

FAY

**SOUTH
APISHAPA
RANCH**

Model, Colorado
\$1,800,000
2,360± ACRES





FARMS ■ TIMBER ■ RANCHES ■ SPORTING PURSUITS ■ VINEYARDS

INTRODUCTION

The South Apishapa Ranch provides discerning buyers with a fantastic opportunity to acquire a rare mixture of an iconic and historic southeastern Colorado grazing ranch with the habitat necessary to support both the livestock and all the varieties of wildlife that call this ranch home. The ranch is comprised of 2,360± deeded acres and is the ideal setting for a wide variety of wildlife species. It provides critical habitat for large game, including mule deer, pronghorn antelope, elk, and Rocky Mountain bighorn sheep. Predators, including coyotes, bobcats, mountain lions, and bears, can be found here, as well. Other wildlife species common to the area are rabbit, turkey, scaled quail, and dove. This diverse wildlife population makes the ranch an attractive location for hunting enthusiasts.

The ranch also offers potential for economic benefits through hunting leases, in addition to its current cattle grazing lease, or an opportunity to run your own cattle on the land. The property is sufficiently deeded to apply for landowner tags, which helps create more value through hunting. The ranch adjoins the Apishapa State Wildlife Area, which adds an additional 7,935± acres of wildlife habitat with permitted public access, enhancing the total hunting potential of the ranch. The Apishapa River, a seasonal tributary, flows through the ranch's canyon bed but is dependent on precipitation and runoff conditions.

A key feature of the ranch is its reliable water supply; a solar-powered water well located at the southern end of the property feeds into a large tank and catch basin, ensuring adequate water levels for both cattle and wildlife. Clusters of pinyon and juniper woodlands are found along the canyons, complemented by meadows scattered brushes and diverse native grasses, including buffalo and grama grasses. The rugged landscape also supports a variety of cacti, such as cholla, barrel, and prickly pear cacti, which add to the area's distinctive character. The lowland riparian habitat found in the canyon areas further contributes to the ranch's ecological diversity.

QUICK FACTS

- 2,360± deeded acres
- Apishapa Canyon frontage
- World-class Rocky Mountain bighorn sheep and mule deer
- Year-round access from County Road 94
- Abuts the 7,935± acre public access Apishapa Wildlife Area
- Game Management Units 133, 134, and S38
- Fenced for cattle grazing, with a grazing lease currently in place
- Pinyon and juniper trees are scattered across the ranch and concentrated along the canyon rim
- Catch ponds create a great water source for wildlife and livestock
- Well permit # 295539-A, well Depth 275' production 6-7 gpm
- Mountain views of the Spanish Peaks and Greenhorn Mountain







