

Jumping Cow Ranch HQ

321.00 Acres | Elbert County, CO | \$2,699,000



HAYDEN  OUTDOORS.

Jumping Cow Ranch HQ

TOTAL ACRES:

321.00

PRICE:

\$2,699,000

COUNTY:

Elbert County

CLOSEST TOWN:

Ramah, CO



Presented by



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**HAYDEN OUTDOORS.
REAL ESTATE**





Property Summary

Offering Jumping Cow Ranch Headquarters, an exquisite Elbert County horse or cattle estate. The well improved ranch offers all the facilities needed to operate a horse boarding, training, or event venue. It would also make the perfect cattle ranch headquarters and is ready for your purebred or commercial cattle sales. The ranch has several purchase options and is additionally offered in parcels. Come experience a true High Plains western ranch.



Activities & Amenities

ATV/Off Road
Cattle/Ranch
Cycling/Mountain Biking
Deep Water Access
Development Potential
Equestrian/Horse Property
Hiking/Climbing
House/Cabin
Hunting - Big Game, Predator/Varmint, Small Game, Turkey
Income Producing
Mineral & Water Rights
Outbuilding/Barn/Shed/Shop
Pond/Lake
Propane
Rental Property
Wooded
State Hunting Unit: 105

Land Details

Address: 24063 County Road 122, Ramah, Colorado 80832, USA
Closest Town: Kiowa
Total Acres: 321.00
Deeded Acres: 321.00
Zoning: A
Elevation: 6100
Topography: Rolling hills
Vegetation: Native grass forage
Pasture Acres: 321
Water Rights: Yes, Basin determinations
2114-BD, 2115-BD, 2116- BD
Mineral Rights: Yes, All appurtenant minerals
Owned by seller convey, if any
Income Type: Ranching, Horse Boarding
Estimated Taxes: \$2,415.52 - 2025
Source of lot size: Assessor/Tax Data

Building Details

Homes: 2
Homes: Log
Style of Home(s): Ranch
Finished Sq. Ft.: 4,590
Unfinished Sq. Ft.: 304
Stories: 2
Bedrooms: 4
Full Bathrooms: 3 | Half Bathrooms: 1
Basement: Partial finished
Electricity Provider: Mountainview Electric
Gas Provider: Propane
Water Provider: Well
Parking Types: Attached Garage
Outbuildings: 3
Types of Outbuildings: Arena, Barn/Stable,
Shop, Storage Building, Loafing Shed
Heating Systems: Boiler-HWBB, Fireplace, Forced Air
Appliances: Dishwasher, Garbage Disposal,
Refrigerator, Hot Water Heater, Oven
Flooring: Carpet, Hardwood, Tile
Siding: Log
Roofing: Metal
View: Mountain, Private, Scenic, Wooded



Land

321 acres of grassland east of Kiowa and north of Ramah in Elbert County Colorado. The property features rolling hills, draws, and pine tree pockets with good native grass forage ideal for a cattle or horse operation. The soils are typically loamy to sandy loam in the high plains grassland areas and are well-suited for native grass species. Water is primarily from a central 585 ft deep well, which is piped around to numerous automatic waterers and hydrants in addition to several stock dams. The average annual precipitation ~15-17 inches and the property features, well taken care of, native grass forage. The ranch is located 17 miles east of Kiowa, Colorado and 15 miles north of Ramah Colorado with great access incredible views of Pikes Peak and the surrounding countryside.





Improvements

Main Home: Timeless Western elegance describes this wonderfully appointed grand western log home at the center of the ranch. The stunning ranch-style log home is nestled amid the Ponderosa Pines. Featuring warm, handcrafted log design and boasting 4,590 square feet of finished living area and 960 square feet of unfinished. The grand great room as breathtaking centerpiece with soaring vaulted ceilings with exposed beams, massive floor-to-ceiling stone fireplace, expansive walls of windows flooding the space with natural light. The design is open and perfect for gatherings and ranch living. The home features a large covered front porch, expansive back deck, walkout basement, a large office and sun porch. There are 4 spacious bedrooms, 4 bathrooms. The home features a maintenance free metal roof and several outdoor living spaces.

Second home: An inviting 1,800 square foot wood-framed retreat with log siding and a metal roof, perfectly positioned on the ranch with 1 generous bedroom and 1 full bath. The guest home has an expansive open-concept living and kitchen area bathed in natural light, flowing effortlessly for relaxed ranch living. Included is an attached garage and mudroom to handle boots, gear, and daily comings and goings. Also featured is a cozy office/entertainment room anchored by a crackling wood stove. Perfect as luxurious guest quarters, caretaker residence, or private escape.

