

# Bijou Creek Farm

710 Acres

Elbert County, CO

\$2,100,000



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## Activities & Amenities

ATV/Off Road  
Cattle/Ranch  
Equestrian/Horse Property  
Farm/Crops/Ag  
Food Plots  
Hunting - Big Game  
Hunting - Small Game  
Hunting - Turkey  
Hunting - Waterfowl  
Income Producing  
Irrigation  
Pond/Lake  
Stream/River  
Wooded  
State Hunting Unit: 105

## Land Details

Address: TBD County Road 170,  
Agate, Colorado 80101, USA  
Closest Town: Agate  
Total Acres: 710.00  
Deeded Acres: 710.00  
Zoning: Ag  
Elevation: 5,400  
Pasture Acres: 300  
Irrigated Acres: 75  
Water Rights: Yes, Well Rights for irrigation  
Income Type: Hay / CRP  
Estimated Taxes: \$784 - 2023  
Source of lot size: Assessor/Tax Data

## Building Details

Waterfront Features: East Bijou Creek  
Exterior Features: 75 acre circle pivot





### **Property Summary**

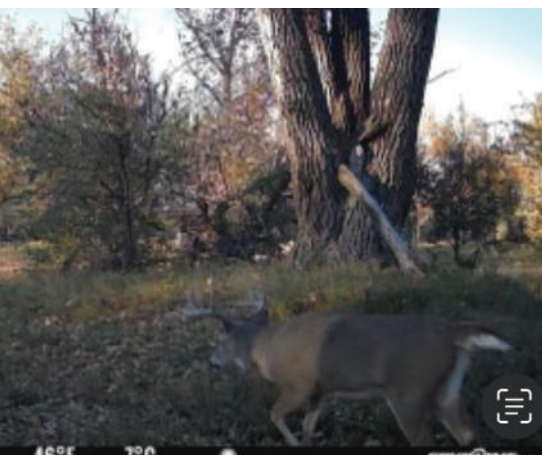
The Bijou Creek Farm (710-acres) is situated one hour east of Denver, Colorado along the cottonwood lined Bijou Creek bottom. It offers exceptional hunting opportunities, specifically for trophy-worthy whitetail, mule deer and antelope. With its unique creek bottom habitat, ample water resources, and newly planted alfalfa pivot (75ac) that attract wildlife, this farm is an outdoorsman's paradise while also providing good income (alfalfa and CRP).

### **Land**

The land is a good variety of habitat, including treed river bottom, irrigated (75 acres) and CRP((294 acres). The heavily treed cottonwood bottom known as East Bijou Creek runs for over a mile on the property. Along the way you will find multiple year-round ponds. The 75-acre pivot serve by adjudicated water rights has newly planted alfalfa, serving as a massive food source for wildlife. The property is well-equipped with water resources, with wildlife ponds and stock tanks. The farm also benefits from a CRP (Conservation Reserve Program) contract, providing an annual income of approximately \$7,200. The property also generates additional substantial income on the alfalfa crop.







## Recreation

This property has become a true wildlife Mecca. Currently the property holds mule deer, turkeys, elk, antelope and a very healthy population of whitetail deer. Trophy mule deer up to 200 inches have been taken on the ranch. Whitetail in the 150 range are common and in large numbers. The whitetail hunting has been greatly enhanced through the implementation of pivot and is seeing bigger and bigger bucks each year. Multiple pond on the property also makes for a fun duck hunt! Located in GMU 105 and landowner tags are available!

## Location

Just 60 miles east of Denver on I-70, the properties accessibility to Denver and Front Range makes it an ideal retreat for outdoor enthusiasts and those looking to enjoy the beauty of rural Colorado while still being within close reach of the city.

With its abundant water resources, food sources, and expansive creek bottom, East Bijou Creek Farm is a haven for wildlife and recreation. It is hard to find a property like this so close to Denver/ Front Range.

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## *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 regard 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 bring buyers to purchase our properties. We offer cooperating commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

