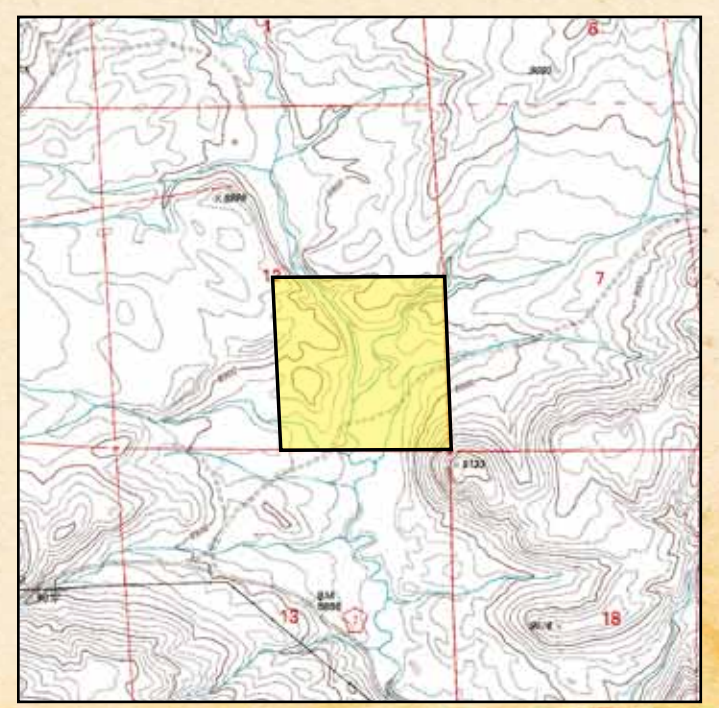
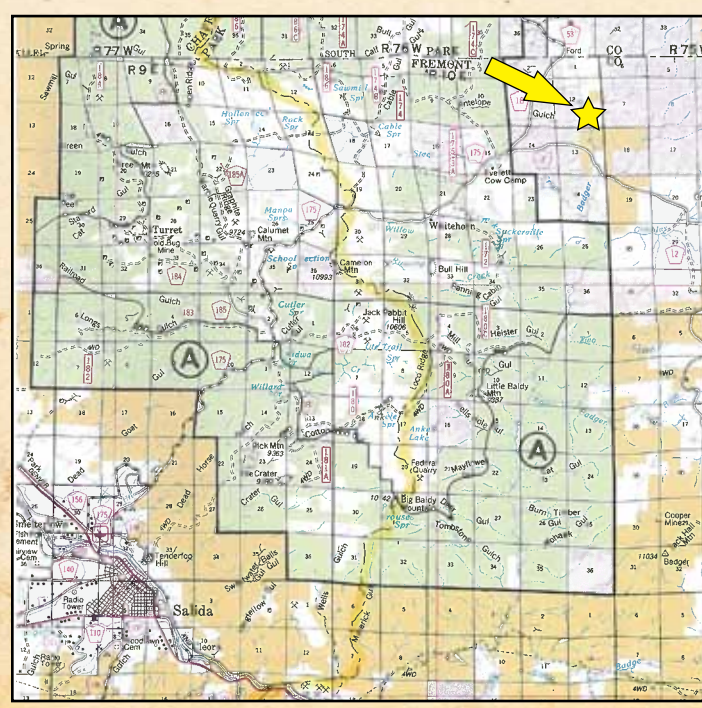


## MARKETING THE FINEST RANCH & RECREATIONAL PROPERTIES

7901 Southpark Plaza, #216, Littleton, CO 80120  
(303) 534-4822 • Fax (303) 534-9021 • (800) 754-0544

[www.fullerwestern.com](http://www.fullerwestern.com)

This property is offered by Fuller Western Real Estate, LLC. All information provided by Fuller Western Real Estate, LLC or their sales representatives in connection with this property was acquired from sources deemed reliable and is believed to be accurate and reliable; however, we do not warrant its accuracy or completeness. Fuller Western Real Estate, LLC recommends that every item of interest to the purchaser (i.e. water laws, mineral laws, acreage, zoning, and use regulations, state, federal and private permits, square footage, elevation, carrying capacity etc.) be independently verified by the purchaser's attorney.



Lines show approx. boundaries only and may not be accurate. Consult broker for legal description.