

A Bar Ranch

315.00 Acres | Douglas County, CO | \$6,300,000



HAYDEN  OUTDOORS.

A Bar Ranch

TOTAL ACRES:

315.00

PRICE:

\$6,300,000

COUNTY:

Douglas County

CLOSEST TOWN:

Elbert, CO

Presented by



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About This Property

Presenting A Bar Ranch in Douglas County Colorado, a front range legacy ranch that encompasses all the amenities of a conveniently located, highly improved, secluded ranch in a highly desirable area. Picture yourself in a private protected valley on 315 pristine acres with a live water creek, pine covered hills to explore and hay meadows to work.

Land

This private ranch is situated on 315 plus gorgeous acres in the coveted Cherry Creek Valley along East Cherry Creek. The terrain varies from pine covered ridges to level sub-irrigated hay meadows to creek bottom to rolling hills and meadows. The views are incredible in each direction of the rolling hills of Douglas County and the Rocky Mountains to the west. East Cherry Creek runs the length of the ranch for 3/4 of a mile. Grasses range from native grass species such as Blue Grama and Buffalo grass to improved grasses, such as Brome. The creek bottom is lined with Cottonwood trees and the hills with mature Ponderosa Pines. The hills have natural rock outcroppings. The location is very private yet it boasts easy access to both Denver Metro and Colorado Springs Colorado.

Activities & Amenities

ATV/Off Road
Cattle/Ranch
Development Potential
Equestrian/Horse Property
Farm/Crops/Ag
Hiking/Climbing
House/Cabin
Hunting - Big Game, Predator/Varmint, Small Game, Turkey,
Upland Birds & Waterfowl
Income Producing
Irrigation
Mineral Rights
Outbuilding/Barn/Shed/Shop
Pond/Lake
Propane
Stream/River
Timber
Water Access/Waterfront
Water Rights
State Hunting Unit: 104

Land Details

Address: 11771 E Smith Road , Elbert , Colorado 80106, USA
Closest Town: Elbert
Total Acres/Deeded Acres: 315.00
Zoning: A
Elevation: 7100
Topography: Creek bottom, level, rolling
Vegetation: Grass, hay
Water Rights: Yes
District Court, Water Division 1, Case number 2001-CW-254.
Upper Dawson 108 af/yr, Lower Dawson 105 af/yr, Denver 144
af/yr, Arapahoe 168 af/yr, L Fox Hills 91 af/yr
Include Business?: Yes
Estimated Taxes: \$8,627.9 - 2024
Source of lot size: Assessor/Tax Data

Building Details

Homes: 2
Homes: Sante Fe style
Style of Home(s): Ranch
Finished Sq. Ft.: 4269 | Unfinished Sq. Ft.: 211
Bedrooms: 4
Full Bathrooms: 3 | Half Bathrooms: 1
Basement: Full finished
Parking Types: Attached Garage
Total # of Spaces: 4
Outbuildings: 6
Types of Outbuildings: Shop, Horse barn, Equipment shed, Hay
barn & Cow barn
Fence Type: Barbed wire
Heating Systems: Fireplace & Radiant
Waterfront Features: 3/4 mile of East Cherry Creek



