

Tee Cross Ranches Southern Hay Operation

3,437.00 Acres | El Paso County, CO | \$14,900,000



HAYDEN  OUTDOORS

Tee Cross Ranches Southern Hay Operation

TOTAL ACRES:

3,437.00

PRICE:

\$14,900,000

COUNTY:

El Paso County

CLOSEST TOWN:

Fountain, CO

Presented by



Seth Hayden

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REAL ESTATE



Land Details

Address: 404 Totten Rd., Pueblo, Colorado 81008,
USA

Closest Town: Fountain, Colorado

Total Acres: 3,437.00

Deeded Acres: 3,437.00

Leased Acres: 0.00

Zoning: Agricultural

Elevation: 5545

Topography: Level, Rolling Hills, Creek Bottom

Vegetation: Native Grasses, Alfalfa/Grass Hay,

Irrigated Acres: 480.00

Water Rights: Yes

See Attachments

Mineral Rights: Yes

Seller Reserves 75% of all Mineral Rights

Source of lot size: Assessor/Tax Data

Building Details

Homes: 3

Bedrooms: 7

Full Bathrooms: 7

Basement: None

Total # of Spaces: 1

Outbuildings: 7



Property Summary

Tee Cross Ranch encompasses more than 3,437+/- deeded acres halfway between Colorado Springs and Pueblo. Founded in 1950, Tee Cross offers I-25 road frontage and it's own dedicated Interstate exit visible from both sides of I-25. There is 4.5 miles of Fountain Creek on the property and a resident heard of elk and deer. This ranch has a superb location and offers excellent opportunities to make an owner money.





Land

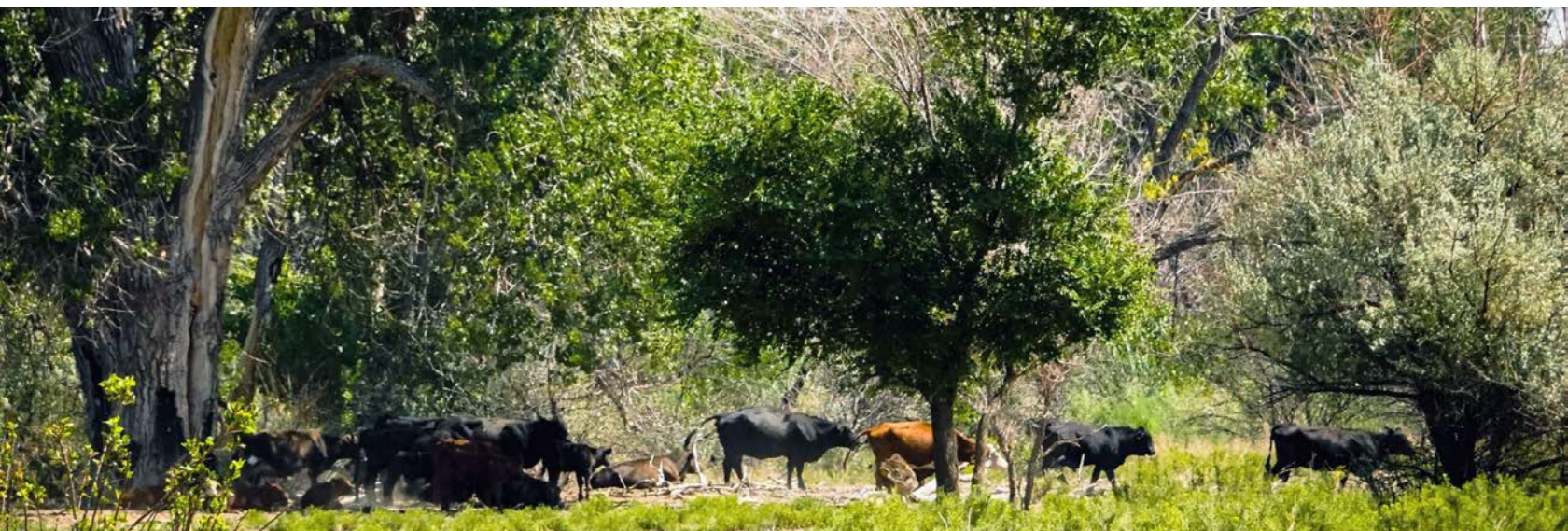
One of the keys to this ranch is its I-25 road frontage and visibility. There is also a railroad track along I-25 and plenty of room for a rail spur if a buyer is interested. The ranch features approximately 4.5 miles of river frontage, and includes both sides of Fountain Creek. Fountain Creek generates ample water for the ranch, in addition to the premier water rights being sold with this property. Contributing to the good overall ecological health of this ranch, the 4.5 miles of creek bottom also help boast an impressive wildlife habitat, great recreation and high agricultural production for the Tee Cross Ranch. In addition to the fantastic tree-lined creek bottom, this property is well irrigated, with good native grasses, good carrying capacity and extensive water infrastructure.

