

# Big Sandy Grazing and Hunting

2,878.00 Acres

Elbert County, CO

\$1,856,194



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## Activities & Amenities

ATV/Off Road  
Borders Public Lands  
Cattle/Ranch  
Development Potential  
Equestrian/Horse Property  
Hiking/Climbing  
Hunting - Big Game  
Hunting - Predator/Varmint  
Hunting - Small Game  
Hunting - Turkey  
Hunting - Upland Birds  
Hunting - Waterfowl  
Income Producing  
Mineral Rights  
Natural Spring  
Stream/River  
State Hunting Unit: 105

## Land Details

Address: Resolis Road,  
Matheson, Colorado 80830, USA  
Closest Town: Limon  
Total Acres: 2,878.00  
Deeded Acres: 1,638.00  
Leased Acres: 1,240.00  
Zoning: A  
Elevation: 5,650  
Topography: Rolling to level  
Vegetation: Native grass  
Pasture Acres: 2878  
Income Type: Grazing  
Estimated Taxes: \$884.24 - 2023  
Source of lot size: Assessor/Tax Data





### **Property Summary**

Big Sandy Grazing and Hunting is a very productive 1638 deeded acres and 1240 Colorado state lease acres and includes the Big Sandy Creek and a park like setting.







### **Land**

The ranch includes 1638 deeded acres and, with the approval of the Colorado State Land Board, a 1240 acre state lease. The ranch is highly productive with its native short grass prairie forage. The property is excellent summer grazing and the creek bottom provides winter cover for calving.

### **Improvements**

The Big Sandy has several new 4 strand barbed wire exterior and cross fences. There's one solar well with a newer bottomless tank on the east parcel and live water in on the west parcel. Electric service runs along Resolis Road.

### **Recreation**

This ranch is loaded with big Mule Deer and Whitetail Deer. There's also trophy class Pronghorn. The creek bottom holds Merriam Turkey and Doves. There's plenty of predator hunting as well. The park like setting of the creek bottom with its centuries old Cottonwood Trees makes the perfect getaway location.





## Agriculture

The ranch could be run as a cow/calf ranch or yearling grazing operation.

## Region & Climate

Nearest to Limon Colorado, the ranch gets about 16 inches of annual precipitation. The winters are mild, with a few snow storms for winter moisture and the summers are warm. It is ideal cattle country.

## Location

11 miles west of Limon, Colorado, the town of Limon is known for its great school, sports programs, friendly people and services. Limon is 79 miles east of Denver International Airport and the Denver Metro area. It is located 73 miles from Colorado Springs. The twin of Limon has plenty of gas, food, hotel, services options.



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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.

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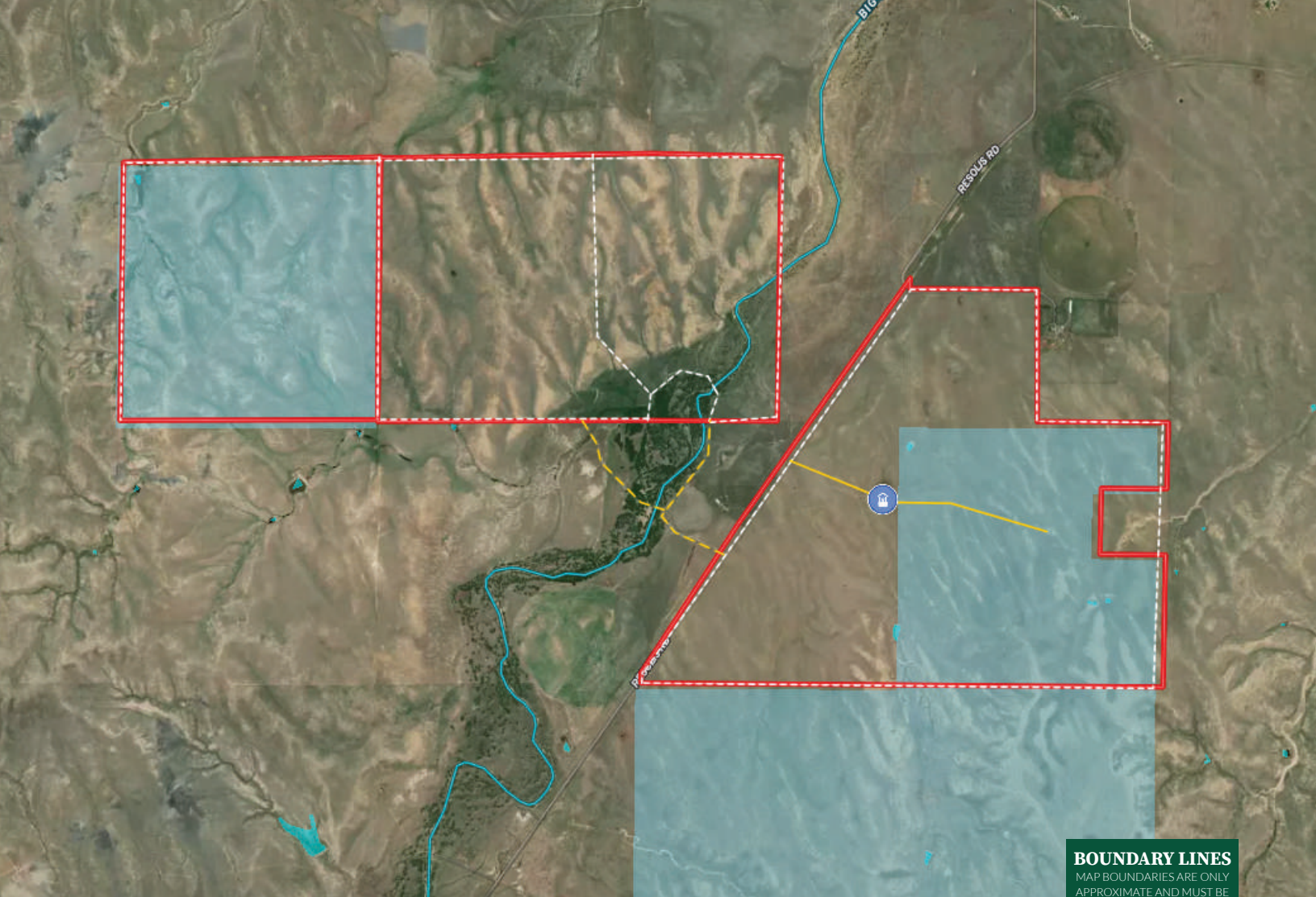
*"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"*

*- RICK STEINER, SELLER/BUYER*

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#### BOUNDARY LINES

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

Boundary State Land Primary Road 60' access easement Fence Well



## Jim Digby

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