

Double G Ranch (House & 40 acres)

40.10 Acres | Pueblo County, CO | \$997,000



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Activities & Amenities

Hiking/Climbing
House/Cabin
Outbuilding/Barn/Shed/Shop
Pond/Lake
Propane
Solar
Timber
Wooded

Land Details

Address: 6721 Signal Mountain Road,
Beulah, Colorado 81023, USA
Closest Town: Beulah
Total Acres: 40.10
Estimated Taxes: \$4,193.48 - 2024
Source of lot size: Assessor/Tax Data
HOA Dues: \$250

Building Details

Homes: 1
Style of Home(s): 2
Finished Sq. Ft.: 4529
Stories: 2
Bedrooms: 4
Full Bathrooms: 4
Basement: Full finished
Electricity Provider: San Isabel
Gas Provider: Arkansas Valley Coop
Water Provider: Signal Mountain
Ranch Water Company
Parking Types: Detached Garage,
Attached Garage, Driveway
Total # of Spaces: 4
Outbuildings: 1
Other Improvements: Root Cellar
Fence Type: Perimeter Fence
Heating Systems: Fireplace & Forced Air
Flooring: Carpet, Hardwood, Tile
Siding: Stone & Stucco
Roofing: Asphalt
View: Mountain, Pond, Private, Wooded



About This Property

Year-round home on 40 acres in a gated Beulah community. Enjoy privacy, mountain views, and abundant wildlife—elk, deer, bear, and turkey. Custom 4,529 sq ft home with hardwood floors, stone/stucco exterior, solar power, and finished walkout basement. Features include a waterfall pond, hot tub, and new shop/barn with cellar. Two canyons, seasonal streams, and a year-round spring complete this true Colorado mountain retreat.

Land

Welcome to your own slice of Southern Colorado wilderness — 40 ± private acres tucked among the tall pines and open meadows of Signal Mountain. The property offers a beautiful balance of forested seclusion and sun-kissed clearings with sweeping views of the surrounding peaks. Two rugged canyons cut through the land, each with seasonal streams that come alive after the rains. A rare freshwater spring flows year-round, drawing in wildlife of every kind — elk, deer, black bear, and wild turkey are regular visitors. The land is varied, alive, and full of character — a true mountain retreat with nature right at your doorstep. Seller Financing for Buyer/s who qualify.





Improvements

The custom 2005 home stands strong with 4,529 square feet of thoughtful craftsmanship. Built with 2x6 construction, stone and stucco exterior, and a southern exposure, it's designed for comfort through every Colorado season. Inside, you'll find hardwood floors, a wood-burning fireplace, and wide windows that frame mountain views.

- Main Level: Spacious master suite with his-and-hers walk-ins, a luxurious jetted tub, and a bright open kitchen with gas cooktop, butcher block counters, granite counter tops, and large walk-in pantry.
- Upper Level: Two guest bedrooms, 2 full bath, and open loft with office nook and high-speed internet.
- Walkout Basement: Finished with a game room, bonus room, and storage.
- A 4-car-sized attached garage, 1 tankless water heater, 1 water heater with tank and reverse osmosis filtration system add function to the comfort.
- Outside, unwind in the hot tub on the deck, or relax by the cascading waterfall and fish pond. The yard is fenced for dogs, and power options include solar plus grid-tie, keeping electric bills near zero.
- A new metal shop/barn/garage with lean-to sheds and a root cellar provide plenty of space for tools, toys, and projects.

Recreation

Outdoor adventure begins the moment you step off the porch. Watch wildlife roam the canyons, explore your private trails, or head just 2 miles up the road to the San Isabel National Forest for thousands of acres of public land to hike, hunt, or ride. Whether you're seeking peace and solitude or high-country recreation, this property delivers both.





Agriculture

With open meadows, natural water features, and healthy soil, this land can easily support small-scale agricultural pursuits. There's space for livestock, gardens, or a few horses — all within the quiet of a gated mountain community. The mild Colorado climate and natural spring make this an ideal setup for self-sufficient living or hobby farming.

Water/Mineral Rights & Natural Resources

This subdivision is on a shared well. Below is the information about how that works:

Annual fee \$250/lot. 90/month for 10,000 gallons. If you use more than 10,000/month there is an additional charge. The water company tests water quality and cares for infrastructure up to the point where owners hook up to water.





