STEELS FORK RANCH
5,544 Acres • El Paso County, Colorado • $7,200,000
**PROPERTY SUMMARY**

Price: $7,200,000  
Closest Town: Calhan  
County: El Paso County

**ACTIVITIES & AMENITIES**

ATV/Off Road  
Cattle/Ranch  
Development Potential  
Equestrian  
Farm/Crops/Ag  
Hiking/Climbing  
House/Cabin  
Hunting - Big Game  
Hunting - Predator/Varmint  
Hunting - Small Game  
Income Producing  
Mineral Rights  
Outbuilding/Barn/Shed  
Pond/Lake  
Water Rights  
Wind/Energy

**LAND DETAILS**

Total Acres: 5,544  
Deeded Acres: 5,544  
Zoning: Ag  
Estimated Taxes: $3,693.00

**BUILDING DETAILS**

Homes: 2  
Finished SQFT: 2274, 1520  
Bedrooms: 5  
Bathrooms: 4  
Basement: Full finished  
Year Built: 2019  
Outbuildings: 6+
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PROPERTY SUMMARY: Steels Fork Ranch is a rare income producing contiguous all deeded grass ranch on the high rolling plains of Colorado. The ranch is 5,544 deeded acres, all in one block. It’s been in the same family since 1940. The pride of ownership shows in the condition of the improvements, native grass and improved grass rangeland. The ranch is comprised of 3,929 acres of grassland, 160 acres dry land hay and 1,455 acres of CRP. There are 2 CRP contracts expiring in 2020 and 2022.

Production: The owner rates the carrying capacity at approximately 12-14 acres per cow/calf pair for the growing season. With 240 ton of hay production, and the purchase of some hay, the owner estimates that the ranch should run 300 pairs.

Improvements: The ranch has two comfortable homes. A 1967 remodeled ranch style home with 2,274 finished square feet, 4 bedrooms, 2 baths and a full basement and an efficient new 2019 home with 1520 square feet up and a full basement ready to finish with 10 ft ceilings, and 2 beds, 2 baths. Supporting ranch structures include an historic 1909 60x40 barn with a hayloft, 2 car garage, 4 grain bins (7600 bushel storage), 42x96 equipment shed, 72x30 gain storage or equipment building, 96x30 grain storage or equipment shed, a 45x60 barn, corrals, windbreaks, and a 40x100 Quonset. All buildings and improvements have been meticulously maintained. There are two wells and an extensive pipeline system and stock tanks that service the ranch.

Income: Passive Income produced from 36 wind turbines, CRP contracts, and grazing leases.

Mineral Rights: The ranch uniquely has nearly 100% of the mineral rights. There are 5,389 net mineral acres that transfer with the ranch.

Water Rights: The included water rights were decreed in District Court Water Division 2 case #2007CW6.

Annual appropriations are: 529.5 ac ft/yr in the Denver Aquifer plus 64 acre ft per year reserved outside of the decree. 1340 ac/ft/yr in the Arapahoe Aquifer and 1444 ac/ft/yr in the Laramie Fox Hills Aquifer.

Hunting/Recreation: Mule Deer pronghorn antelope coyote fox, other varmints.

Area/Location: The ranch, located 10 miles south of Calhan, Colorado is within 20 minutes of the metro Colorado Springs area and one hour to Castle Rock, Colorado. This High Plains area, 20 miles east of Colorado Springs is in the path of growth. The area is rural with a mix of ranches, farms and rural residential. The area is well known for its short grass prairie and cattle gains. Merely minutes from Colorado Springs, a growing metropolitan area with a strong military base presence and popular tourist destination, this area affords all the conveniences of the city with the peace and quiet of the rural ranch lifestyle. Colorado Springs is close to Colorado renowned Ski Areas Cripple Creek and America’s Mountain (Pikes Peak). Located in the metro area are Garden of the Gods, the Air Force Academy, world class restaurants and entertainment venues, and historic Manitou Springs.

The potential to develop the highly sought after water resources and develop the mineral estate give this property a substantial upside. Land development is also possible within the constraints of the wind farm.

Qualified buyers, Call Jim Digby to schedule your private tour.

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