Improvements

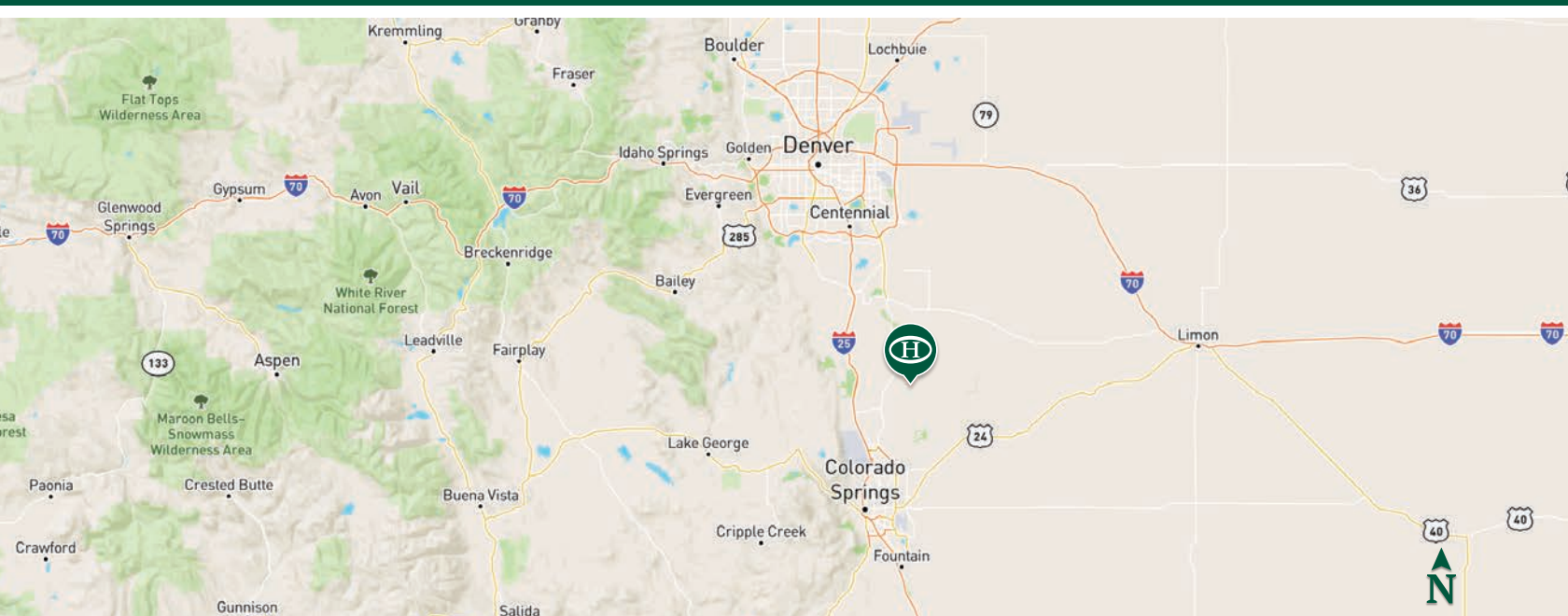
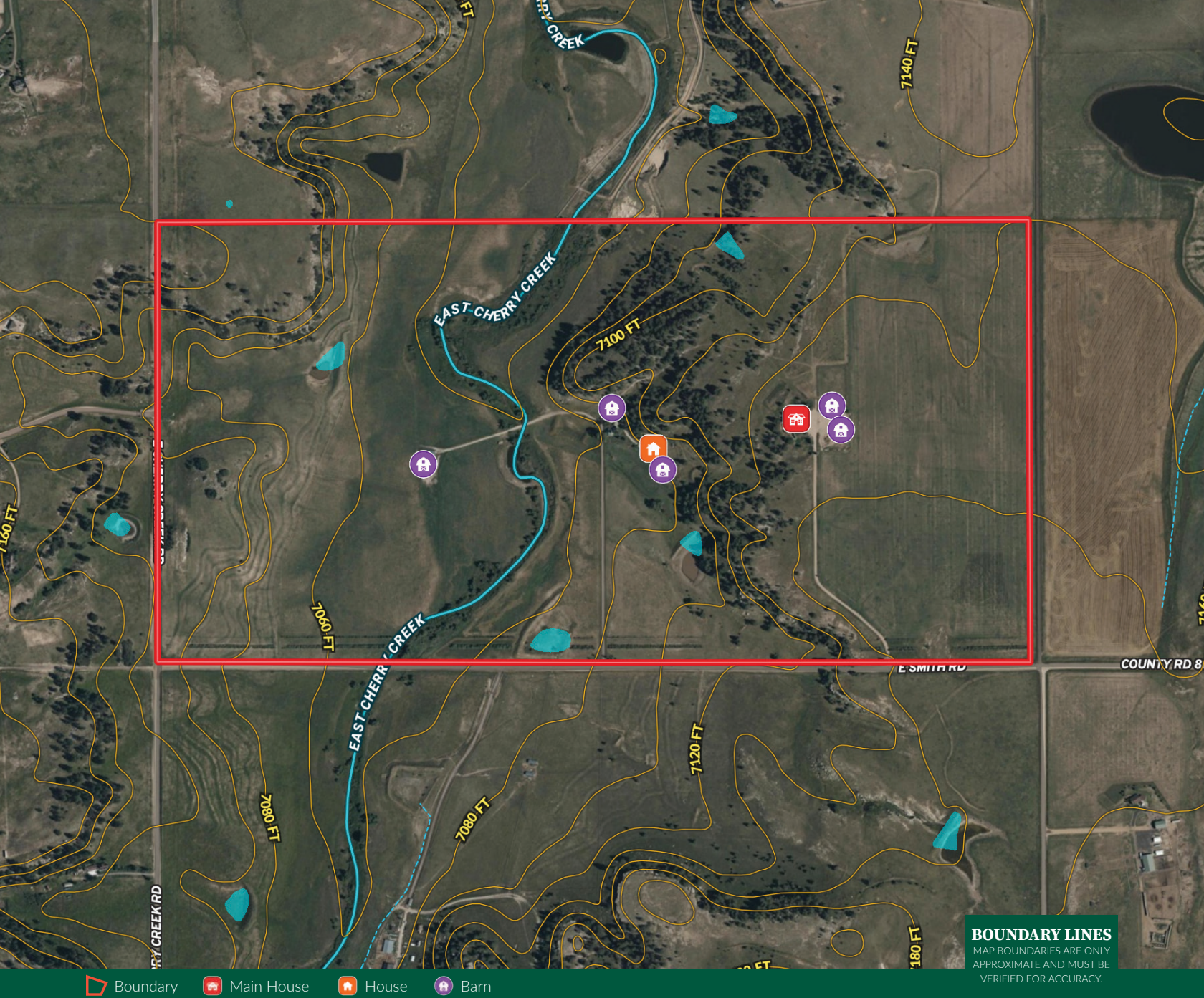
The **main home** is a fabulous custom built Santa Fe style stucco and log accent home overlooking the ranch, that boasts 4,480 finished square feet of living area. The home has four large bedrooms and four bathrooms. The main level features a large custom kitchen with a Subzero refrigerator, a Thermador 6 burner gas stove top and a double oven, granite counter tops, and a custom granite sink. The main floor living room features a custom Santa Fe style fireplace and walks out to an enormous western facing deck with log accents. The large master suite wing of the house has a Kiva style fireplace and an incredible custom 5 piece master bathroom and a spacious walk-in closet. The laundry is on the main level as well as the attached oversized 4 car garage. The fully finished basement features three large bedrooms and two full bathrooms, a family entertainment room with a wet bar. The basement family room walk out onto a large patio and wonderfully landscaped yard. The home boasts numerous custom touches, such as custom Santa Fe interior and exterior doors, custom handmade granite sinks created by Richard Pankraz Pottery, log accents and custom flooring. The manicured yard includes over a quarter acre of underground automatic sprinklers, extensive landscaping, and a Coy Pond with fish. The home is heated with in-floor radiant heat.