ACREAGE

- 2,360± deeded acres
- 7,935± public Apishapa Wildlife Area acres

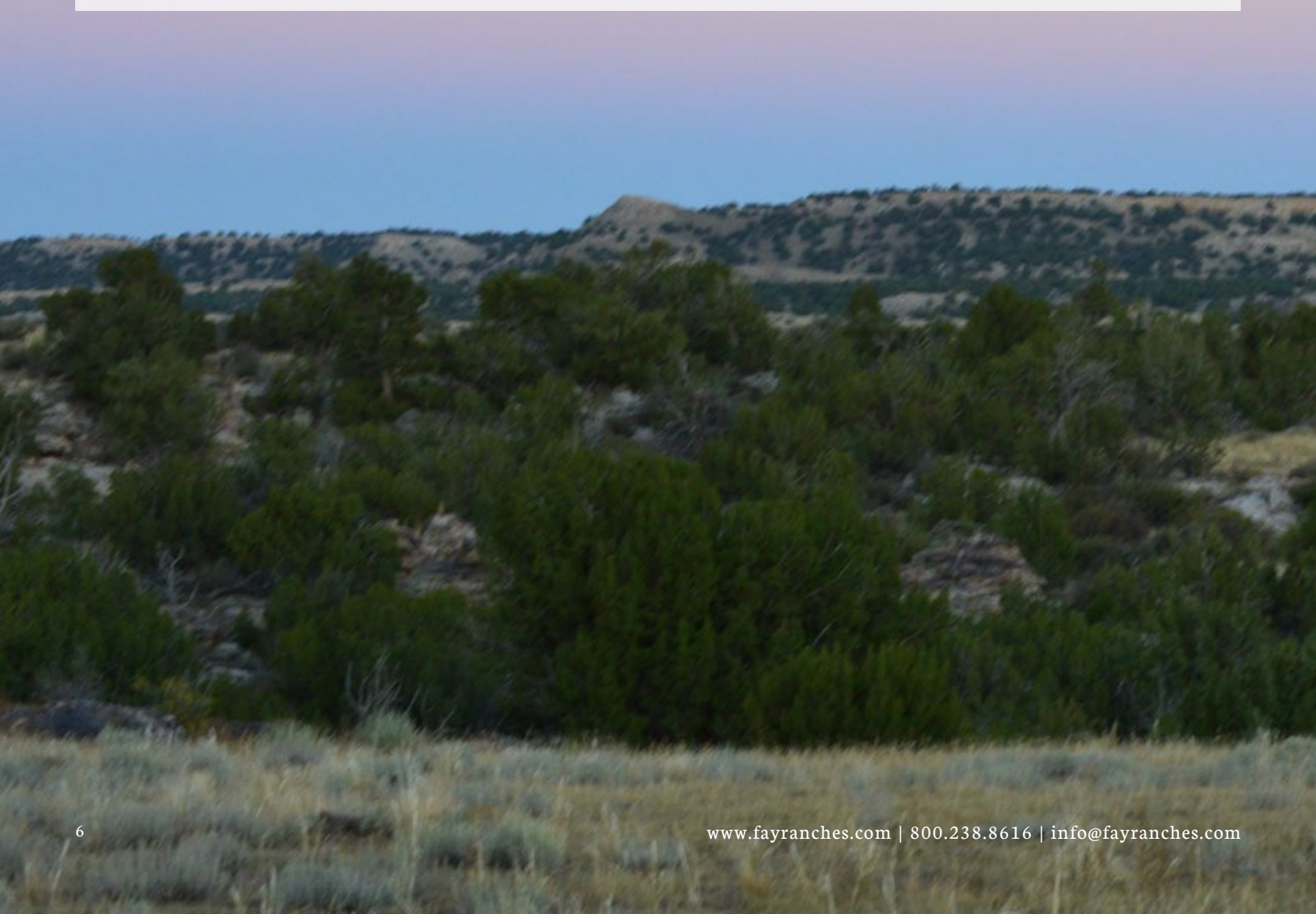
The ranch has historically been used for cattle grazing. Direct access to 7,935± acres of the Apishapa Wildlife Area enhances hunting opportunities on the ranch.





SCENIC VISTAS

The ranch offers vast views in all directions. The nearby juniper-covered bluffs and rugged canyon are teeming with wildlife.