Recreation

An array of wildlife and game animals inhabit the ranch; including trophy whitetail, mule deer, antelope and turkey, along with great waterfowl and upland game populations. Elk are also known to frequent the ranch, with the ranch located in the Colorado Game Management Unit "C" which is over the counter elk permits from August to January. The ranch featuring Fountain Creek offers good trout fishing as well with native brown trout and rainbow trout.

Agriculture

+/-480 Acres of Irrigated hay ground.





Water/Mineral Rights & Natural Resources

This property is an excellent hay ranch with a great consumptive use history to maximize the value of the water rights of these senior water rights. It boasts 480+/- irrigated acres, with seven irrigation wells for supplemental water delivering approximately 760 +/- acre feet of decreed rights and rights to all related augmentation plans (see attached Well Permits). With the sale of this property also comes the opportunity to purchase some premiere water shares for an additional purchase price (approx. \$13,000/acre consumptive use). Water includes: 100% interest in the Burke Ditch and a like interest in the 7.72 second feet of water allowed to flow therein under Priority Number 9; a 100% interest in the Jackson and Burke Ditch and a like interest in the 10.85 second feet of water allowed to flow therein under Priority Number 37; together with any and all other water rights, ditch rights, reservoir rights and rights of way therefore appurtenant to the real property. The water rights have been utilized to their fullest potential and the sellers will provide a water use affidavit to prove the use. We are estimating around 450 acre feet of consumptive use water rights from the senior ditch rights. (See attached water docs for additional info.)