**EQUAL HOUSING:** Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."



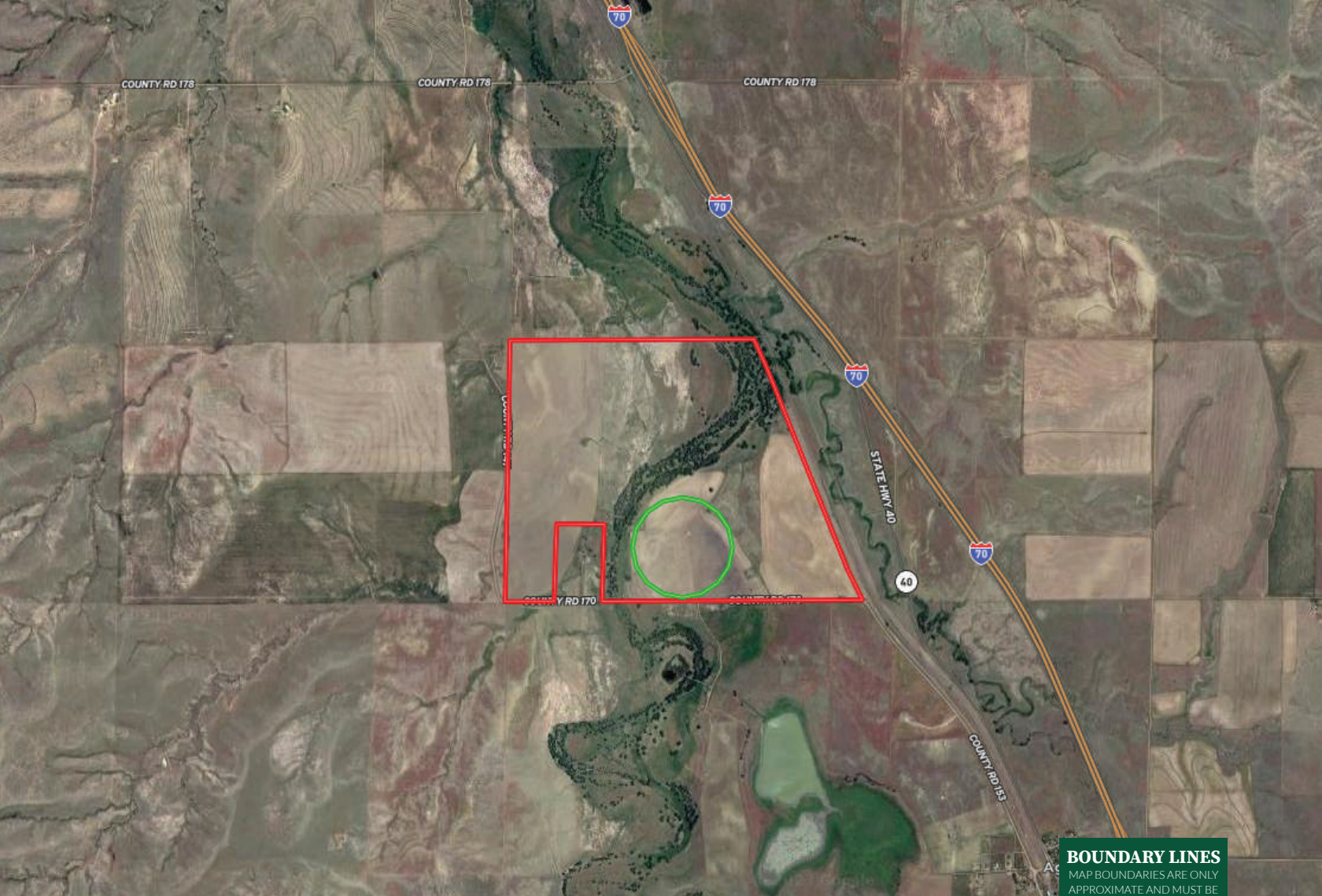
*"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"*

*- RICK STEINER, SELLER/BUYER*

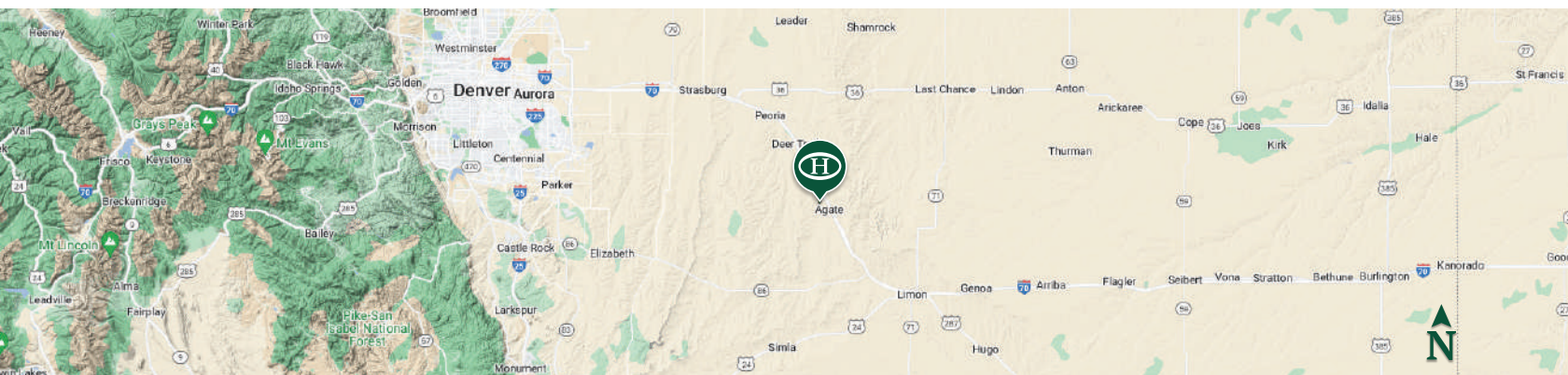
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testimonials







 Boundary



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