HUNTING | WILDLIFE

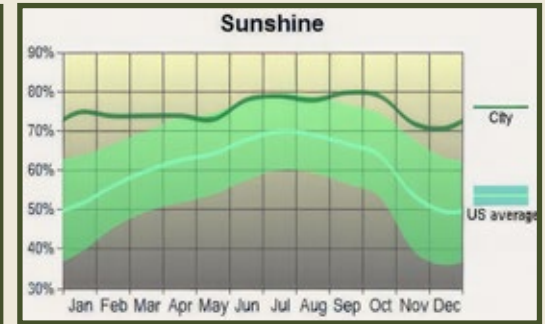
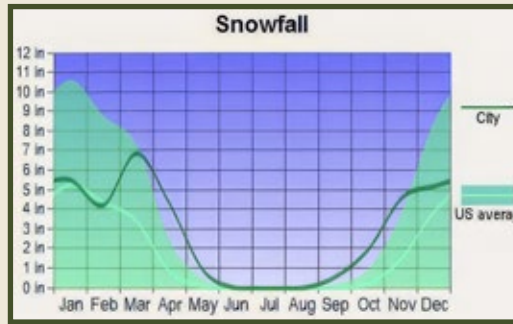
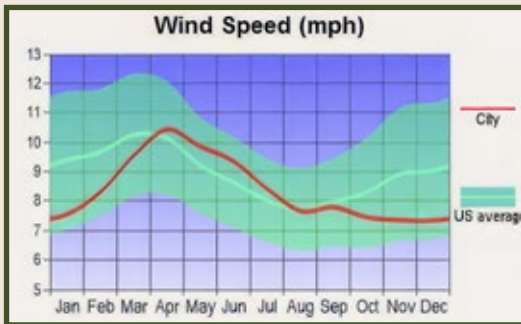
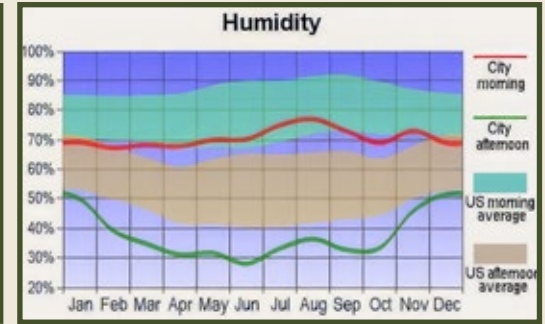
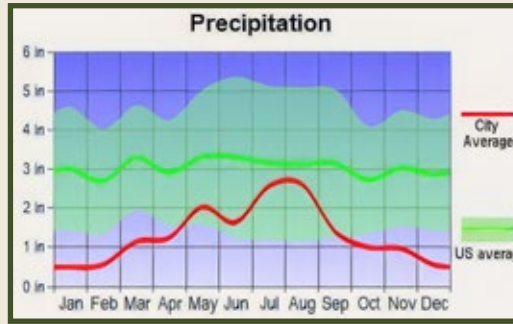
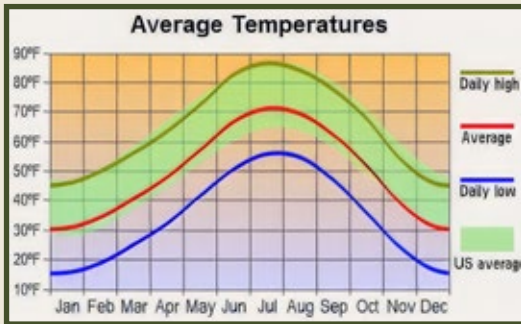
The ranch offers tremendous hunting opportunities. The antelope, mule deer, elk, and bighorns make this a diverse hunting ranch.



CLIMATE

Model, Colorado, experiences a mix of sunny summers, cool autumns, snowy winters, and mild springs. Elevation leads to temperature fluctuations, making for varied and scenic conditions year-round.