Barn/Indoor Arena: An impressive 16,000 sq ft enclosed arena (126×126 ft) with high-clearance roof, perfect for year round riding, training, and events. The barn includes an Integrated cattle auction facility with tiered seating for 100+ spectators, 6 spacious 15×12 horse stalls with feeders and attached outdoor runs, a large tack room and a separate storage room. Also included is a show cattle prep area 75×24 ft with pens, a wash rack (floor drain), and multiple tie-outs. the barn includes an insulated 48×27 ft shop with heat for equipment maintenance and projects. There are five overhead doors: two 14 ft high, one 12 ft high, two 10 ft high for easy access. Its a versatile, high-function Western setup built for serious ranching, showing, equine events and livestock operations.





Other Improvements: Large round pen for training and sorting. Multiple feeding pens with durable concrete aprons and windbreaks. All pens are equipped with automatic waterers. Efficient working alleys, semi load-out ramp. Heavy duty welded pipe construction throughout, “over the top” design for safety and longevity. Built for high-volume cattle handling and horse work. Additional outbuildings include a 30 x 50 ft Metal pole building could be used to store feed or add stall and a Loafing shed.

Recreation

Prime ranch and facilities for equine disciplines and horseback riding across rolling hills, draws, and pine pockets via extensive trails and in the 16,000 sq ft indoor arena. Excellent big game and upland hunting—mule deer, pronghorn antelope, Merriam’s turkey, coyote; the occasional elk. Year-round outdoor pursuits: trail riding, roping practice, cattle work, wildlife viewing, photography, archery, hiking. This quiet, private high-plains escape ideal for family adventures and Western lifestyle.

Agriculture

The ranch is suited to either a horse breeding, training or boarding facility or a cattle ranch livestock facility. It would also make a great equine event center for any discipline. The facilities and grass supports a strong cattle or horse operation with good carrying capacity in a 14-17 inch precipitation zone.

Water/Mineral Rights & Natural Resources

The sale will include water rights recorded in Basin determinations 2114-BD, 2115-BD and 2116-BD. These include water rights from The Denver, Arapahoe and Laramie Fox Hills Aquifers. Also included will be any unsevered appurtenant mineral rights that the seller owns.





Region & Climate

- The area is Semi-arid high plains with an elevation ~6,500–7,000 ft in Elbert County, north of Ramah/east of Kiowa.
- Temperatures, Annual range: lows ~12–18°F (winter) to highs ~84–86°F (summer).
- Warm season (Jun–Sep): highs 80–86°F, lows 50s.
- Cold season (Dec–Feb): highs 38–45°F, lows 12–20°F (can drop below 0°F).
- Precipitation, Annual: 15–18 inches rain + 50–77 inches snow.
- Wettest: May–Aug (thunderstorms),. Snow: mostly Nov–Mar.