Buildings that accompany the main home include a 36×48 six stall heated and insulated **horse barn** with six 12×12 stalls along with 6 Priefert turnout runs and 2 Priefert dog runs. Also included is a 72X42 **shop building** with high ceilings and 4 overhead doors of 8 ft, 12 ft and 14ft in height. The shop includes a loft storage area and a heated and cooled exercise workout room. The shop offers plenty space for your projects, equipment and toys.

The homestead area of the ranch includes a lovingly maintained turn of the century **farm house** with 2 bedrooms and 2 bathrooms. Other functional buildings included near the farm house include two **shop buildings** including a 66x 24 building with 10 ft overhead doors and a 40×50 building with 12 ft overhead doors, a kitchen, bathroom and loft , a historic 48×48 **dairy barn** that has been partially converted to comfortable office space, a 30×80 **equipment shed** and a **hay storage barn**. There are plenty of corrals and pens to livestock.









Recreation

A Bar Ranch boasts Trophy Mule Deer, Elk, Antelope, Turkey and various small game, birds and predators. Elk tags are over the counter plains elk tags. The elk sign on the ranch at the time of listing may be the most sign per acre of any property that I've had the privilege of touring. This makes the fall of the year a slam dunk for Elk hunters. The ranch is in Game Management Unit 104 and its a draw area for Deer and Pronghorn. The ranch has the facilities for equine recreation and would make a great destination for any equine discipline.

Agriculture

The ranch harvests hay on 200 acres of dryland and sub-irrigated meadows. The balance is grazing land. The ranch holds rights on the East Cherry Creek Alluvium to irrigate and has an irrigation pond and irrigation equipment, though not currently in use.

Water/Mineral Rights & Natural Resources

Water rights include irrigation rights to the alluvium of East Cherry Creek. The ranch also hold deep water rights from 5 aquifers totaling 697.6 acre feet per year. Mineral rights are to be included, if any are held by the owners.

Region & Climate

Douglas County averages about 19 inches of rain annually and has fairly mild winters, though it can snow 60+ inches annually, but with an average of 245 annual days of sunshine and varying winter temperatures, the snow doesn't stay for long.





History

The area is rich in ranching history and was highly desired for large ranchers due to its good high protein grazing and favorable climate. Feed was plentiful and markets were near. This ranch echoes the past and is like a step back in time with its lush pastures, good winter protection and access to good and plentiful water resources.

Location

Located in the highly sought after East Cherry Creek valley in Douglas County Colorado, the ranch is conveniently located within one hour of both Denver and Colorado Springs. Denver International Airport is 58 miles door to gate or, if you prefer, Colorado Springs Airport is 32 miles south and serves many major cities. The ranches location is 9 miles west of Elbert Colorado and is centrally located between the small communities of Franktown, Elizabeth, Larkspur, Castle Rock and Monument Colorado. Each with its own services and unique culture. Douglas County is popular for its front range mountain views, wide open spaces, outdoor recreation and hiking trails.





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 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.

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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!**

We are blessed to work with the owners and buyers of the farms, ranches and other fine recreational properties we represent, because it is still the diversity of owners over the years that make these places so special.

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.

Hayden Outdoors Real Estate

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