Climate charts courtesy of <https://www.city-data.com/city/Model-Colorado.html>



INCOME OPPORTUNITY

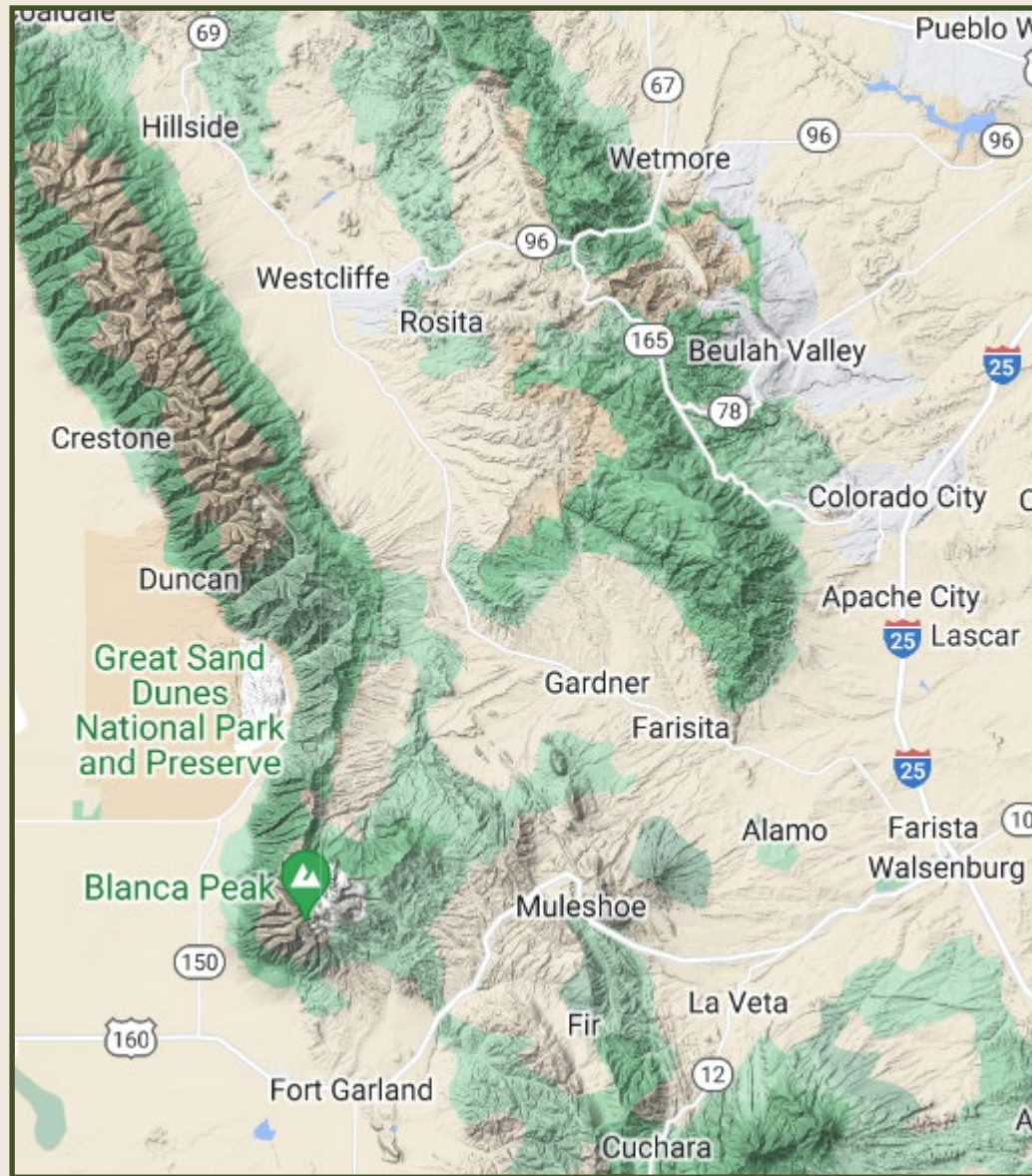
The ranch offers income opportunities for grazing cattle and hunting.