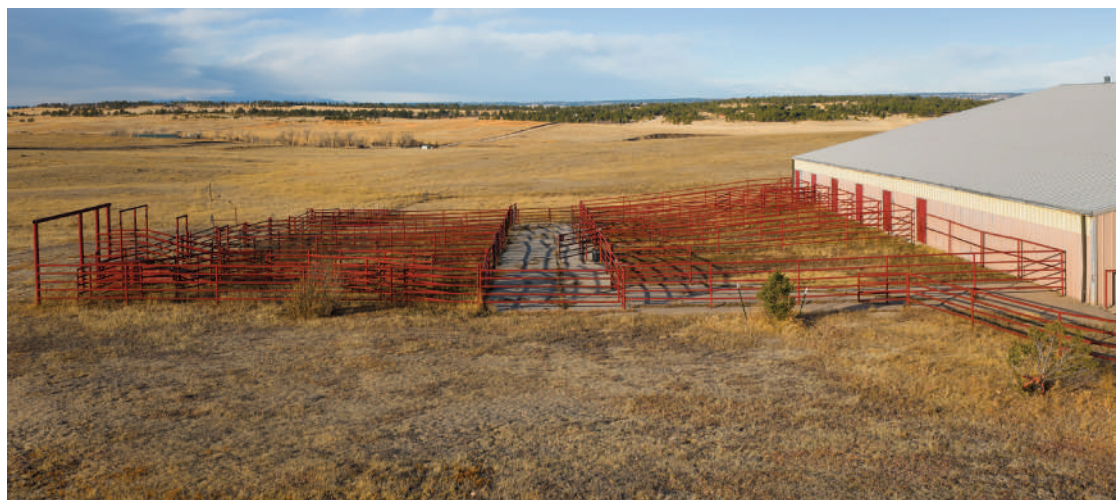
History

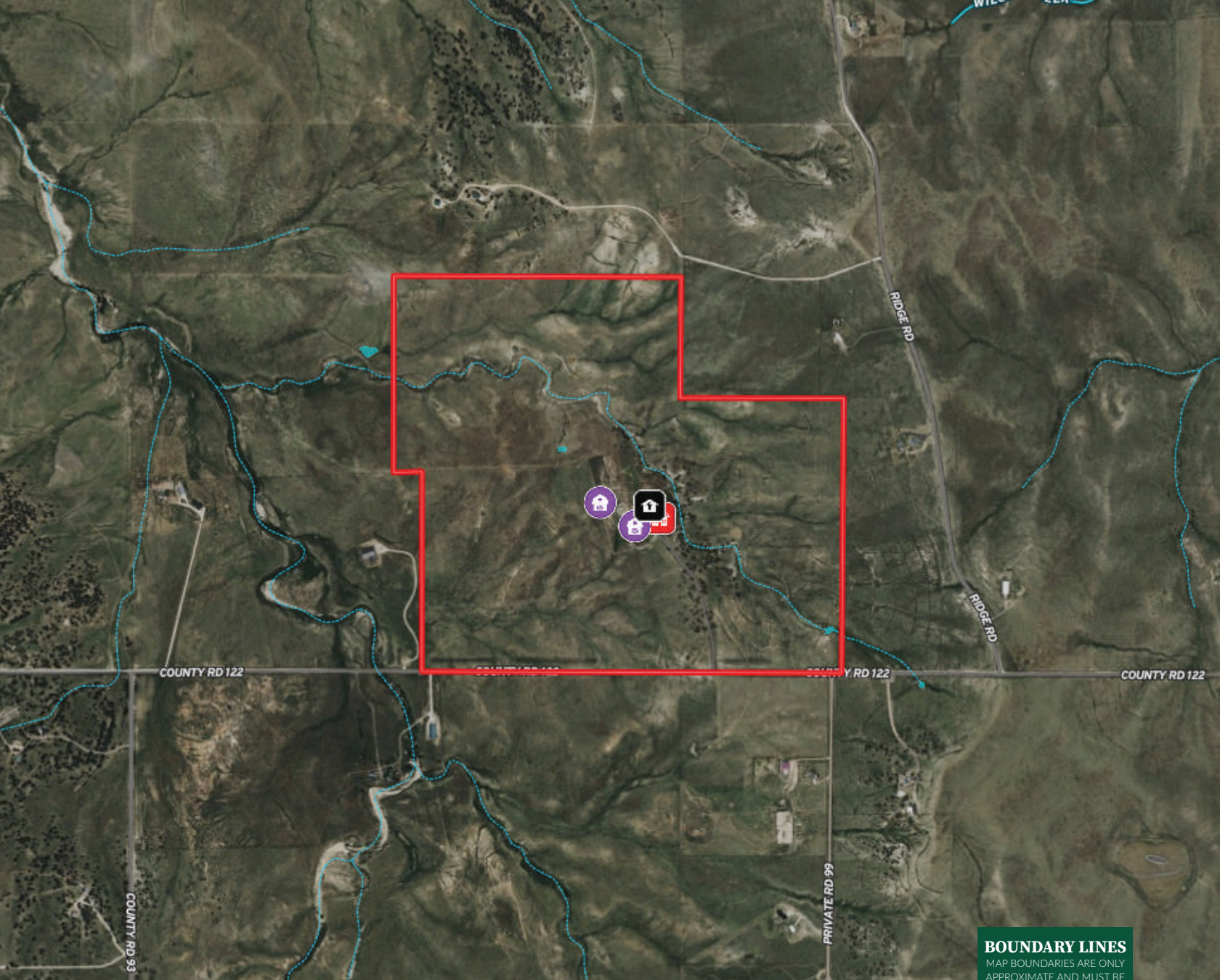
Located North of Ramah and east of Kiowa in Elbert County in the high plains region was long used by Native tribes (Kiowa, Arapaho, Cheyenne, Comanche, Ute) for hunting and forage in the 1800s. The area explored by John C. Fremont (1843); was part of Louisiana Purchase (1803). The Smoky Hill Trail stage stops emerged mid-1800s; Kiowa was settled in 1859 as the “Middle Kiowa” stage stop on Butterfield Overland Dispatch. Elbert County was formed February 1874 from Douglas County portions and was named for Territorial Governor Samuel H. Elbert and Kiowa became county seat. The Homestead Act (1862) drew settlers for ranches, logging, sawmills; ranching (cattle, sheep) and dominated the economy. Railroads arrived in the 1880s and boosted settlement, but later declined. Today it has a quiet agricultural legacy with enduring ranching heritage.

