

Squirrel Creek Land and Water

320.00 Acres | El Paso County, CO | \$1,400,000



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Activities & Amenities

Cattle/Ranch
Development Potential
Equestrian/Horse Property
Farm/Crops/Ag
Hunting - Big Game, Predator/Varmint,
Small Game & Upland Birds
Income Producing
Irrigation
Mineral Rights
Water Rights
State Hunting Unit: 118

Land Details

Address: Squirrel Creek Road, Colorado
Springs, Colorado 80928, USA
Closest Town: Fountain
Total Acres: 320.00 | Deeded Acres: 320.00
Zoning: A
Elevation: 5600
Topography: Rolling and level
Vegetation: Grass
Pasture Acres: 320
Water Rights: Yes
Rights to withdraw groundwater
pursuant to Colorado Division of Water
resources well permit 11273-FP subject
to the decree entered in Case number
B53483, District Court for the County of
Pueblo; 67252-FP subject to the decree
entered in Case numbers CA53483
and Case No. 80CW39 District Court,
Water Division 2, and 67252-FP-R
Mineral Rights: Yes
320 NMA
Estimated Taxes: \$148 - 2025
Source of lot size: Survey

Building Details

Fence Type: Barbed wire
View: Mountain



About This Property

320 acres with two irrigation wells within minutes of Colorado Springs. Extensive water rights are included. Paved access and incredible views of the Front Range and Pikes Peak! One of the few remaining larger parcels available in the Colorado Springs area.





Land

320 acres of rolling to level grass land with one half mile frontage on paved Squirrel Creek Road. Super easy access to the second largest city in Colorado is an attribute as well as towering views of America's mountain, Pikes Peak. The ground is mostly native forage with some planted back improved grasses.

Improvements

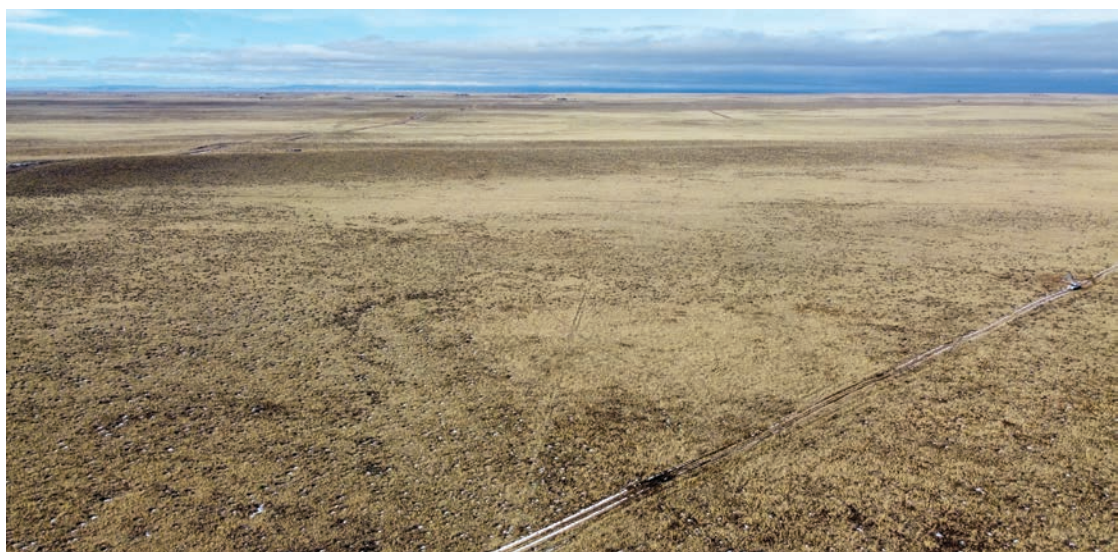
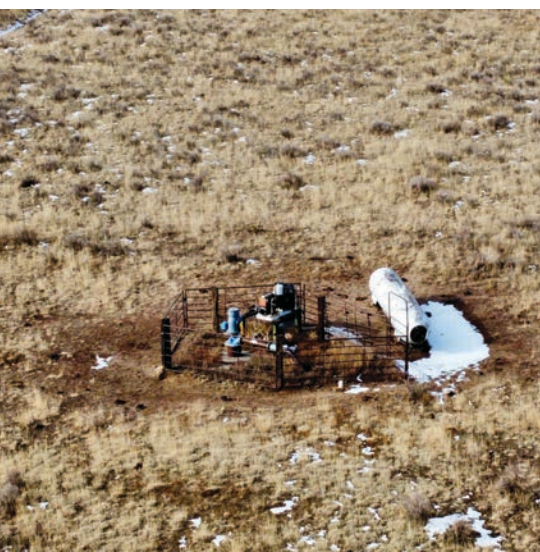
The property is fenced on 3 sides, and has two irrigation wells. One well pump is operated off of a propane fueled engine and has a maximum pumping rate of 550 gallons per minute and decreed to irrigate up to 240 acres. The second well pump is powered by a diesel engine and has a maximum pumping rate of 420 gallons per minute and decreed to irrigate up to 85 acres. There's a center pivot base and underground pine line from the wells to the pivot base. The pivot formerly irrigated 112 to 125 acres as recently as 2008.

Recreation

The ranch is located directly across Squirrel Creek Road from the nearly 8,000 acre Turkey Track Ranch State Trust Lands. Turkey Track allows walk in public access in GMU 118 for large and small game hunting. Mule Deer and Pronghorn are abundant in the area, as well as Coyote and Fox and various small game species.

Agriculture

Formerly irrigated farm land for hay production and range land for grazing. Currently, the property is in use for livestock grazing. Though the property has a long history in agricultural use, its proximity to Colorado Spring and Fountain Colorado, presents a likely highest and best use for development of both the lands and the abundant water. Additional future uses could include solar or wind energy production as the property is near a major transmission line.





Water/Mineral Rights & Natural Resources

The property has extensive water rights in the Upper Black Squirrel Groundwater Basin.

Rights to withdraw groundwater pursuant to Colorado Division of Water resources well permits:

- 11273-FP subject to the decree entered in Case number B53483, District Court for the County of Pueblo;
- 67252-FP subject to the decree entered in Case numbers CA53483 and Case No. 80CW39 District Court, Water Division 2, and 67252-FP-R, priority 72-87



Region & Climate

Located in the Colorado Springs, Colorado region, the land is within minutes of the city. Colorado Springs offers world class restaurant, entertainment and businesses and is the gateway to the Rocky Mountains sitting at the base of the world famous Pikes Peak. The area climate is semi arid with average rainfall of 14 to 18 inches per year with warm summers and snowy cool winters. Colorado Springs is home to the United States Olympic Training Center and Museum, Garden of the Gods, Cheyenne Mountain Zoo and the world famous Broadmoor Hotel.





Location

The ranch is conveniently located within minutes of Fountain, Colorado and Colorado Springs. From the property to the Colorado Springs Airport is 25 minutes. It is located 14 miles due east of Fountain, Colorado.

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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.

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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BOUNDARY LINES

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

 Boundary  Water Well  Gate  Road/Trail  Fence  Transmission Line



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