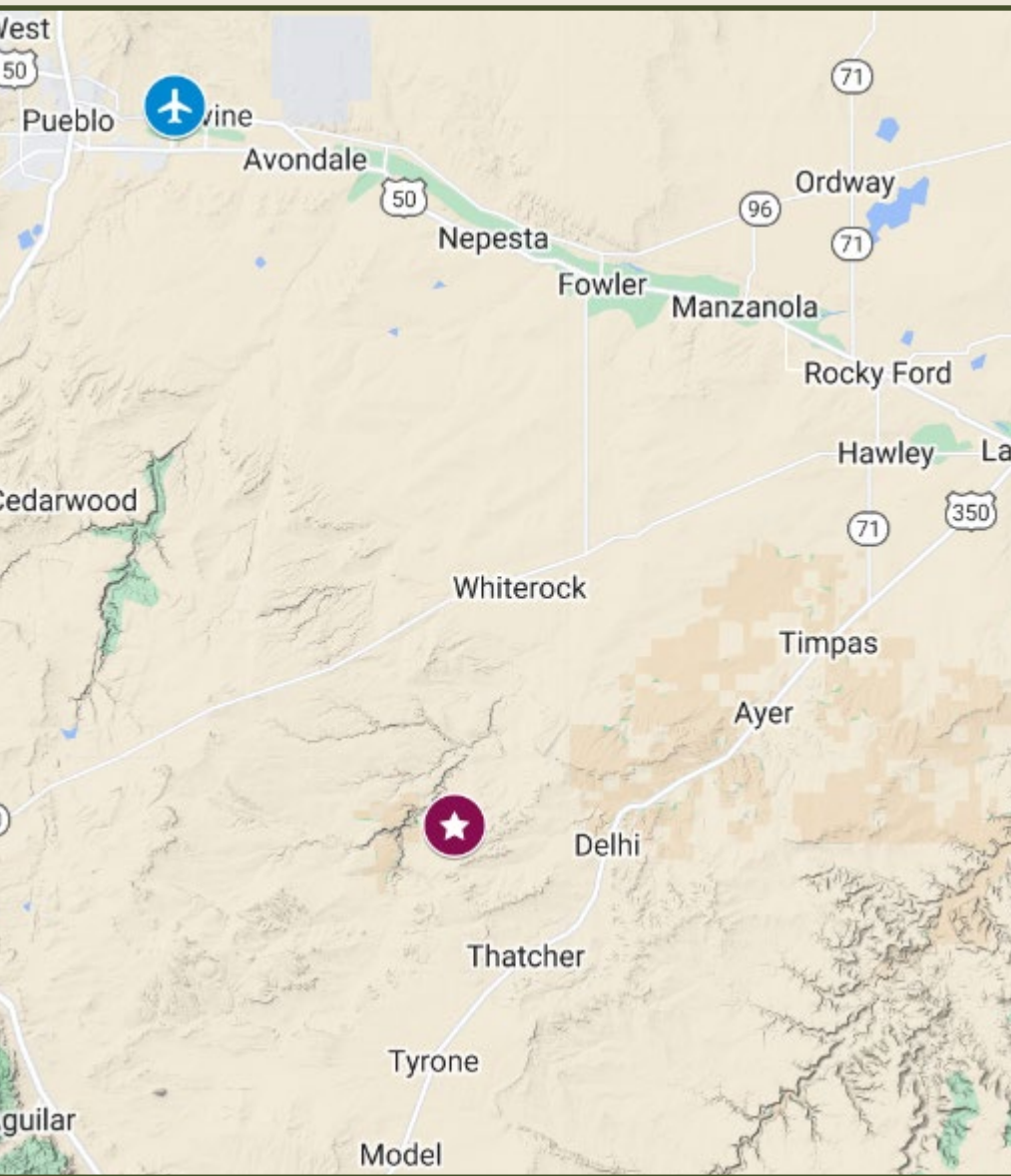
LOCATION

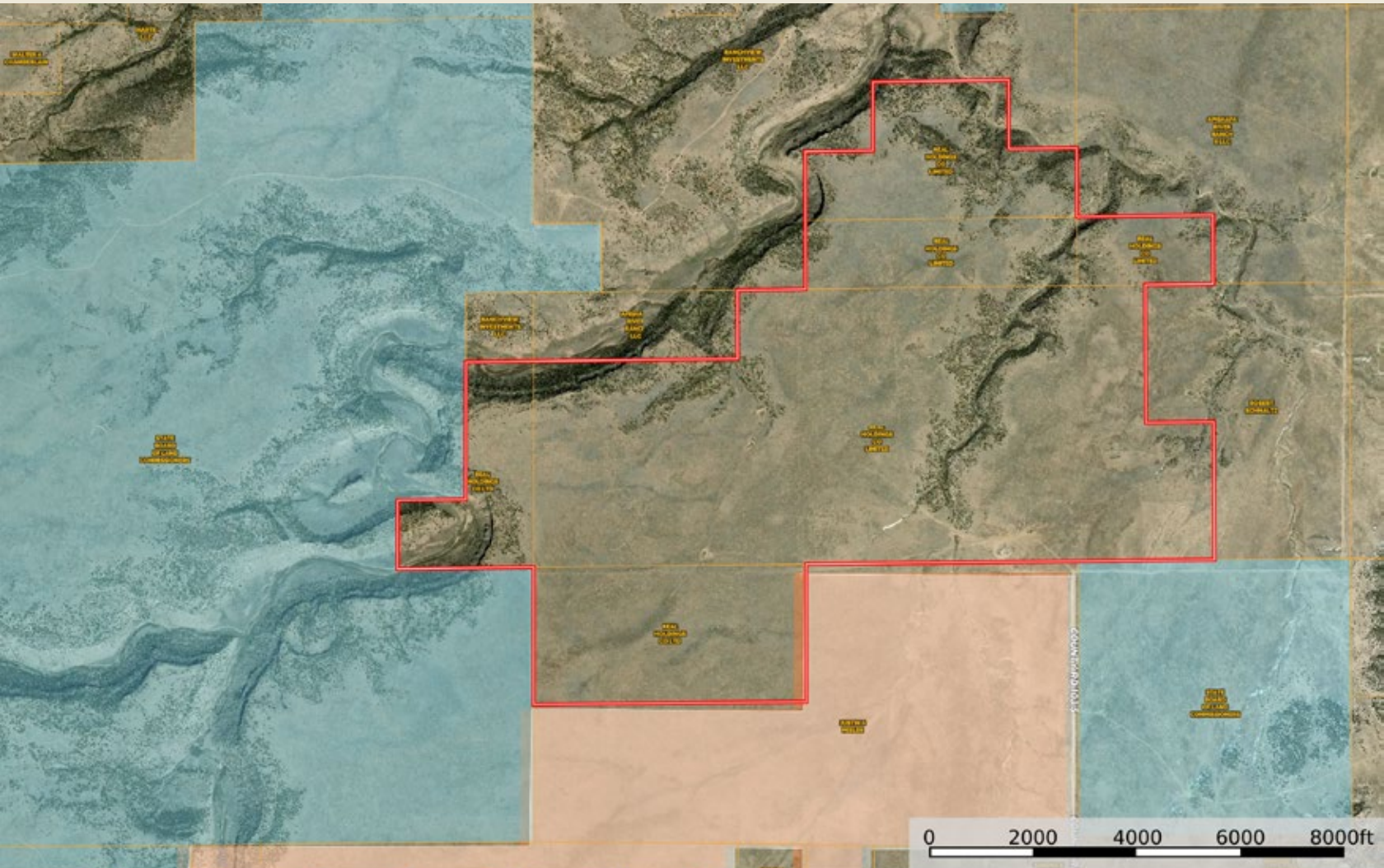
Model, Colorado, is a hidden gem in the heart of the Rocky Mountains, about 1.5 hours from La Junta. Known for its breathtaking landscapes and outdoor recreational opportunities, the area offers a perfect setting for hiking, fishing, and hunting. Surrounded by lush forests and rugged mountains, Model boasts a rich history with remnants of pioneer settlements and mining operations that tell the story of its early days. With a close-knit community and a commitment to preserving the natural environment, Model is ideal for those seeking a tranquil lifestyle while enjoying the beauty of the great outdoors.