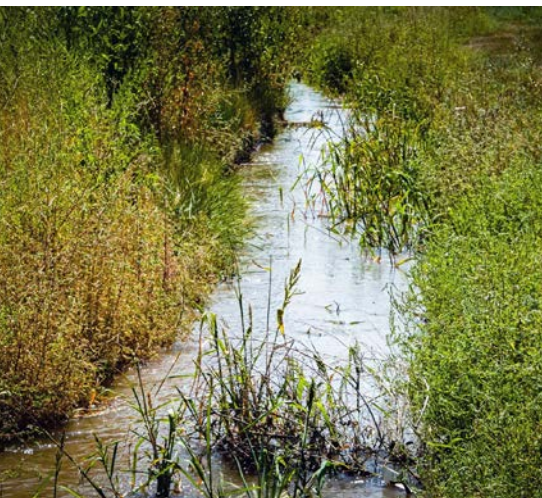






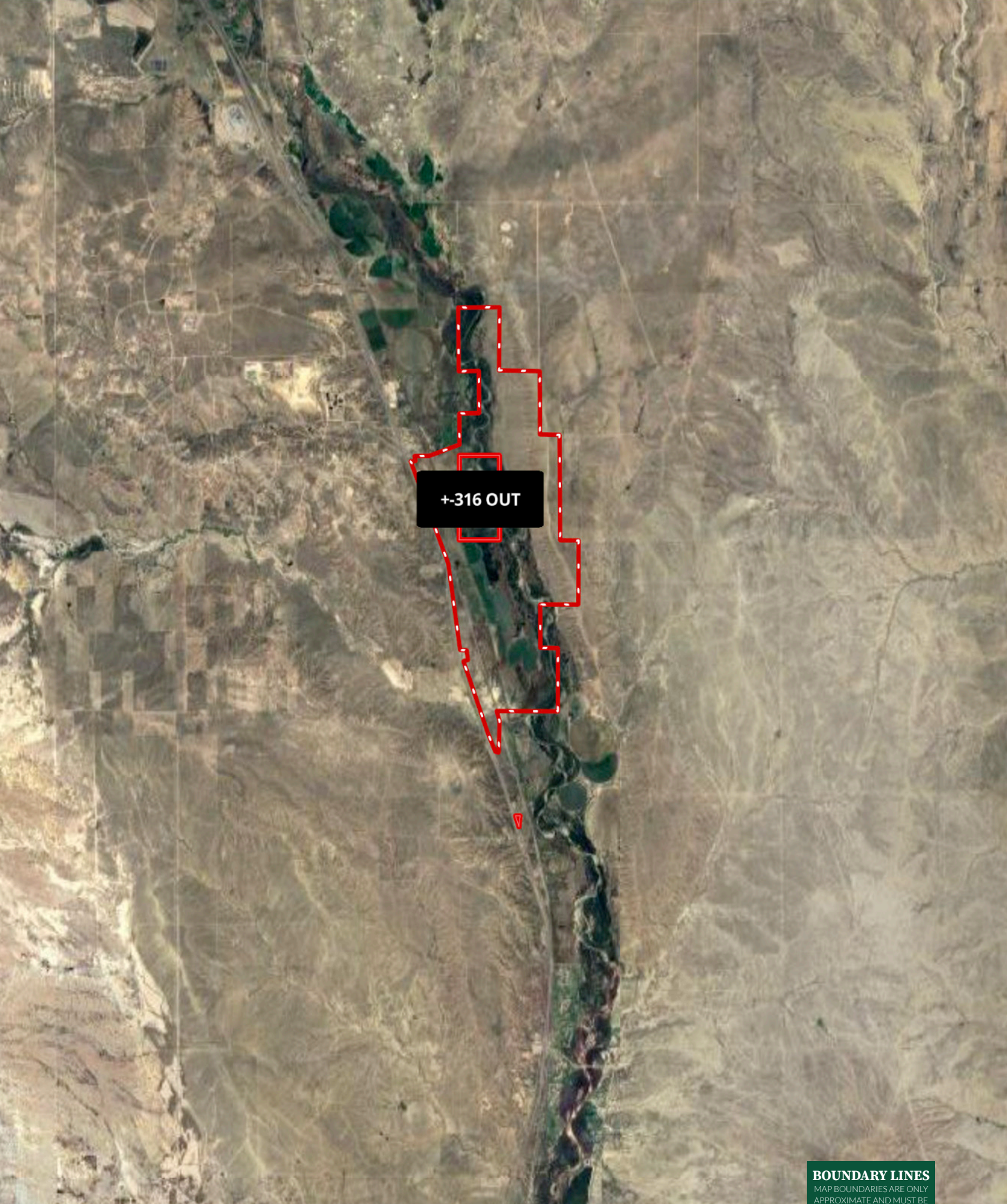
Location

Located just 20 miles north of Pueblo, CO and just 12 miles south of Fountain, CO, Tee Cross Ranch borders a large stretch of I-25 with Fountain Creek cutting through the middle of the property. With nearly 3.5 miles of interstate frontage, access to the ranch is terrific. In addition, with this rare and unique interstate frontage, development or expansion possibilities are endless. This property also has its own permanent exit off I-25.





