

BIG RIDGE RANCH SUMMARY

- SIZE:** The ranch is 795 deeded acres, more or less; it borders the San Isabel National Forest for approximately 1/2 mile. The Forest area that borders this ranch is gently rolling which makes access into the forest easy. Approximately another half mile of the Property borders BLM.
- LOCATION:** TBD Gardner Road, Gardner, CO 81040
- LEGAL:** T25S, R70W, Sec 11: W2SE4, SW4, 240 acres, more or less
T25S, R70W, Sec 14: W2NE4, NW4, S2, 560 acres, more or less
- TAXES/ZONING:** 2003 taxes payable in 2004 to Huerfano County were \$129.50; zoning is Agriculture.
- IMPROVEMENTS:** The property is mostly fenced; there are no buildings. Power is almost to the SW corner of the property.
- WATER/HAY:** One stock well; no hay production.
- AIR ACCESS:** Custer County Airport about 25 miles to the north for private aircraft (jets okay). Commercial flights are out of Pueblo and Colorado Springs. International flights are from Denver International Airport.
- ACCESS:** County Road and deeded R.O.W. to property.
- PRICE/TERMS:** Asking \$795,000 for all, cash or terms acceptable to Seller.
- TOPOGRAPHY:** A mixture of valleys between broad mesas. Lots of grassy meadows surrounded by trees: mostly pinion, cedar, juniper, and ponderosa pines with some narrowleaf cottonwoods in the valleys and intermittent creekbed.
- FEATURES:** There is abundant wildlife for the hunter. Deer, elk, bear, and wild turkeys are the main inhabitants that call this wonderfully peaceful place home.
- There are awesome views in all directions of the 14,000 foot snow-capped peaks of the Sangre de Cristo Mountains, the Spanish Peaks, and Greenhorn Peak in the Wet Mountains.

Livingston Western Real Estate at 303.741.1900

Victoria Livingston, Broker (cell: 303.478.4000)

www.livingstonwestern.com

victoria@livingstonwestern.com