

LOCATION

The Old Cow Town Ranch is an authentic reproduction of an 1880's Old West town. The ranch is nestled in a beautiful horse-shoe shaped rim-rock valley in the mountains of south central Colorado and is adjacent on three sides to public lands managed by the Rio Grande National Forest and the Bureau of Land Management (totaling 2 million acres). Access to this secluded ranch is approximately 14 miles west of the town of Saguache, Colorado via Colorado Hwy 114 and 1 mile of gravel county road. Gunnison is located 60 miles northwest of the ranch and is the nearest commercial airport. Elevation on the ranch is approximately 8,500 feet.

PROPERTY

This one-of-a kind 320+ acre property is spectacular. It is well suited as an equestrian facility, corporate retreat, trophy hunting and recreational ranch, cattle operation or many different variations of a guest facility. Some of the highlights included are two horse barns totaling 22 stalls, a 120' x 220'+ outdoor roping and riding arena, a large Greenhouse, Dance Hall and a pond. The perimeter is fenced and some cross fencing is in place. Of the 320+ acres, 60+ acres are in lush meadows and pastures watered by the seasonal Mill Creek and Harence Irrigation Ditch. The remainder of the property is rolling to mountainous terrain, scattered rock outcroppings, pinion, juniper and ponderosa trees. Historic remnants of the old Hoaglund

stage coach line are the three cabins -built circa 1880, along with an old barn.

IMPROVEMENTS

The owner/main house is a spectacular 3,500+ sq. ft. log home with a detached 1,200+ sq. ft. log garage. Some of the highlights of this beautiful home are massive stone fireplace upstairs and down, a "weeping wall" and in-home stream in the main room, which creates a soothing and relaxing atmosphere. The home has radiant in-floor heat throughout. The massive master suite has an indoor hot tub with deck overlooking the outside waterfall and pond. Water flows from the house to the pond as a rushing stream, falling over boulders along the way. A bit of peace and tranquility await you. The "Town" consists of an additional 12 buildings, itemized on a separate sheet, along with an outdoor stage and amphitheatre. The "Town" can accommodate 28 overnight guests and has outdoor lighting and an outdoor sound system. Materials, construction and craftsmanship of all buildings are done to the highest quality with attention to every detail. Additional details about the buildings that make up the town are available from the listing agents or may be viewed on our website.

RECREATION

Saguache sits on the Northwest edge of the spectacular geologic feature known as the San Luis Valley. The high peaks of the Sangre de Cristo Mountains

lie a few miles to the East. The Great Sand Dunes National Monument is less than an hour drive to the South. This property is located in an excellent big game hunting area known as Unit 68, which is a 4-point plus area and offers some of the finest trophy bull elk, deer and antelope hunting in the world. Two National Wildlife Refuges are located in the Southern San Luis Valley with numerous springs and wetlands encouraging a local population, as well as migrating, ducks and geese. There is also fishing in nearby lakes with "Gold Medal" trout water available on the nearby Rio Grande River.

2009 TAXES

Agricultural only = \$180+

YOUTUBE VIDEO

<http://www.youtube.com/watch?v=7vuMzkKL2II>

PRICE

\$7,500,000

BROKERAGE TEAM

Russ & Jeanne Cavanaugh
(719) 395-5360

Gary Pearson & Nancy Duetsch
(970) 641-0544



Old Cow Town Ranch

Saguache County, Colorado



This one-of-a-kind Colorado ranch features a magnificent owner's lodge and your own authentic 1880's Old West town!

