



FAY

RANCHES[®] *Inc.*

CEDARWOOD RANCH

Colorado City, Colorado

\$915,000 | 929± Acres

FARMS ■ TIMBER ■ RANCHES ■ PLANTATIONS ■ VINEYARDS



Cedarwood Ranch | Colorado City, Colorado

INTRODUCTION

Cedarwood Ranch is an incredibly diverse 929± acre parcel of land located in a sparsely populated area of Southern Colorado, just east of Colorado City and South of Pueblo. The ranch features abundant grass for grazing, multiple springs/seeps, pinion and juniper hillsides, and a dramatic setting on the Huerfano River Canyon. The ranch has supported a grazing cattle operation in the past and the water and grass would be suitable for seasonal grazing. Perhaps its best use might be an outstanding parcel to build that “get away from it all” retreat residence. Imagine waking to dramatic Colorado scenery, having coffee on the porch while watching the deer and the antelope play. Ride horses, explore the dramatic Huerfano River Canyon on the property, ride ATVs or trail bikes, or get some target practice right out your back door. Cedarwood Ranch is an excellent location to create an off-the-grid retreat, although power is nearby and can be easily brought to the property line. There are no HOA, POA, or covenants, so the only building restrictions are Pueblo County building codes.



LOCATION

The ranch is located approximately 20 miles south of Pueblo, 24 miles north of Walsenburg, and 10 miles east of Colorado City. Colorado Springs and Denver are easy drives north via Interstate 25.



GETTING THERE

Cedarwood Ranch is located in Southern Pueblo County, Colorado, about 10 miles east of Interstate 25 at the Colorado City Exit 74. By car, take I-25 to the exit, follow the frontage road south to Cedarwood Road and work your way east. Access is via county-maintained roads and privately maintained roads. The majority of the access is on gravel roads.



AIRPORT INFORMATION

Colorado Springs Airport is a little over an hour to the north and is serviced by American, Frontier, Delta, and United airlines.

Pueblo Memorial Airport approximately 30 minutes to the north of the ranch and provides connecting service to Denver.

Denver International Airport is approximately two hours north and is serviced by all major and commuter airlines.

Cedarwood Ranch itself offers many possible locations to construct a private landing strip.



ACREAGE

Approximately 929± deeded acres.

