WEST BIJOU IRRIGATED RANCH
2,518 Acres • Elbert County, CO • $9,200,000
PROPERTY SUMMARY

$9,200,000
Total Acres: 2,518
ID #: 8362
Closest Town: Elbert
County: Elbert County
Property Type: Farms, Ranches for Sale, Waterfront, Homes, Recreational
Water Rights: 150 ac ft per year irrigation appropriation
Mineral Rights: Not Included
Home Style: Ranch
Waterfront Features: West Bijou Creek
Exterior Features: Asphalt paved driveway, landscaped, large maintenance free deck, numerous upgrades
State Hunting Unit: 105

ACTIVITIES & AMENITIES

ATV/Off Road
Cattle/Ranch
Development Potential
Equestrian
Farm/Crops/Ag
House/Cabin
Hunting - Big Game
Hunting - Predator/Varmint
Hunting - Small Game
Hunting - Turkey

LAND DETAILS

Total Acres: 2,518
Deeded Acres: 2,518
Zoning: A
Elevation: 6,200 ft.
Topography: Rolling hills, bottom ground, level hay fields
Vegetation: Native grass, alfalfa hay, ponderosa pines, cottonwood trees
Irrigated Acres: 80
Pasture/Grass/CRP Acres: 2,438
Estimated Taxes: $9,389
Source of Lot Size: Assessor/Tax Data

BUILDING DETAILS

Homes: 3
Type of Home: Custom framed rock stucco log accents
Finished SQFT: 7236
Unfinished SQFT: 1755
Bedrooms: 4
Full Bathrooms: 3
1/2 Bathrooms: 2
Basement: full finished
Year Built: 2004
Outbuildings: 6+
Outbuilding Types: Equipment shed, Horse Barn, 2 shop, Historic Barn, 2 hay storage sheds, 3 Loafing sheds, Detached Garage
Other Improvements: Irrigation side roll, new fencing, corrals, cattle tub and alley, 2 equipment sheds, paved driveway, solar stock wells
Fence Type: Barbed wire
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PROPERTY SUMMARY: Welcome to the West Bijou Irrigated Ranch. A world class legacy cattle and recreational ranch featuring five star improvements, including a nearly 9,000 square foot luxury home. Featuring 2,518 deeded acres of high quality Elbert County range-land and irrigated hay ground with ponderosa pine covered hills and West Bijou Creek bottom.

MAIN HOME: The exquisite owners ranch home boasts 8,991 square feet overlooking the west Bijou creek and the ranch. Custom, high end finishes throughout and built to entertain! Beautiful stone, stucco and log accent exterior, designer kitchen, grand entry and great room with a beautiful stone fireplace, 4 massive bedrooms, 6 bathrooms, a large office, a large south facing deck. A beautifully finished walkout basement with a expansive living/entertaining area with a wet bar, and guest bedrooms. Oversized heated 4+ car garage. Paved driveway, beautifully landscaped with underground sprinklers, shrubs, flowers and trees. New stone retaining walls. A state of the art automatic backup generator and an underground propane tank.

ADDITIONAL HOMES: An Historic 1,920 square foot managers or guest house located at the ranch headquarters built 1913 with 3 bedrooms, 2 bathrooms. Automatic backup generator that runs the home and all accessory buildings and wells.

A 1,676 square foot hired help or guest house with a brick exterior built in 1979. This home includes 3 bedrooms and 2 bathrooms and also has an automatic backup generator.

RANCH: 2,518 deeded acres in the highly desirable Bijou Valley, east of Elbert, Colorado. Very well sodded and exceptionally taken care of native grasslands. The ranch will comfortably carry 100 cow/calf pairs and is currently being operated as a cow/calf ranch. Rolling hills and
a terrain that includes ponderosa pine covered hills, West Bijou Creek bottom lands, level hay fields and open rolling pastures. The ranch is fenced and cross fenced for efficiency with mostly new 4 wire barbed wire fencing. Efficiently watered with 6 stock wells piped to several stock tanks and several strategically located stock dams and live water via the West Bijou Creek.

