WOLF CREEK RANCH AT KIOWA
2,790 Acres | Elbert County, Colorado | $6,700,000

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Wolf Creek Ranch at Kiowa is a rare 2,790 contiguous front range working cattle ranch 3 miles north and east of Kiowa Colorado. The ranch should comfortably carry 140-150 cow calf pairs year around.

Facilities
The ranch is superbly set up with an extensive set of barns, corrals, and working facilities. It features a modest, yet comfortable ranch home, large shop, historic barn with a bunk room, several cattle barns and sheds. There’s a good set of pens with feed bunks, loadout chute, working alley and chute, and calving barn.

Resources
The ranch is efficiently fenced and cross fenced and has 16 dams for water in addition to 7 wells. The grasses are native grasses, primarily, Blue Grama and Buffalo and a variety of Wheat grasses. The pastures a very well cared for and very well sodded. There are approximately 240 acres of dry land hay ground planted to alfalfa/grass mix, some of the hay meadows, along Wolf Creek, are sub-irrigated. Wolf Creek runs for two miles across the ranch. The creek has good cover and protection for calving with Cottonwood trees and bushes. There are pockets of live water springs all along the creek.

Area
Elbert County and the Kiowa area is known for its exceptional grasses and cattle gains, with its high protein native short grasses. Located 23 miles east of Castle Rock, Kiowa is the county seat of Elbert County. Nearby Elizabeth has all the necessary services and conveniences.

Hunting/Wildlife
Located in game management unit 105, the area and unit are known for abundant Mule Deer, Pronghorn Antelope and White Tail Deer. Additionally, there are Turkey, Coyote, fox and a variety of small game animals. The ranch is eligible for the landowner draw.

Broker Comments
Due to its proximity to the metro areas of Colorado and the Front Range, it’s water resources, condition, configuration and mineral rights, this ranch is an attractive offering for the discriminating buyer.

Call soon to schedule your private tour.

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QUICK FACTS

PROPERTY SUMMARY

$6,700,000
TOTAL ACRES: 2,790.00
CLOSEST TOWN: KIOWA
COUNTY: ELBERT COUNTY
PROPERTY TYPE: RANCHES FOR SALE, HOMES, RECREATIONAL
WATER RIGHTS: NOT DETERMINED, INCLUDED
MINERAL RIGHTS: INCLUDED, TBD
WATERFRONT FEATURES: 2 MILES OF WOLF CREEK
STATE HUNTING UNIT: 105

ACTIVITIES & AMENITIES

ATV/OFF ROAD
CATTLE/RANCH
DEVELOPMENT POTENTIAL
EQUESTRIAN
FARM/CROPS/AG
HUNTING - BIG GAME
HUNTING - PREDATOR/VARMINT
HUNTING - SMALL GAME
HUNTING - TURKEY
HUNTING - WATERFOWL
INCOME PRODUCING
POND/LAKE/STREAM/RIVER
WATERFRONT

BUILDING DETAILS

HOMES: 2
TYPE OF HOME(S): FRAMED HOME
FINISHED SQFT: 1996
UNFINISHED SQFT: 200
BEDROOMS: 3
BATHROOMS: 2
BASEMENT: UNFINISHED
OUTBUILDING TYPES:
BARN
SHOP
SHED
FEEDLOT
OTHER IMPROVEMENTS:
CORRALS, CATTLE WORKING FACILITIES
BOUNDARY LINES

MAP BOUNDARIES ARE ONLY APPROXIMATE AND MUST BE VERIFIED FOR ACCURACY.

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