

Tee Cross Ranch East Unit

24,355.00 Acres

El Paso County, CO

\$23,215,000



Tee Cross Ranch East Unit

TOTAL ACRES:

24,355.00

PRICE:

\$23,215,000

COUNTY:

El Paso County

CLOSEST TOWN:

Colorado Springs, CO

Presented by



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Property Summary:

Now offering, the legendary Tee Cross Ranch at Squirrel Creek, East Unit, a truly historic western ranch. This ranch is being offered for the first time in 73 years, having been owned and cherished by the renowned Robert C. Norris family. Spanning 24,355 +/- acres, with 15,467 +/- deeded acres and 8,887 +/- Colorado State lease acres. Assignment of the lease requires review and approval from the State Land Board.

Activities & Amenities

ATV/Off Road
Cattle/Ranch
Equestrian/Horse Property
Hiking/Climbing
Hunting - Big Game
Hunting - Small Game
Hunting - Waterfowl
Irrigation
Outbuilding/Barn/Shed/Shop
Stream/River
Borders Public Lands
Development Potential
Farm/Crops/Ag
House/Cabin
Hunting - Predator/Varmint
Hunting - Upland Birds
Income Producing
Natural Spring
Pond/Lake
Water Rights

Land Details

Address: 24350 Squirrel Creek Road,
Colorado Springs, Colorado 80928, USA
Closest Town: Colorado Springs
Total Acres: 24,355.00
Deeded Acres: 15,467.38
Leased Acres: 8,887.46
Zoning: A
Elevation: 5600
Topography: Level to rolling
Vegetation: Grass and hay crop
Pasture Acres: 25115
Irrigated Acres: 240
Water Rights: Yes
Income Type: Grazing, hay
Estimated Taxes: \$7,465.53 - 2022
Source of lot size: Assessor/Tax Data

Building Details

Homes: 2
Homes: Framed
Style of Home(s): Ranch
Finished Sq. Ft.: 3055
Unfinished Sq. Ft.: 324
Bedrooms: 5
Full Bathrooms: 2
Basement: Full finished
Parking Types: Detached Garage
Outbuildings: 10
Types of Outbuildings: 3 Barns, Grain
Hopper, Storage shed, Cow Shed, Hay Shed,
Equipment Shed, Utility Building, Cow Shed
Other Improvements: 2 Center Pivot.
Sprinklers
Fence Type: Barbed Wire
Waterfront Features: Black Squirrel Creek



Land:

Located alongside Black Squirrel Creek, which runs 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 ranch is all contiguous and offers one of the few remaining large Colorado Springs area ranches.

The ranch boasts acres and acres of native forage rangeland that is all contiguous. The pastures are fenced and well watered. There are numerous county roads offering great access. Black Squirrel creek bisects the ranch from north to south with seasonal live water. The ranch has two quarter section irrigation center pivots.

Parts of the ranch are suited for development, including 2,720 contiguous acres bordering Squirrel Creek Road and South Peyton Highway.

It is not common to find an improved ranch that offers an all contiguous ranch of this size, just outside of a world class city, that is directly in the path of development, such as this one. A forward thinking discretionary buyer will find that this ranch checks all the boxes.





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. The ranch has good exterior and interior fencing and livestock water.

Recreation:

The ranch is home to Pronghorn, Mule Deer, Coyote, Fox, Mourning Dove, and many other birds and wildlife.

