

Rockin Horse Ranch

38.00 Acres | Park County, CO | \$1,490,000



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Activities & Amenities

ATV/Off Road
Equestrian/Horse Property
Hiking/Climbing
Hunting - Predator/Varmint
Hunting - Turkey
Pond/Lake
Wooded
Cycling/Mountain Biking
Fishing
Hunting - Big Game
Hunting - Small Game
Outbuilding/Barn/Shed/Shop
Propane
State Hunting Unit: 581

Land Details

Address: 1321 Bristlecone Rd,
Guffey, Colorado 80820, USA
Closest Town: Guffey
Total Acres: 38.00
Deeded Acres: 38.00
Leased Acres: 0.00
Zoning: Residential
Elevation: 8840
Vegetation: Trees
Estimated Taxes: \$2,543 - 2023
Source of lot size: Assessor/Tax Data
HOA Dues: \$300

Building Details

Homes: 1
Finished Sq. Ft.: 3486
Bedrooms: 5
Full Bathrooms: 3
Basement: Full finished
Parking Types:
Detached Garage
Outbuildings: 2
Types of Outbuildings: Barn
Heating Systems: Radiant



Property Summary

Take a look at the Rockin Horse Ranch, located near the end of the road in one of Guffey's most friendly subdivisions. Featuring a 3486 square foot, 5-bedroom custom home and a 2160 square foot, 6-stall horse barn with fully insulated workshop.

This fully fenced wooded property with a stream is perfect for horses. Add access to the stocked community fishing pond and the friendly neighborhood and you will feel right at home.





Land

The Rockin Horse Ranch sits on 38 acres in the Peak and Ponds Subdivision, which features 6 acres of common area including a stocked fishing pond. The property is mostly wooded and has a small stream running along its front edge.

Improvements

The 5-bedroom custom home features alder cabinets, hickory flooring, and T&G ceilings for the complete mountain home feel.

The full floor to ceiling wall of windows provides amazing views as well as the southern exposure to take advantage of the winter solar gain to reduce heating costs.

This large home has an excellent layout for a large family or just space for entertaining many guests. The upper level features a large loft for entertaining and relaxing and a well sized bedroom with private deck. The main level consists of the main living floor with kitchen, dining area, 2 bedrooms, living room and just out the door is the wrap around deck for your outdoor living needs. The large walk-out basement allows for guest privacy as well as easy access to the rest of the property.

The 2160 square foot barn features 6 elegant horse stalls with ample storage for feed above the stalls. Nearly half of the barn has been developed into a fully insulated workshop with ample space for all your projects and 220 volt electric to power your tools. Both sides of the barn have covered space for storage of equipment or additional animal space.







Recreation

Park County is the gem of Colorado outdoor recreation, with many options for the outdoor enthusiast including lake and stream fishing, hiking, mountain biking, and snowmobiling, as well as big and small game hunting. Add the ease of accessibility to Canon City for your shopping needs and the Guffey area is a recreational paradise.

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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 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 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.

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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

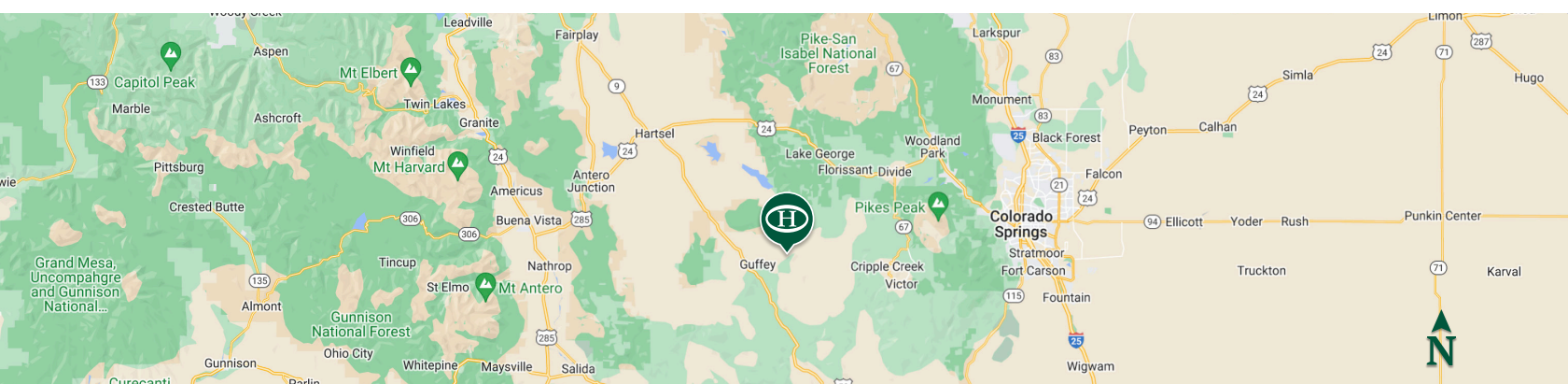
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testimonials





Boundary Barn House

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



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