

# TEE CROSS AT SQUIRREL CREEK

43,363 ACRES | EL PASO COUNTY, COLORADO



**HAYDEN  
OUTDOORS**  
REAL ESTATE





HAYDEN  
OUTDOORS™  
REAL ESTATE





OVERVIEW

LAND

IMPROVEMENTS

HISTORY

LAND DETAILS

MAPS



# OVERVIEW







## WELCOME TO **TEE CROSS AT SQUIRREL CREEK**

Introducing the legendary Tee Cross Ranch at Squirrel Creek, a truly historic property. This remarkable ranch is now available for the first time in 73 years, having been cherished and owned by the renowned Robert C. Norris and his family. Spanning an impressive 43,363+/- acres, the ranch consists of 18,897+/- deeded acres and additional 24,476+/- Colorado State Lease acres to be transferred upon approval of the State Land Board.



# LAND





Located alongside Black Squirrel Creek and Chico Creek, both of which run the entire length of the ranch, this property offers diverse natural features. The terrain itself ranges from level to gently rolling, and the native grass forage is well-established and boasts healthy sod coverage.

The Tee Cross Ranch presents a fantastic opportunity with several prime pieces of development land included in the sale. These parcels offer a range of possibilities, from potential higher-density housing located on the western border of Fountain, Colorado, to other sections that would be ideal for county subdivisions. These desirable locations are conveniently situated just 5 miles from Fountain and 15 miles southeast of Colorado Springs. The main artery connecting these areas is Squirrel Creek Road. This well-maintained paved road provides excellent access to all the properties along its route.







One particularly noteworthy tract, resembling a key shape on the map, stands as the closest parcel to Fountain. Encompassing 640 acres, this tract is just a quarter-mile from the Fountain city limits. It boasts stunning features such as a picturesque creek bed and majestic cottonwood trees. The property's highest point lies along its eastern boundary. It offers breathtaking unobstructed views of Pike's Peak, with the creek bottom unfolding below. This remarkable property holds immense beauty and substantial potential for future development.



Located half a mile east of the "Key" tract on Squirrel Creek Road, there is a 640-acre parcel of land that is encompassed by State Land. This site presents an ideal opportunity for establishing a homestead, providing ultimate privacy to those seeking a spacious area to construct their dream home and abundant space for animals, barns, and more. Additionally, it offers the potential for exchanging the state ground for a more desirable or valuable location. While this outcome is uncertain, it is certainly worth investigating.





Two exceptional county development sites are located at distances of 5.5 and 6.5 miles east of Fountain on Squirrel Creek Road. Combined, these sites encompass approximately 4,629 acres. Notably, they boast convenient access to Fountain, Colorado Springs, and Peyton via well-maintained paved roads. These parcels of land are truly picturesque, offering magnificent views of the Front Range. While presently utilized for cattle operations, their potential for development extends far beyond their current use.



# IMPROVEMENTS







At the headquarters, you'll find two residences, a historic barn with a hayloft, a horse barn, multiple cattle sheds, and a well-designed set of corrals and pens. The ranch has good fences and is equipped with two quarter-section pivot sprinklers in hay with ground water delivered from irrigation wells.

### **GENERAL OPERATIONS**

Properly managed, the ranch has the capacity to sustain over 1,000 cow-calf pairs throughout the year.









# HISTORY





The Tee Cross Ranch at Squirrel Creek was founded in 1950 by Bob Norris, famously known as the Original Marlboro Man. Interestingly, Bob found himself unexpectedly becoming the face of Marlboro when the company was shooting an ad campaign on his ranch. They decided to replace the hired model with Bob right then and there because of his genuine authenticity and the fact that he was already dirty. Bob Norris was a legendary figure, and his family, the Norris Family, continues to hold a revered status in the Colorado Springs area. They are widely recognized and respected for their reputation as ranchers, horsemen, business leaders, and philanthropists.









# LAND DETAILS







## **FEATURES**

- ATV/Off Road
- Cattle/Ranch
- Equestrian/Horse Property
- House/Cabin
- Hunting - Predator/Varmint
- Hunting - Upland Birds
- Outbuilding/Barn/Shed/Shop
- Water Rights
- Borders Public Lands
- Development Potential
- Farm/Crops/Ag
- Hunting - Big Game
- Hunting - Small Game
- Irrigation
- Pond/Lake
- State Hunting Unit: 118







## LOCATION

The ranch is located south and east of Colorado Springs and east of Fountain, Colorado. It stands out as one of the few expansive land properties in the surrounding area.

The Colorado Springs area and its surroundings are experiencing rapid growth, making it one of the fastest-growing regions in Colorado. The Tee Cross Ranch presents a unique blend of offerings, encompassing both a high-quality cattle ranch and exceptional development opportunities.