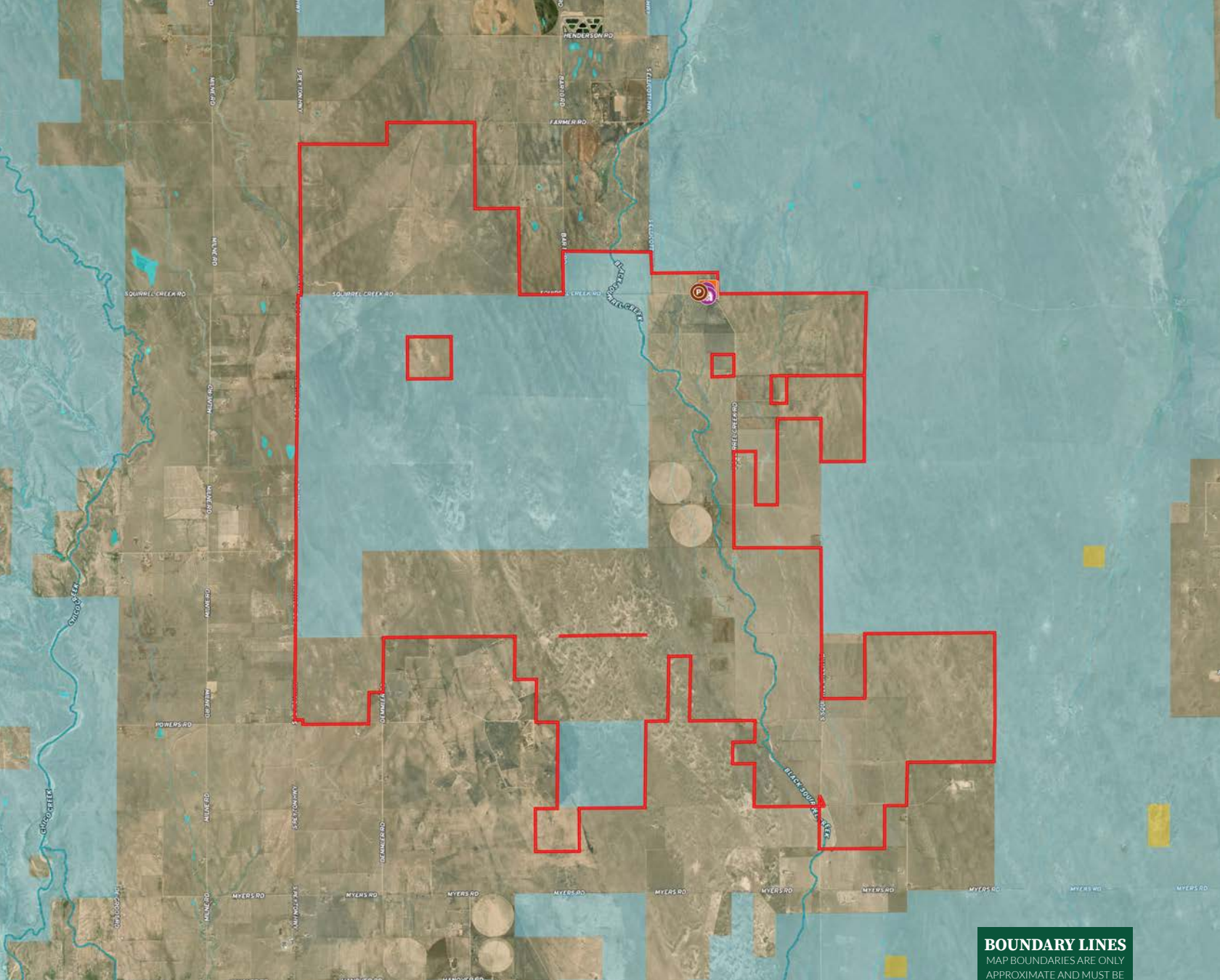
Agriculture:

With proper management, the ranch has the capacity to sustain over 550 cow-calf pairs throughout the year or 1,100 yearlings through the growing season.


Water/Mineral Rights & Natural Resources:

The ranch water rights are included. Rights include Decreed Upper Black Squirrel water rights, AGRA Augmented water, and Permitted wells.





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

 Boundary





Region & Climate:

Eastern El Paso County Colorado is known for its superior native short grass rangeland and mild climate. Colorado Springs is a world class city with world class amenities. The region has become popular and population growth rates are strong. At the foot of the Rocky Mountains and Pikes Peak, the region is home to the United States Air Force Academy, several military bases, the US Space Force, the Broadmoor Resort, the US Olympic Training Center, world class restaurants and shopping and many popular attractions.

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.





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.

The ranch is additionally offered in combination with the Tee Cross West Unit. See Tee Cross at Squirrel Creek listing.

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





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.

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- RICK STEINER, SELLER/BUYER

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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!**

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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.

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