Region & Climate

Beulah Valley, CO has a beautiful and diverse climate all year round. The summers are typically mild with temperatures rarely reaching above 95 degrees Fahrenheit. In the winter, Beulah Valley experiences snowfall and freezing temperatures, with average low temperatures dropping to around 10 degrees Fahrenheit. This makes it an ideal destination for those who enjoy the outdoors no matter what time of year it is. The spring and fall months provide the perfect balance of warm days and cool nights for outdoor activities such as hiking, camping, and fishing. All in all, Beulah Valley is a great place to visit any time of year!

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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.

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."

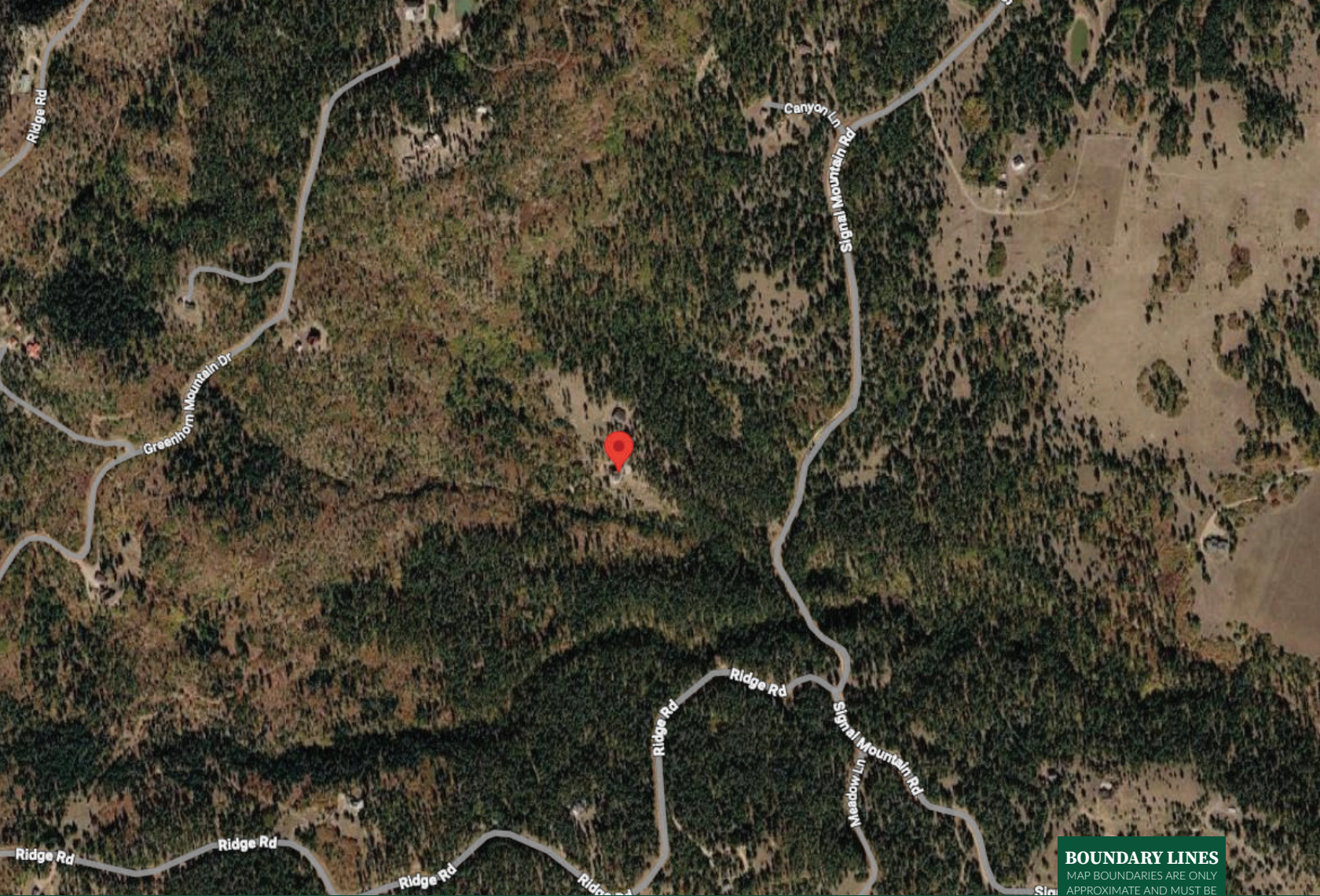


"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"


- RICK STEINER, SELLER/BUYER

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

 Boundary



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