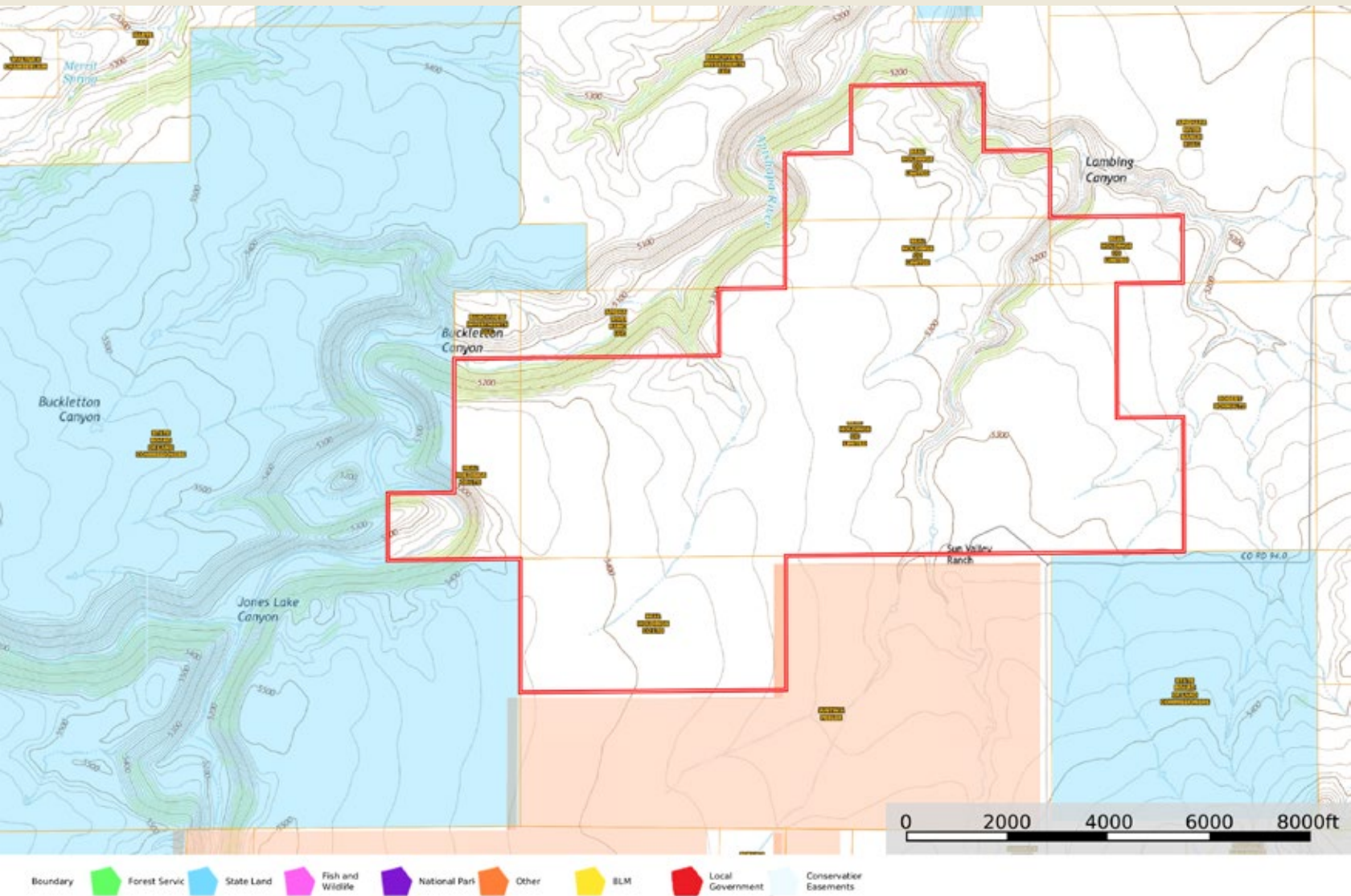


AIRPORT SERVICES

South Apishapa Ranch is conveniently located approximately 2.5 hours from Pueblo Memorial Airport, making it accessible for travelers. This proximity allows guests and potential buyers to enjoy the ranch's serene landscape and recreational opportunities while having the convenience of an airport nearby. Whether arriving for a weekend getaway or exploring investment opportunities, the ease of access enhances the appeal of South Apishapa Ranch. The drive showcases the region's scenic beauty, providing a seamless transition from the airport to this exceptional property and ensuring visitors can quickly immerse themselves in its natural charm and recreational pursuits.







WATER SOURCES

The ranch includes a livestock well.

CONSERVATION | STEWARDSHIP

Each of us at Fay loves the land and wants to see it remain a productive agricultural ground and a quality fish and wildlife habitat. Through promoting thoughtful land stewardship, Fay has guided owners toward a legacy of conserving wide-open spaces, enhancing and creating fisheries and wildlife habitats, and implementing sustainable agricultural operations. Fay is proud to say that since our company began in 1992, our clients' conservation ethics and land-use practices have significantly enhanced our work landscape. This ranch is not currently conserved, but the neighboring ranch to the south is in a conservation easement.





SUMMARY

This is a unique opportunity to own land with tremendous hunting potential and income through cattle grazing. The ranch boasts county road access, distant mountain vistas, stunning canyon views, and dark skies. Not too far up the road is the charming community of White Rock. The historic White Rock School House is where the local ranchers come together for weekly church and community socials a few times a year. The South Apishapa Ranch is the perfect place to get away to a slower pace and enjoy nature's scenery and wildlife.









FAY

PRICE

\$1,800,000

TAXES

\$561

TERMS

Cash

Conventional Financing

1031 Exchange

CONTACT

This is an exclusive co-listing with Fay and Coldwell Banker Mason Morse. Please contact **Joette Schalla** at (719) 469-8374 | jschalla@fayranches.com or **Jack Pretti** at (970) 948-6468 | jack@masonmorse.com to schedule a showing. An agent from Fay or Coldwell Banker Mason Morse must be present at all showings unless otherwise noted or other arrangements are made. To view other properties 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.



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Fay Ranches, Inc

Ph:

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 _____

Signer: _____ Date: _____

On ____, Broker provided ___ with this document via ___ and retained a copy for the Broker's records.

Brokerage Firm: *Fay Ranches, Inc*

Broker _____ Date: _____

(DD25-5-09) DEFINITIONS OF WORKING RELATIONSHIP

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