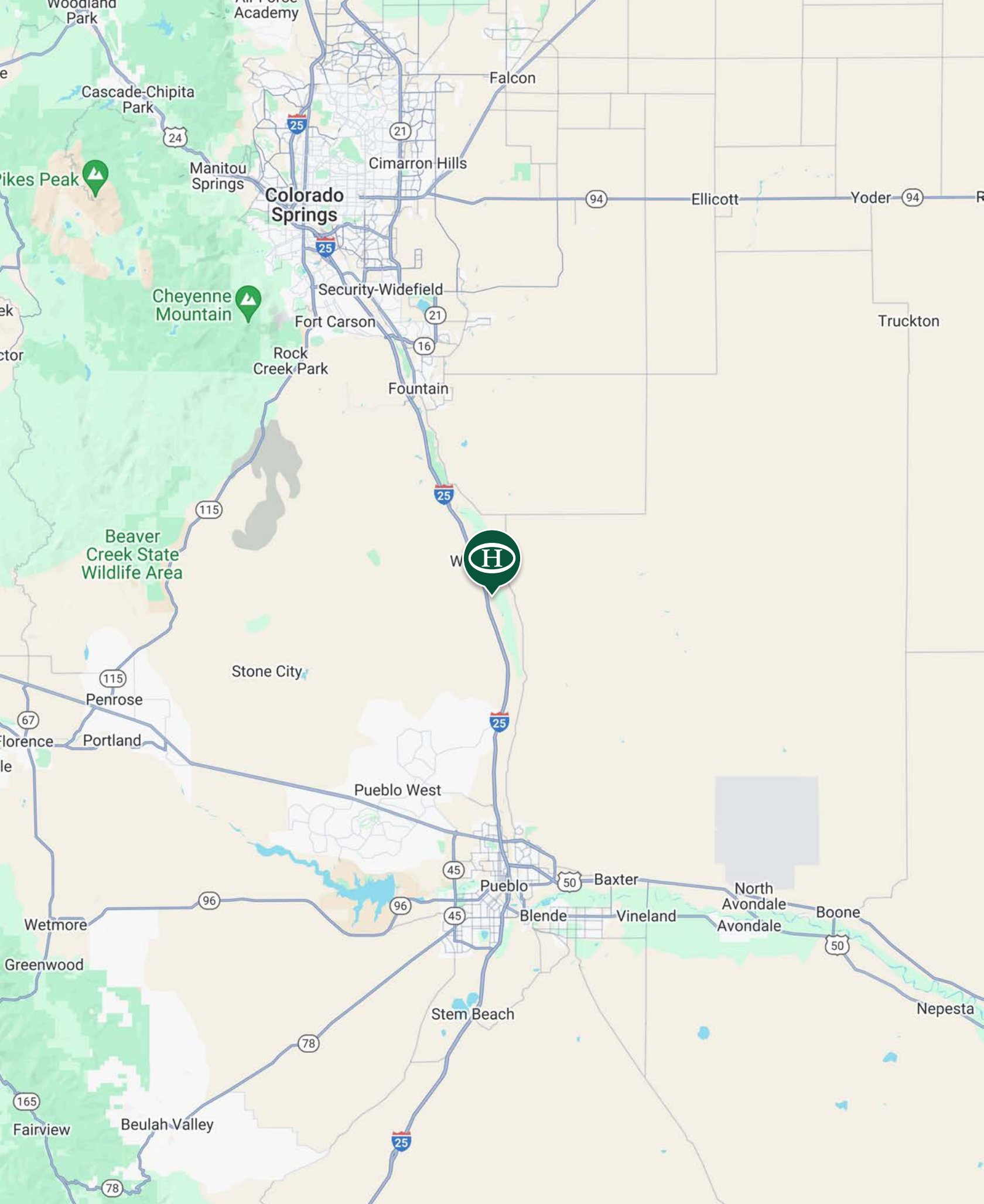




+316 OUT

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

 Boundary







Hayden Outdoors *Buyer Process*

BUYER QUALIFICATION: Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

PROPERTY SHOWINGS: With regards to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

REPRESENTATION OF OFFERS: Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

BROKER PARTICIPATION: Hayden Outdoors welcomes outside brokers to promote and sell our properties. We offer industry commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

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"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

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Hayden Outdoors is a family-owned real estate company and brokerage with a background in the cattle and ranching business. In 1976, Leo Hayden founded the company as the Property Exchange, working with farms and ranches for sale near Hays, Kansas. The brokerage moved to Goodland, Kansas in 1981 and became Hayden Inc. In the late 1990's, Leo was joined by his two sons, Dax and Seth, to help grow the business in multiple states. In 2003, Hayden Outdoors was formed to represent sellers and buyers on farm, ranch, and recreational properties in the Great Plains and Rocky Mountains.

The team at Hayden Outdoors has grown and prospered to include over 200 brokers, agents, and an excellent full-time staff supporting the sale of rural land. Hayden Outdoors represents the finest farms, legacy properties, working ranches, hunting lands and recreational properties from coast to coast.

Over time, we have built our team to be composed of brokers and agents with experience and knowledge in their markets and an affinity to "Do what they say they will". Hayden Outdoors is about honesty and integrity with customers and a rich sense of land stewardship. We understand land, water, habitat, livestock, wildlife, minerals and what is necessary to maximize value for our clients. **We truly love the great outdoors!**

We are blessed to work with the owners and buyers of the farms, ranches and other fine recreational properties we represent, because it is still the diversity of owners over the years that make these places so special.

At Hayden Outdoors, we're proud to say that we only work with the **best** brokers and agents who are experienced farmers, ranchers & outdoor enthusiasts.

Hayden Outdoors, LLC

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