Jumping Cow Ranch is the former home of famous western artist TD Kelsey and was formerly the headquarters of Jumping Cow Gelbvieh Ranch.

Location

Located 17 miles east of Kiowa Colorado and 15 miles north of Ramah, Colorado. For shopping, it is 24 miles to Elizabeth and 32 miles from Limon. Located within an hour of Denver Tech Center and 1 hour 20 minutes to Denver International Airport and about 1 hour 20 minutes to Colorado Springs. The ranch is conveniently located to take advantage of all that Colorado has to offer whether mountains, plains or cities.

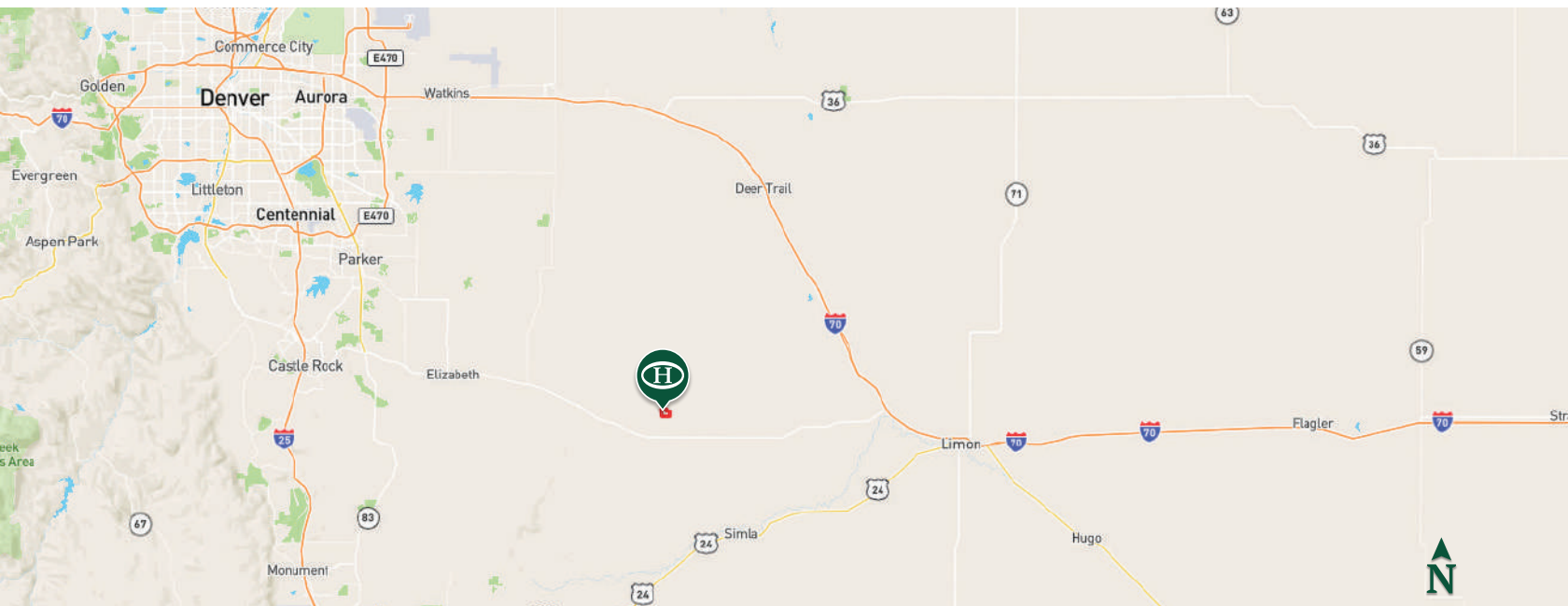




BOUNDARY LINES

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

- Boundary
- Foreman's House
- Main House
- Barns





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.

EQUAL HOUSING: Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."



"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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testimonials





**HAYDEN
OUTDOORS®
REAL ESTATE**

THE BRAND THAT SELLS THE *Land*®

Hayden Outdoors is a family-owned real estate company and brokerage with a background in the cattle and ranching business. In 1976, Leo Hayden founded the company as the Property Exchange, working with farms and ranches for sale near Hays, Kansas. The brokerage moved to Goodland, Kansas in 1981 and became Hayden Inc. In the late 1990's, Leo was joined by his two sons, Dax and Seth, to help grow the business in multiple states. In 2003, Hayden Outdoors was formed to represent sellers and buyers on farm, ranch, and recreational properties in the Great Plains and Rocky Mountains.

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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