SCENIC VISTAS

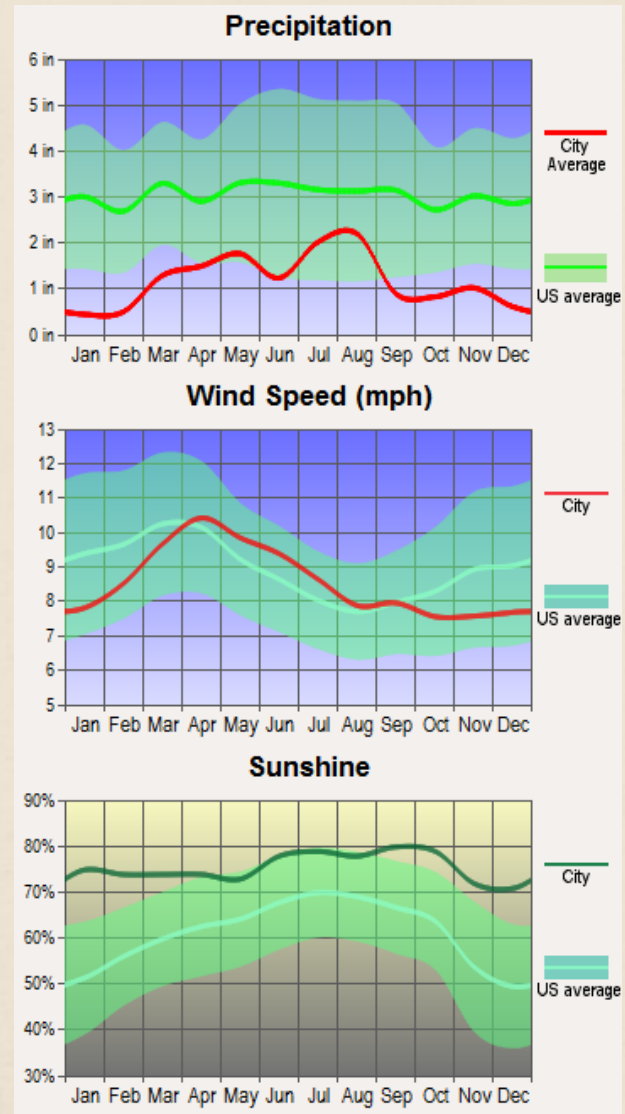
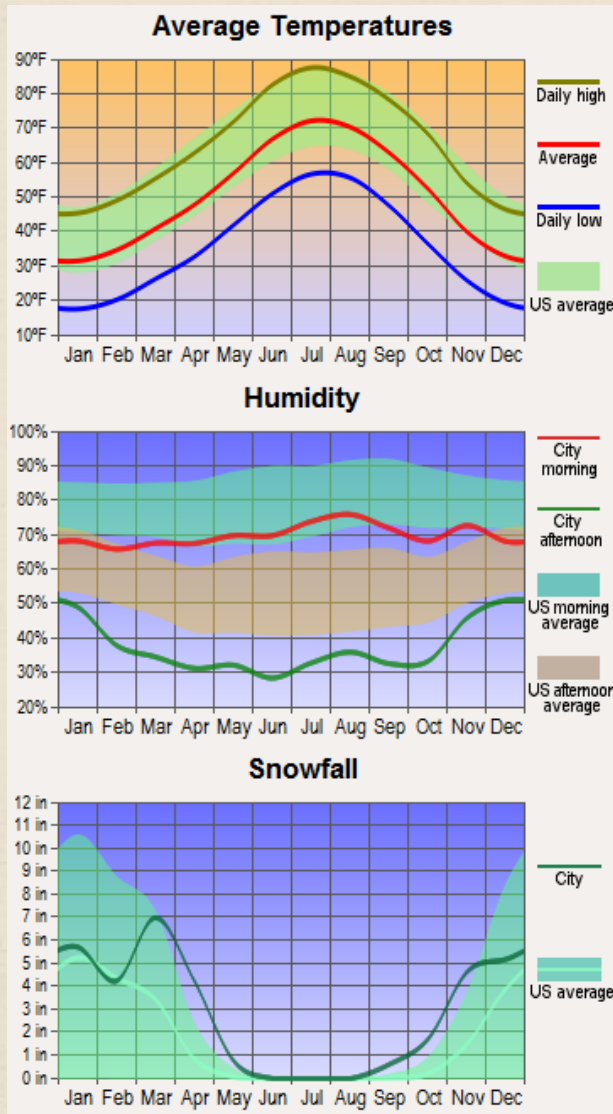
Greenhorn Mountain and the Spanish Peaks are visible from almost every location on the ranch. The dramatic Huerfano River Canyon winds on and off the south end of the property.



CLIMATE

Colorado is known for the large number of sunny days, and the ranch doesn't disappoint, as is evidenced by the statistics from nearby Colorado City.

- Colorado City, Colorado gets 17 inches of rain, and 88 inches of snow per year.
- On average, there are 261 sunny days per year in Colorado City.
- Summer High: the July high is around 88 degrees.
- Winter Low: the January low is 17



Data provided by: <http://www.city-data.com/city/Colorado-City-Colorado.html>



WATER SOURCES

The ranch has several water seeps or springs, and the Huerfano River also runs through a canyon nearby. Additionally, Colorado water laws allow an owner to drill one domestic well per 35 acres. Technically this could allow for 30 domestic wells! Property owners are also allowed to collect rainwater for personal use.

RECREATION

The ranch is suitable for many recreational activities. Hiking the ranch, including the canyon, provides a variety of interesting sights, including a mica outcropping, seeps and springs, arroyos, piñon juniper forest, and various wildlife. Of course, the same sights are seen just as well from the back of a horse or on an ATV. Rock climbing has been a past endeavor in the canyon, and target shooting is right there off the porch of your new house. Pronghorn antelope and mule deer are frequent visitors to the ranch. Twenty-five miles north or south takes you to freshwater lakes suitable for boating and fishing. The ranch also provides a base for exploring all of the wonderful activities in Colorado and New Mexico.





