

# FAY RANCHES<sub>Inc.</sub>



**CEDARWOOD RANCH**  
Colorado City, Colorado  
\$915,000 | 929± Acres

FARMS ■ TIMBER ■ RANCHES ■ PLANTATIONS ■ VINEYARDS

# 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, piñon & juniper hillsides, and a dramatic setting on the Huerfano River Canyon. The ranch has supported a cattle grazing operation in the past and because of the water and grass would be suitable for seasonal grazing. Perhaps it's best use might be as 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 literally watching the deer and the antelope play. Ride horses, explore the dramatic Huerfano River Canyon on the property, ride ATVs or trail bikes, target practice out of your back door. Cedarwood Ranch is a great location to create an off the grid retreat as well though power is nearby and could easily be brought to the property line. There is 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

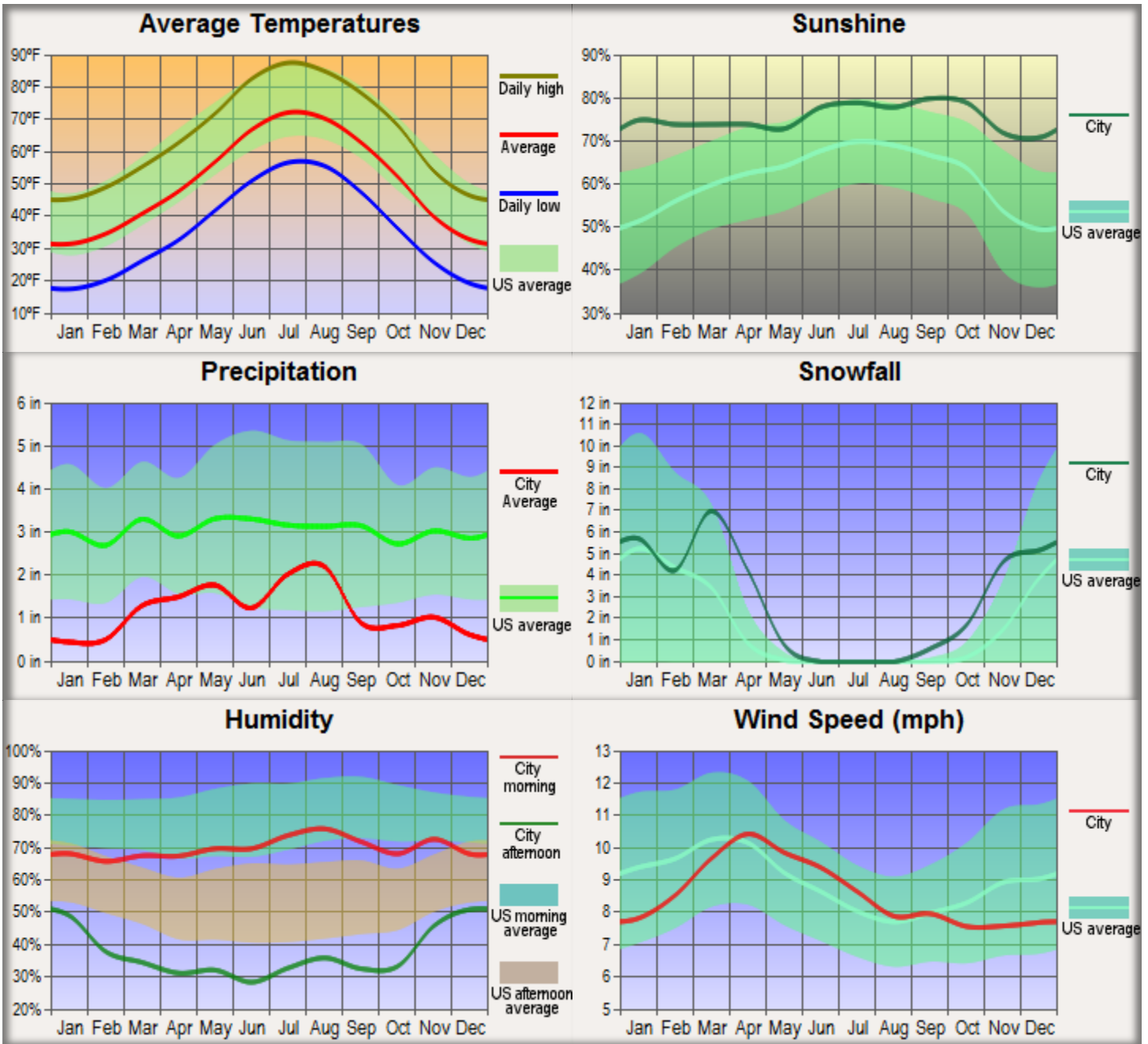
The ranch offers expansive 360 degree Colorado views. Greenhorn Mountain and the Spanish Peaks are visible from almost every location on the ranch. The dramatic Huerfano River Canyon winds on and off the south end of the property.