**IRRIGATED HAY FIELDS:** Appropriated for 150 ac ft per year of irrigation water from a newly cased and reworked 927 gpm alluvial irrigation well. The current owner is irrigating approximately 80 acres of the area’s highest quality alfalfa.

**OUT BUILDINGS AND IMPROVEMENTS:** Improvements at the main residence include a 150x80 insulated equipment or storage building with 4 overhead doors that would be ideal for an auto, equipment or wagon collection, a 40x60 shop and a 36x48 horse barn with a tack room, 2 stalls and turnouts.

Located at the ranch headquarters are two 100x48 hay storage sheds, a historic 32x56 barn with a hay loft and an attached 40x24 barn. A 80x45 heated insulated shop with concrete floor, a 92x28 garage/shop, a 60x18 loafing shed, a 24x92 loafing shed, an 84x28 loafing shed, 2-72x30 loafing sheds, a 97x45 equipment storage shed, several additional small buildings, sheds and an extensive set of working corrals and facilities, including a tub, chute...
and alley and load out chute and a private gravel pit. Additionally there are two feedlot areas with concrete feed bunks. 927 gpm irrigation well.

On the western portion of the ranch is a 2nd set of gathering/working corrals with a tub and alley, two solar stock wells with extensive underground water piping to several stock tanks and dams.

Located at the hired man’s house is a 40x60 framed shop building and a 60x30 pole barn.

The ranch improvements are tip top and highly maintained. 90% new fences. The older buildings have been fully maintained and recently painted. The pride of ownership on this ranch is second to none.

WEST BIJOU CREEK: The West Bijou Creek is a year around live water creek that meanders through the ranch south to north for about 2 ½ miles. The creek runs constant and has several deep holes and ponds throughout. It’s lined with mature cottonwoods for excellent winter protection for livestock and wildlife.

HUNTING AND RECREATION: The ranch’s recreational qualities are first rate where hunting and wildlife watching opportunities abound. World class Mule Deer, Elk, Antelope and Turkey abound on the ranch. Additionally, there are coyote, fox, and an occasional mountain lion and bobcat. Because this ranch’s water features, cover, and feed, it’s an oasis for the sportsman. There would be ample opportunity to lease the hunting rights, if desired.

AREA, LOCATION AND HISTORY: The Bijou Basin area is known for its quality grasses, wildlife, water features and winter protection. Originally settled in the late 1800’s, the area quickly became popular among stockmen for its excellent short grass range and close proximity to markets. Located only 45 miles to Colorado Springs and 50 mi to Denver, this ranch is ideally located and easily accessed for the buyer who wants to live the good life, yet be near Colorado’s world class front range cities.

CATTLE AND EQUIPMENT: The owners cattle (some of the very best Red Angus cattle anywhere) and equipment may be available to purchase separately by private treaty.

Qualified buyers, call Jim Digby to schedule your private showing.

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West Bijou Creek Ranch
Elbert County, Colorado, 2518 AC +/

Barn Foreman ‘s House Main House Well Machine Shed Shop Building Horse Barn

Irrigated Hayfield Pond / Tank Boundary

Hayden Outdoors

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Jim Digby is an associate broker, licensed in Colorado and Wyoming, specializing in farm, ranch and recreational properties. Jim is a graduate of Colorado State University with a Bachelor’s degree in Agricultural Business. With over 17 years in the Real Estate industry, including 10 years as an Employing Broker and Owner, Jim has excellent knowledge of the real estate market. As a rancher, Jim can help you find farm or ranch properties that offer good returns on your investment. Jim can also assist with farming, ranching operations, conservation easements, 1031 exchanges and government programs. Jim and his wife, Jeri, raised their three daughters on their ranch outside of Simla, Colorado. Jim has served on the local school board, and serves as an Elder in his church in Ramah, Colorado.