

Dry Camp Ranch

2,240.00 Acres | El Paso County, CO | \$1,150,000



HAYDEN  OUTDOORS.

Dry Camp Ranch

TOTAL ACRES:

2,240.00

PRICE:

\$1,150,000

COUNTY:

El Paso County

CLOSEST TOWN:

Yoder, CO

Activities & Amenities:

Borders Public Lands
Cattle/Ranch
Conservation Easement
Equestrian/Horse Property
Hiking/Climbing
House/Cabin
Hunting - Big Game
Hunting - Predator/Varmint
Hunting - Small Game
Hunting - Upland Birds
Income Producing
Mineral Rights
Outbuilding/Barn/Shed/Shop
Pond/Lake
State Hunting Unit: 123

Land Details

Address: 20450 Boone Road,
Yoder, Colorado 80864, USA
Closest Town: Yoder
Total Acres: 2,240.00
Deeded Acres: 2,080.00
Leased Acres: 160.00
Zoning: A
Elevation: 5,500
Topography: Level to slightly sloping
Vegetation: Native grass
Pasture Acres: 2240
Include Business: Yes
Estimated Taxes: \$1,144.37 - 2024
Source of lot size: Assessor/Tax Data

Building Details

Homes: 1
Style of Home(s): Ranch
Finished Sq. Ft.: 936
Bedrooms: 2
Full Bathrooms: 1
Basement: None
Outbuildings: 4

Property Summary

Introducing Dry Camp Ranch, 2,080 deeded acres and 160 acres private lease, totaling 2,240 acres native grass range.

Land

2,080 deeded acres of level to rolling native grass short grass range land, along with 160 acres of private lease range land. The grass is native and primarily Grama Grass, Buffalo Grass and other native varieties. The ranch backs up to the famous 90,000 acres Chico Basin Ranch, which is owned by the State of Colorado, and has unobstructed towering views of the Rocky Mountains. The grass is well sodded native grass and the terrain is mostly level to slightly sloping. There's a mature tree windbreak along the north side of the farmstead. The ranch is subject to a conservation easement with The Natures Conservancy. There is a building envelope and the existing structures can be replaced or restored.

Improvements

The ranch has an older home, outbuilding and corrals. The home could possibly be fixed up or renovated depending on your desires, but it's in pretty tough shape. The outbuildings are rough. There are two water wells and cisterns piped to several stock tanks.

Recreation

Mule Deer, Antelope, Coyote, Fox and several small animal species and birds make the area home.





Agriculture

Currently it's being used to graze cattle year around.

Water/Mineral Rights & Natural Resources

Any seller owned mineral rights will convey.

Region & Climate

The area receives about 12 inches of moisture annually. Average winter temperatures are in the mid 20s and summer temperatures in the mid 80s.

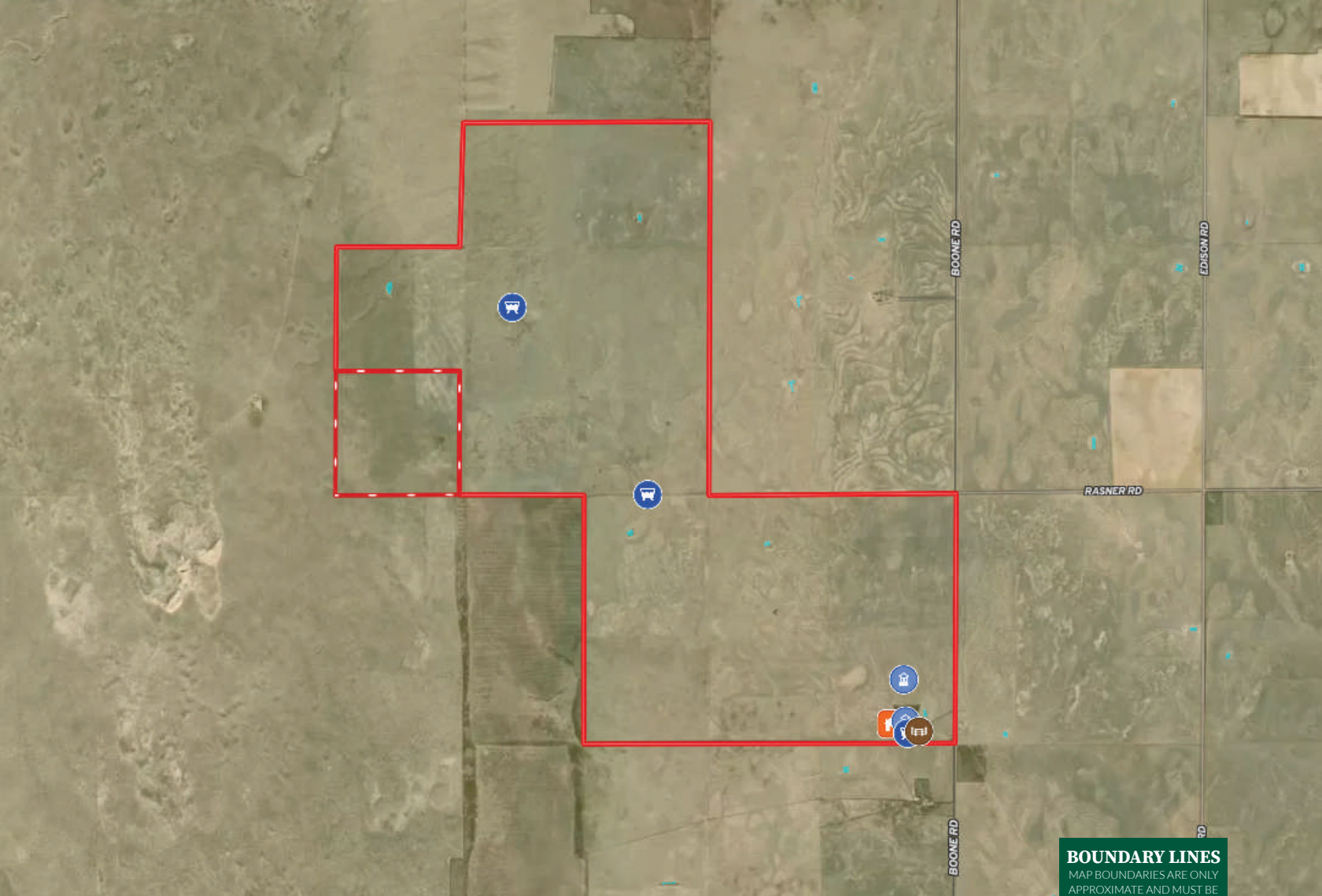
Location

Located near the Edison School and equal distance between Yoder, Colorado and Boone, Colorado, 23 miles from each. It is a mere 45 miles to Pueblo and 54 miles to Colorado Springs, Colorado. The property is accessed by Boone Road which is paved.








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

 Boundary  House  Water Storage  Water Well  Pens



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