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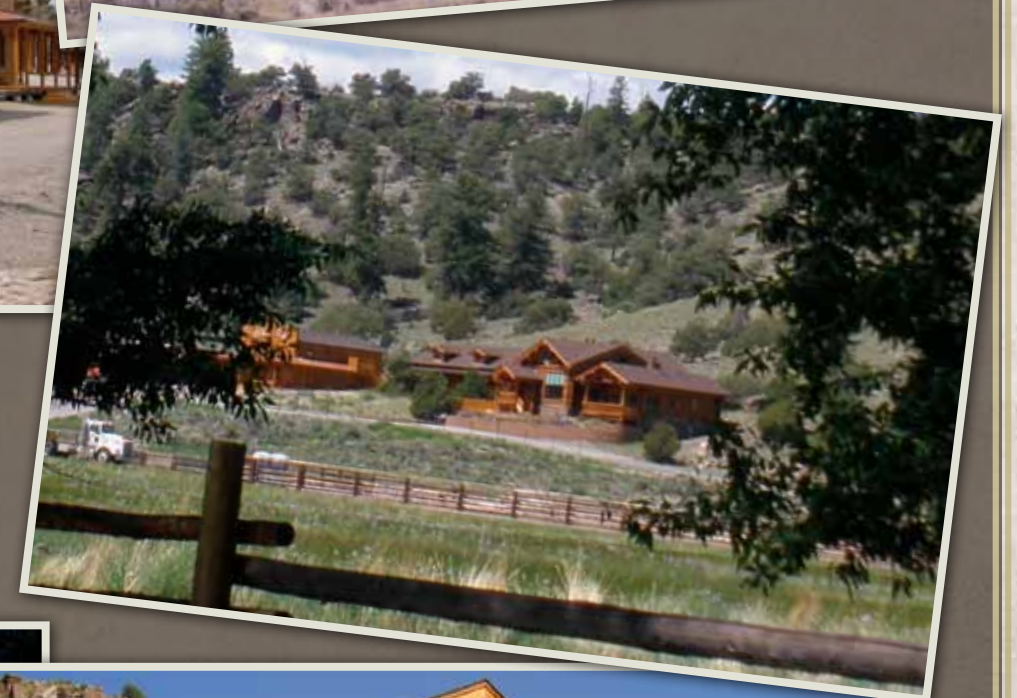
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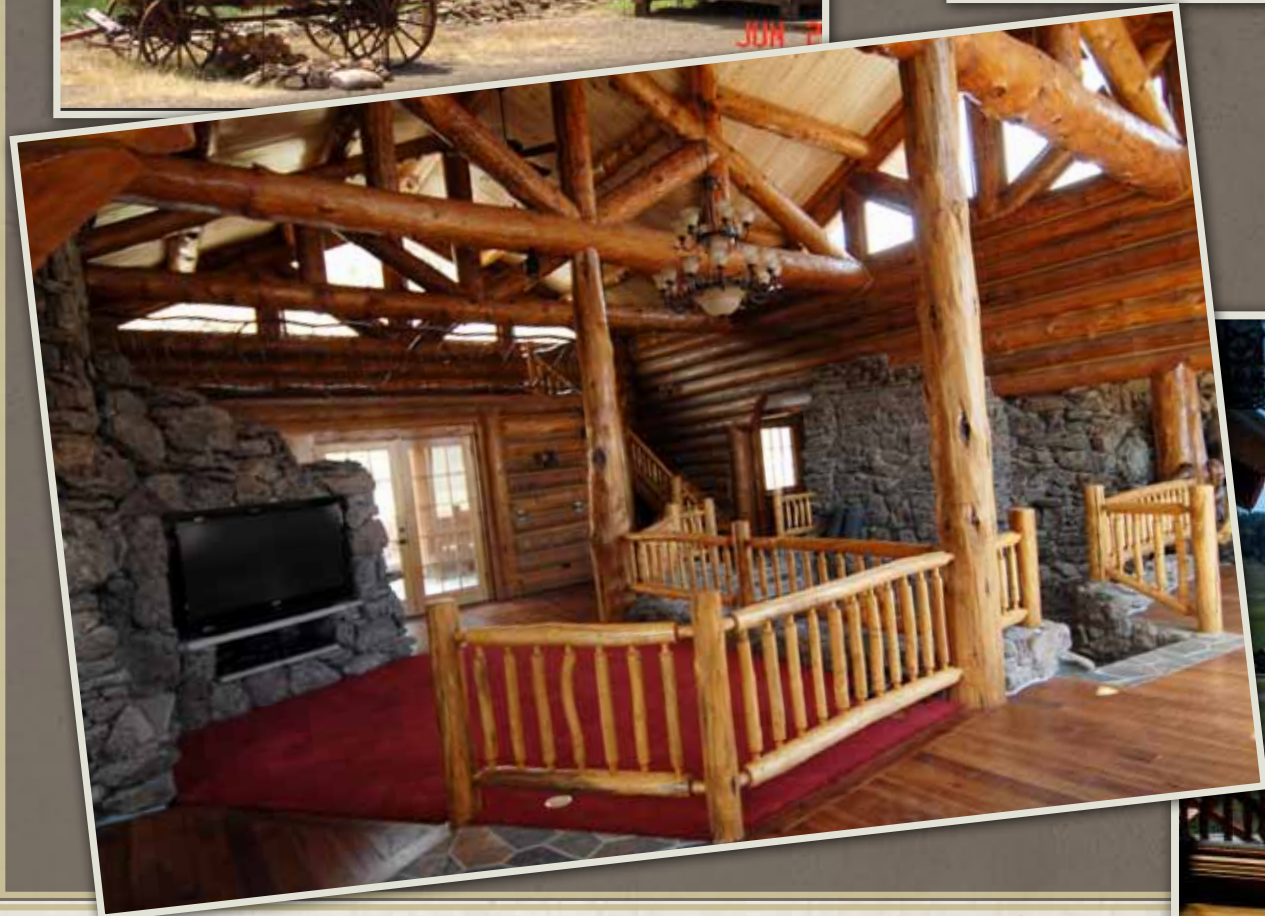
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Old Cow Town Ranch



*ABSOLUTELY
FIRST CLASS!*



Saguache County, Colorado