# CLIMATE

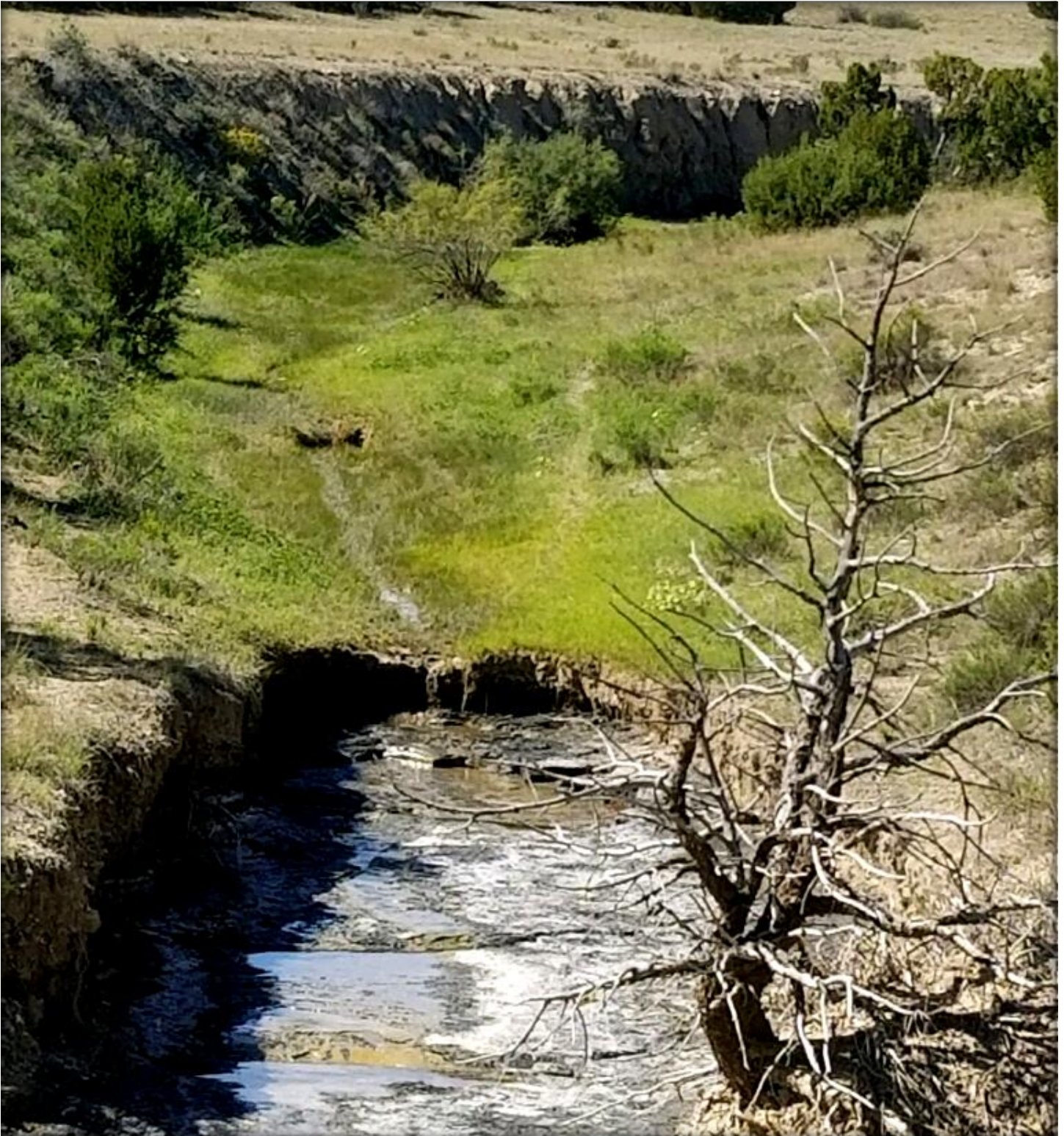
Colorado is known for the large number of sunny days and the ranch doesn't disappoint as is evidenced by the statistics from nearby Colorado City

- 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



# WATER SOURCES

The ranch has several water seeps or springs and Huerfano River also runs through a canyon on the property. 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 rain-water 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 a variety of 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 the conservation ethic and land use practices of our clients.

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 1100± acres of iconic Colorado pasture and canyonland with expansive scenic views, and a variety of 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

The land may be purchased in two parcels or in its entirety.

## TERMS

Cash, conventional, land loan, 1031 exchange

## CONTACT

Please contact **James Vidamour at (719) 890-4590 or [jvidamour@fayranches.com](mailto:jvidamour@fayranches.com)** to schedule a showing. To view other properties, fly fishing properties, and sporting ranches that we have listed, please visit our web page at [www.fayranches.com](http://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.