

A Bar Ranch (option 2)

276.00 Acres | Douglas County, CO | \$3,900,000



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Activities & Amenities

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

Land Details

Address: E Smith Road, Elbert, Colorado 80106, USA
Closest Town: Elbert
Total Acres: 276.00 | Deeded Acres: 276.00
Zoning: A
Elevation: 7100
Topography: Meadows and rolling
Vegetation: Grass
Water Rights: Yes, Alderman Ditch, East Cherry Creek; case number 2001-CW-254
Include Business: Yes
Income Type: Grazing, hay
Estimated Taxes: \$3,320 - 2024
Source of lot size: Assessor/Tax Data

Building Details

Homes: 1 | Style of Home: Farm house
Finished Sq. Ft.: 2,191
Unfinished Sq. Ft.: 304
Bedrooms: 2 | Full Bathrooms: 2
Basement: Unfinished
Gas Provider: Propane
Water Provider: Well
Parking Types: Detached Garage
Outbuildings: 5
Types of Outbuildings: Hay storage barn, Shop (2), Equipment shed, & Barn/office
Waterfront Features: East Cherry Creek
Siding: Wood | Roofing: Metal
View: Mountain, Pond, Private, Scenic, Stream, Wooded



Property Summary

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 276 pristine acres with a live water creek, irrigation rights, pine covered hills to explore and producing hay meadows





Land

Escape to A Bar Ranch, a 276-acre legacy property in the sought-after Cherry Creek Valley of Douglas County, Colorado. This private, protected valley offers a serene and secluded lifestyle with the convenience of being just an hour from both Denver and Colorado Springs. The varied terrain of the ranch features pine-covered ridges, rolling hills, and level hay meadows, all with incredible views of the Douglas County hills and the majestic Rocky Mountains. This private ranch is situated on 276 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. The land is a haven for outdoor recreation and wildlife. With East Cherry Creek running the length of the property, live water is a key feature, supporting a rich ecosystem.

Improvements

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 40x50 building with 12 ft overhead doors, a kitchen, bathroom and loft , a historic 48x48 dairy barn that has been partially converted to comfortable office space, a 30x80 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 185 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.

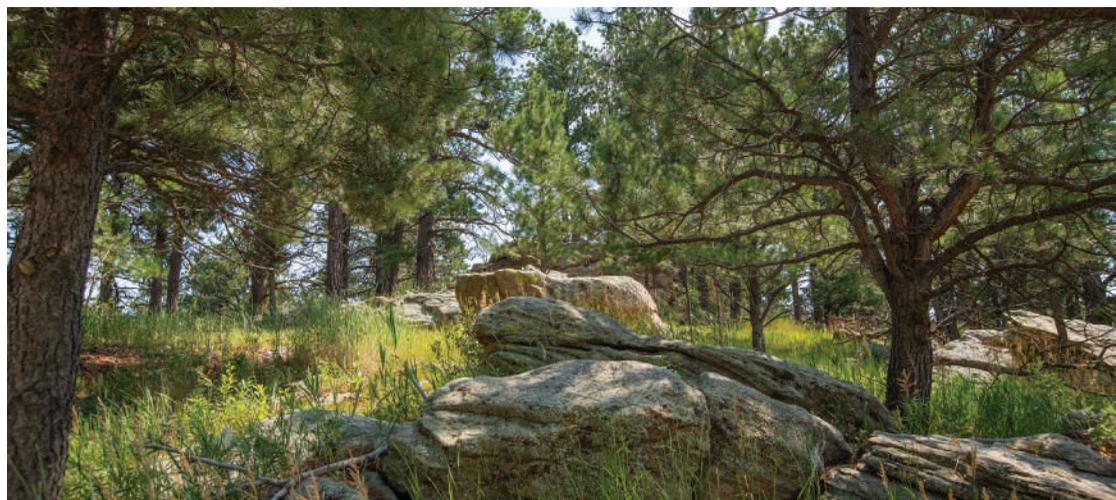
Water/Mineral Rights & Natural Resources

Water rights include irrigation rights to the alluvium of East Cherry Creek. The rights are an 1881 water right from Alderman Ditch, 2.5 cfs diverted from East Cherry Creek , Priority number 132, with an average annual diversion of 86 to 131.5 acre feet.

The ranch also hold the 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. This is a one-of-a-kind opportunity to own a ranch that perfectly balances seclusion, convenience, and luxury. Whether you are drawn to the land for its exceptional wildlife and hunting, the productive hay meadows, or the custom home for its refined comfort and breathtaking views, A Bar Ranch offers a rare and complete package.

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.

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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.