NEARBY ATTRACTIONS

Day trips to The Great Sand Dunes National Monument, Royal Gorge, San Isabel Lake, Lathrop State Park, Trinidad Lake State Park, Bishop's Castle, US Air Force Academy, and Manitou Springs are just a few of the places within an easy drive of the ranch. Snow skiing at several ski areas is also within a 2-3 hour drive.

MINERAL RIGHTS

There are no mineral rights that convey with the property.



CONSERVATION / STEWARDSHIP

Each of us at Fay Ranches has a love of the land and a desire to see it remain as productive agricultural ground as well as quality fish and wildlife habitat. Through promoting the use of thoughtful land stewardship, Fay Ranches has guided owners toward a legacy of conserving wide open spaces, enhancing and creating fisheries and wildlife habitat, and implementing sustainable agricultural operations. Fay Ranches is proud to say that since our company began in 1992, the landscape on which we work has been significantly enhanced by our clients' conservation ethic and land-use practices.

The ranch would be a good candidate for a Conservation easement which may offer a significant tax advantage for the buyer.

QUICK FACTS

- Acreage: 929± deeded acres
- Water: Several Seeps on the ranch
- Power: Near the property line
- Uses: Recreation, grazing, residence







SUMMARY

Cedarwood Ranch offers an opportunity to own almost 929± acres of iconic Colorado pasture and canyonland with expansive scenic views and various recreational possibilities for an extremely reasonable price. Own a big piece of Colorado while it is still affordable. Cedarwood Ranch is a great candidate for a 1031 exchange and or a conservation easement. Call for a tour today.



PRICE

\$915,000

TERMS

Cash, conventional, land loan, 1031 exchange

CONTACT

Please contact **Jim Vidamour** at **(719) 890-4590** | jvidamour@fayranches.com to schedule a showing. This is an exclusive listing. An agent from Fay Ranches must be present at all showings, unless otherwise noted or other arrangements are made. To view other properties, fly fishing properties, and sporting ranches that we have listed, please visit our web page at www.fayranches.com.

NOTICE

Offer is subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of purchase by owner. Information regarding land classification, carrying capacities, maps, etc., is intended only as a general guideline and has been provided by the owners and other sources deemed reliable, but the accuracy cannot be guaranteed. Prospective purchasers are encouraged to research the information to their own satisfaction.





Fay Ranches, Inc
 James Vidamour
 Ph: 719-890-4590

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission.
 (DD25-5-09) (Mandatory 7-09)

DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE SELLER AGENCY, BUYER AGENCY OR TRANSACTION-BROKERAGE.

DEFINITIONS OF WORKING RELATIONSHIPS

For purposes of this document, seller also means "landlord" (which includes sublandlord) and buyer also means "tenant" (which includes subtenant).

Seller's Agent: A seller's agent (or listing agent) works solely on behalf of the seller to promote the interests of the seller with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the seller. The seller's agent must disclose to potential buyers all adverse material facts actually known by the seller's agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the seller.

Buyer's Agent: A buyer's agent works solely on behalf of the buyer to promote the interests of the buyer with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the buyer. The buyer's agent must disclose to potential sellers all adverse material facts actually known by the buyer's agent including the buyer's financial ability to perform the terms of the transaction and, if a residential property, whether the buyer intends to occupy the property. A separate written buyer agency agreement is required which sets forth the duties and obligations of the broker and the buyer.

Transaction-Broker: A transaction-broker assists the buyer or seller or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction without being an agent or advocate for any of the parties. A transaction-broker must use reasonable skill and care in the performance of any oral or written agreement, and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a buyer's financial ability to perform the terms of a transaction and, if a residential property, whether the buyer intends to occupy the property. No written agreement is required.

Customer: A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party's agent or as the party's transaction-broker.

THIS IS NOT A CONTRACT.

I acknowledge receipt of a copy of this document on *n/a*.

Signer: _____ Date: _____

On *n/a*, Broker provided *n/a* with this document via *n/a* and retained a copy for the Broker's records.

Brokerage Firm: *Fay Ranches, Inc*

Broker *James Vidamour* Date: *6/25/2019*

James Vidamour

(DD25-5-09) DEFINITIONS OF WORKING RELATIONSHIP

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Invest & Enjoy

JIM VIDAMOUR

PRINCIPAL BROKER

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