



**View of Greenhorn Mountains from Big Ridge Ranch**



**Wildflowers**

**Amenities:**

- **Isolation, Seclusion and Privacy:** Borders San Isabel National Forest and BLM Lands; Neighboring ranch contains 20,000+ acres.
- **Heavily Wooded with Old Growth Ponderosa and Cedar:** The property contains seven species of trees and the largest Ponderosa in Colorado.
- **Pinion Nursery with “for sale” stock.**
- **Wildflowers, Wildlife:** Turkey, bear, elk and deer.
- **Numerous grassy meadows on mesas.**
- **Striking views of the snow-capped Sangre de Cristo Mountains to the West:** The longest continuous range of 14,000+ peaks in the continental US. **To the South:** The Spanish Peaks, a.k.a. *The Staircase to Heaven*. **To the East:** The Greenhorn Wilderness in the Wet Mountains.
- **Big Ridge Canyon.** Dramatic and scenic.
- **Existing Well:** On site.
- **Electricity:** Nearby.

**Topography:**

**Four mesas with an intermittent stream:** Mesas formed from rolling terrain overlooking Big Ridge Canyon. Altitude is about 7800 feet.

**Approximate Location:**

**5 miles north of Gardner on the Gardner Road:** aka CR 634

**29 miles from I-25 exit # 52:** 5 miles north of Gardner. Close to Westcliffe, The Great Sand Dunes National Park, and Cuchara Ski Area.

**20 miles to Silver West Airport:** Private jet air access.

**Development Potential:**

Preliminary Plan for 20 wooded view-oriented sites, 35-42 acres.

**Price: \$795,000.**

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