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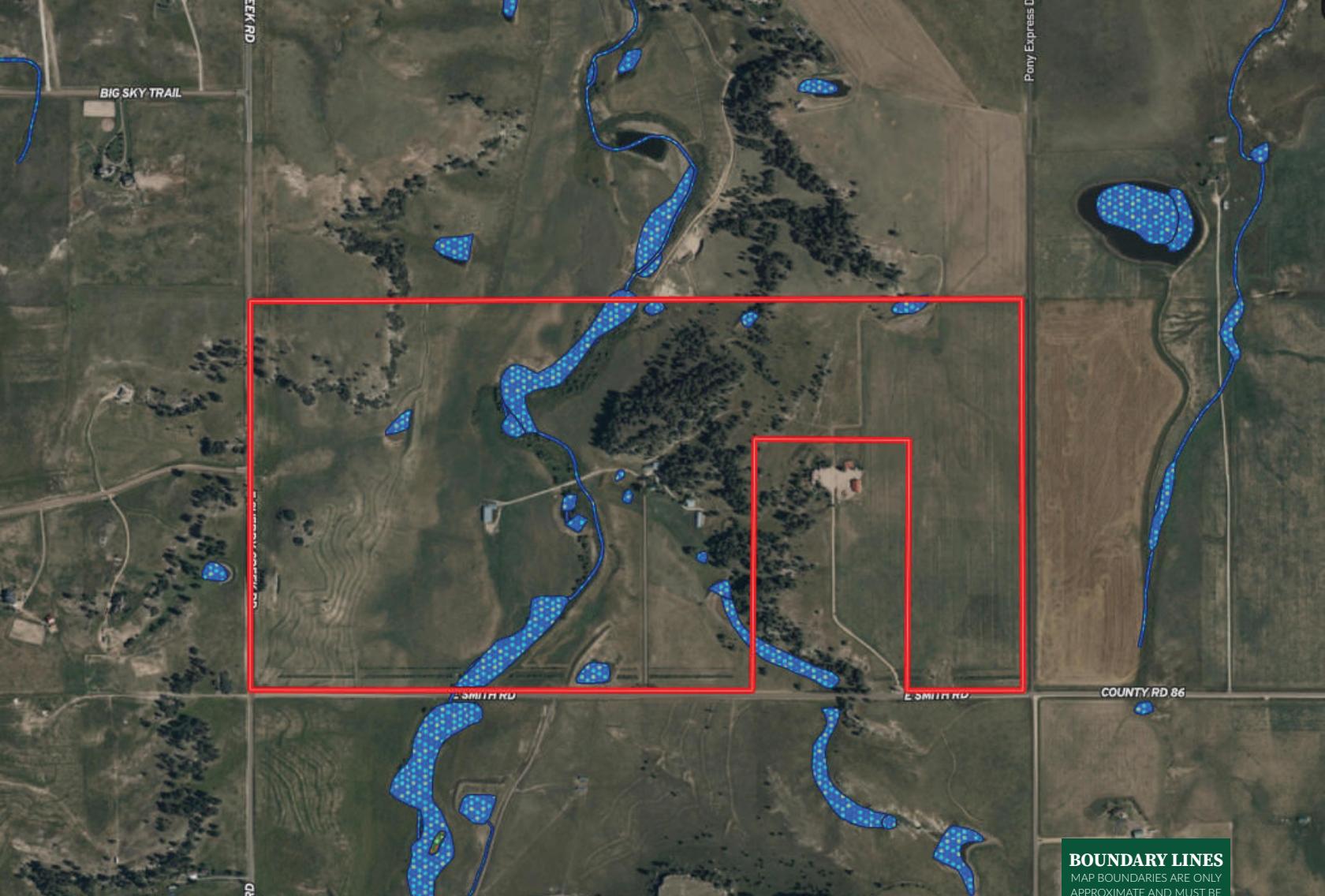


"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

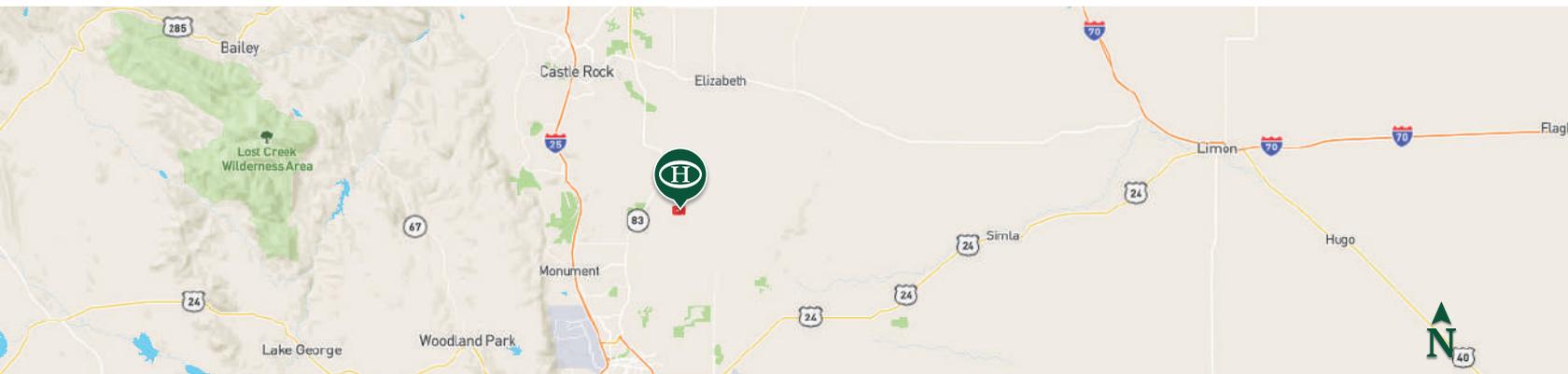
Scan to see more
testimonials





 Boundary

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



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