Contact Jim Digby, Seth Hayden, or Dax Hayden for your qualified private showing.

*\*\*The information contained herein is deemed reliable but is not warranted or guaranteed by the Broker, its Agents, or the Seller. Access to property, access to utilities, or any measurements including but not limited to, acreage, square footage, frontage, and mapping boundary lines shared herein has not been independently verified and is for purposes of marketing only. If exact measurements, access to property, or access to utilities is a concern, the property should be independently measured or investigated by the prospective buyer.*

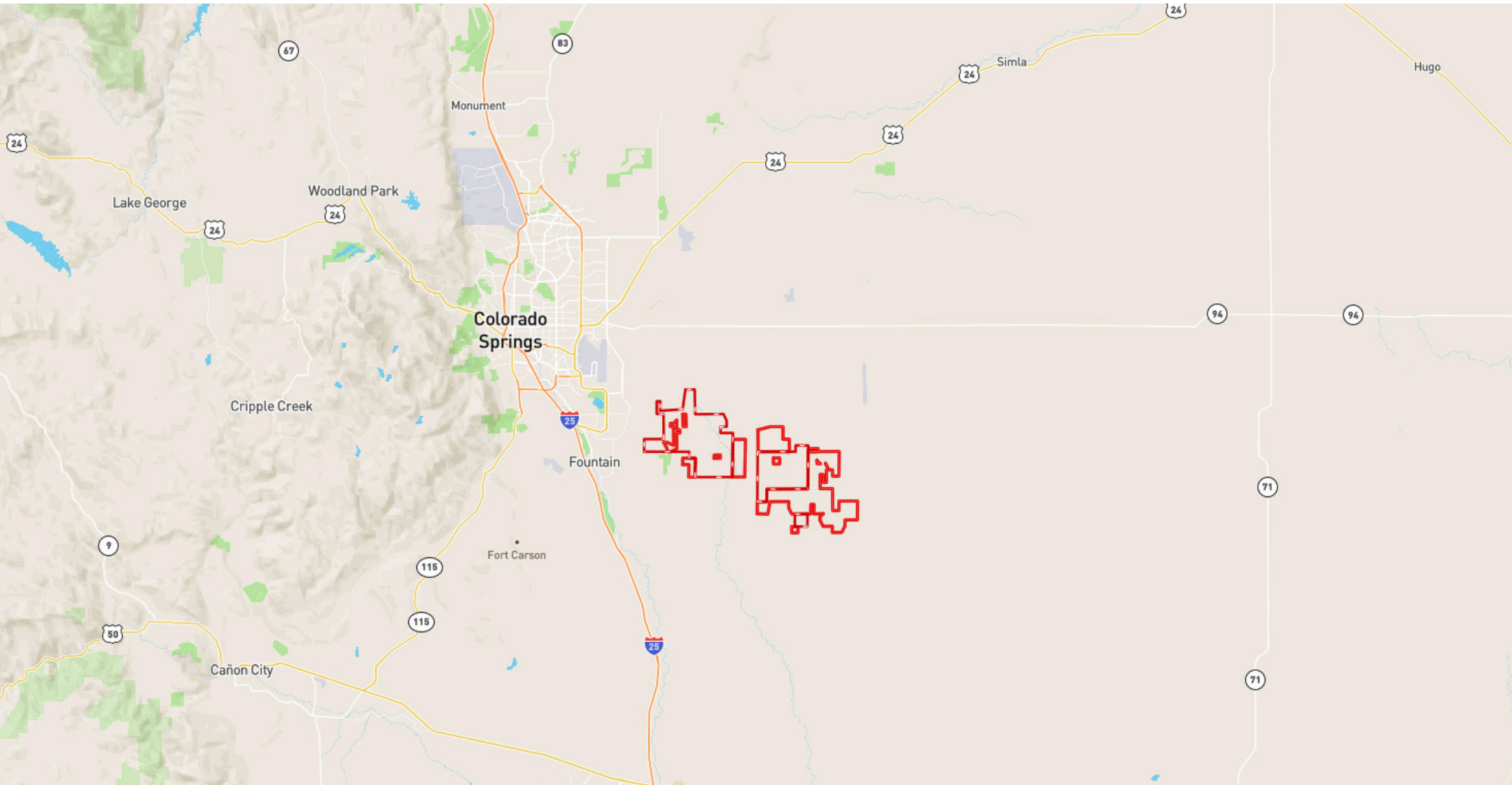




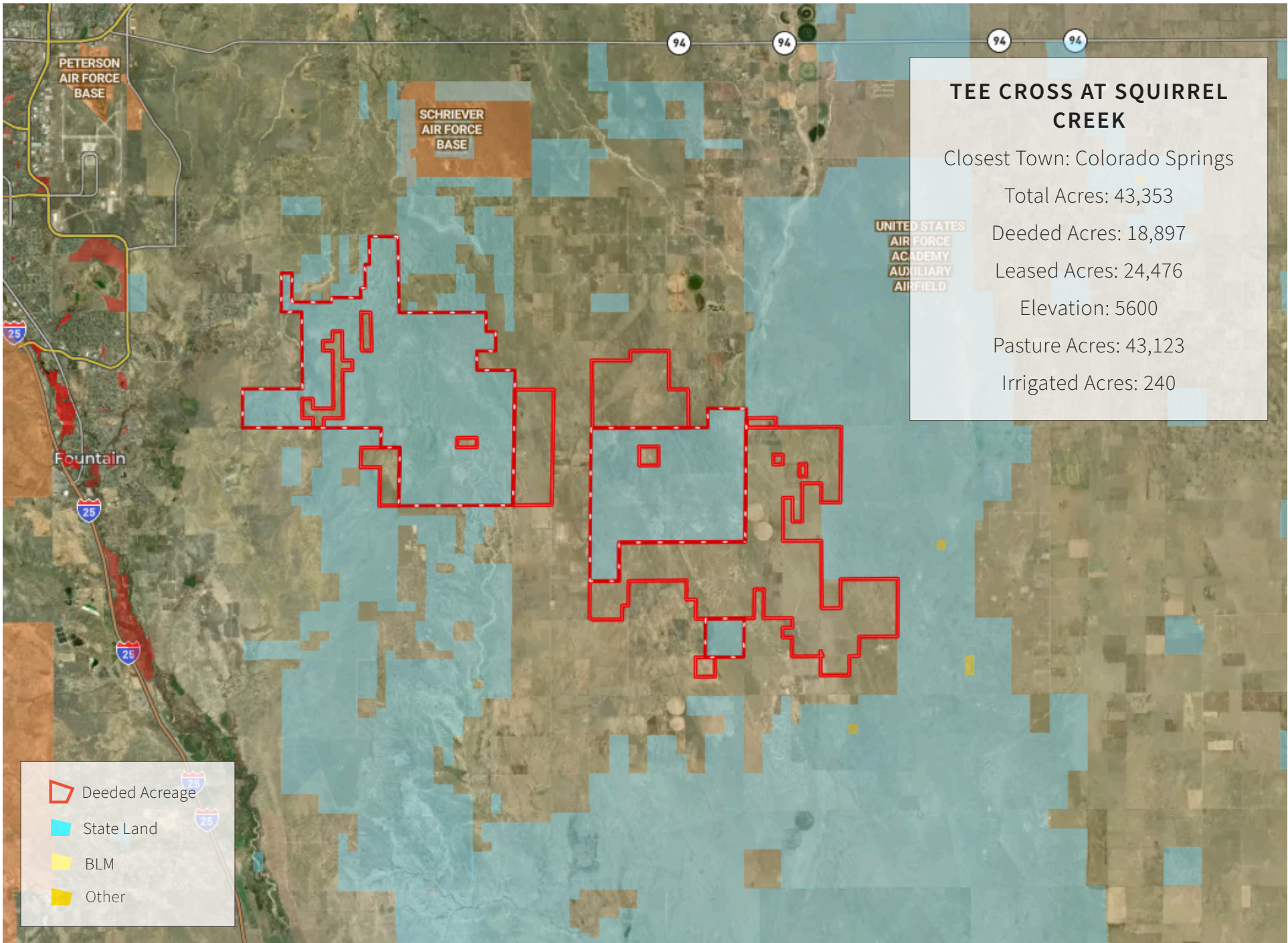




# MAPPING











**HAYDEN  
OUTDOORS<sup>™</sup>  
REAL ESTATE**

*Exclusively Presented By:*

**JIM DIGBY**

Broker Associate

Licensed in CO, MT, & WY

(303) 883-8493 | [JimDigby@HaydenOutdoors.com](mailto:JimDigby@HaydenOutdoors.com)

**DAX HAYDEN**

Broker Partner

Licensed in CO, KS, NE, NM, OK & WY

(303) 619-6774 | [Dax@HaydenOutdoors.com](mailto:Dax@HaydenOutdoors.com)

**SETH HAYDEN**

Broker Partner

Licensed in CO, NE, UT, & WY

(970) 692-6321 | [Seth@HaydenOutdoors.com](mailto:Seth@HaydenOutdoors.com)

[www.HaydenOutdoors.com](http://www.HaydenOutdoors.com)