

Flying D Ranch

1,350.00 Acres

Huerfano County, CO

\$4,449,000



HAYDEN  OUTDOORS.

Activities & Amenities

ATV/Off Road
Cattle/Ranch
Development Potential
Equestrian/Horse Property
Farm/Crops/Ag
Hiking/Climbing
Hotel/B&B/Resort
House/Cabin
Hunting - Big Game, Predator/Varmint, Small Game
Income Producing
Mineral Rights
Outbuilding/Barn/Shed/Shop
State Hunting Unit: 128

Land Details

Address: 731 CR 121, Walsenburg, Colorado 81089, USA
Closest Town: Walsenburg
Total Acres: 1,350.00
Zoning: A
Elevation: 5940
Topography: Level
Vegetation: Native Grass
Pasture Acres: 1350
Mineral & Water Rights: Yes, Deeded
Estimated Taxes: \$10,208 - 2025
Source of lot size: Assessor/Tax Data

Building Details

Homes: 1
Finished Sq. Ft.: 6,255
Unfinished Sq. Ft.: 845
Stories: 2
Bedrooms: 3 | Full Bathrooms: 4
Basement: Unfinished
Electricity Provider: San Isabel
Gas Provider: All Electric
Water Provider: Well
Parking Types: Attached Garage & Driveway
Total # of Spaces: 3
Outbuildings: 3
Types of Outbuildings: 70x70 Aircraft Hangar, 60x40
Barn w/ Loafing Sheds, 12x24 Loafing Shed
Other Improvements: CO's longest private paved runway
Fence Type: wire
Cooling Systems: Forced Air Cooling
Heating Systems: Fireplace & Radiant
Appliances: Dishwasher, Dryer, Refrigerator, Hot
Water Heater, Microwave, Oven, Washer
Flooring: Hardwood & Tile
Roofing: Metal
View: Mountain



Property Summary

Located 15 miles from Walsenburg, the 1,350-acre Flying D Ranch is one of the most unique offerings on the market, featuring a custom 7,100sf home, one of southern Colorado's largest aircraft hangars, and the state's longest private paved runway. It's a perfect fit for a new owner with passions for aviation, ranching, and the outdoors.





Land Home

Boasting mountain views that extend from the Spanish Peaks in the south all the way to Pikes Peak in the north, the custom home is a functional work of art, featuring 30' ceilings; abundant natural lighting; acacia, Brazilian koa, maple, and cherry marble floors; a 30' custom stone fireplace with Mexican tile inlays; river stone accents, custom crown moldings, and handcrafted Israeli mosaics; antique lights and bath furniture; custom artisanal sinks; stained-glass window features; electric window shades; a custom-made, arched double entry door; and Amish-crafted handmade gutters. A 25x30 loft overlooks the living room, and leads to an observation tower.

The open-concept kitchen features a large island and walk-in pantry, as well as Blue Bahia granite countertops, a Bosch induction cooktop, aspen cabinetry, and dual beverage coolers

Each of the 3 vast bedrooms has an en-suite bathroom. The 20x25 master bedroom has a walk-in closet, and the attached 20x20 master bath features an infrared sauna, whirlpool tub, multihead walk-in shower, and handmade Coyote Glass sink.

Built with ICF construction, with 14" walls, the home is equipped with energy-efficient geothermal heating, taking advantage of the Earth's constant ground temperature. The home also includes a concrete safe room, 120-gallon hot water heating capacity, a metal roof, and an attached, heated 3-car garage.



Hangar

The 70×70 Braemar steel aircraft hangar, one of the largest hangars in southern Colorado, is fully insulated, and has geothermal/radiant-heated, sealed-epoxied-concrete floors, and 200-amp service. It's plumbed for water, septic, and a bathroom. It features bi-fold, roll-up, and walk-in doors; the entire north wall is a 16×60 bi-fold electric aircraft door. The hangar will accommodate the Cessna 400 or most 500 series, Piper Cheyenne, Learjet 20 or 30 series, Platus PC12, and most Aero Commanders. It can house 4 single engines, two large twin engines, or one large jet such as a Falcon. It has held up to 5 of the owners' aircraft at once.

A 30' paved taxiway leads from the hangar to the runway. 30' wide by 1 mile in length, the ranch's FAA-registered runway is the longest private paved runway in Colorado. Southern Colorado weather allows for over 300 VFR flying days per year. Air commuting distances from the ranch: Pueblo, 32 mi; Colorado Springs, 63 mi; Denver, 126 mi; Albuquerque, 188 mi. Trivia: The Flying D runway appears in the video game Microsoft Flight Simulator. The runway, hangar, and home are fenced to keep livestock out.

Barns

The property also features a metal barn with an approximately 40×60 interior, with a concrete floor, and an approximately 24×60 loafing shed on each side of the barn. There are walk-through and rollup doors on each end of the barn. There is an additional 12×24 loafing shed.





Ranch

An informal grazing lease with a neighboring rancher keeps property taxes low, and that cattleman is willing to continue the arrangement with a new owner. The seller estimates the ranch's grazing capacity at 100 pairs, with the benefits of good winter and spring moisture. Hidden away on the property is a historic homestead site, where numerous frontier artifacts have been found. Fossils and "dinosaur eggs" have been found on the ranch, as well. The ranch has county road frontage, and the interior ranch road, including cattle guards, are county maintained. The Flying D is fully fenced, and crossfenced.

Investment Potential

In addition, or as an alternative, to running the ranch as a livestock operation, a new owner could pursue several options: subdivision into ranchettes; developing an aircraft community centered on runway access; or offering a unique, fly-in/fly-out short-term rental option.

Recreation

Some of Colorado's best hunting, fishing, and skiing are within easy reach. The ranch is inside GMU 128; wildlife on the ranch include deer, elk, antelope, turkey, and more.

Water, Minerals, Wind

The ranch's 130' well is on record as having produced an impressive 60 gpm on construction. Flying D Ranch sells with all deeded water, wind, and mineral rights.

*All information provided is deemed reliable but is not guaranteed and should be independently verified. Hayden Outdoors and its affiliates makes no representation or warranties as to the accuracy, reliability, or completeness of the information, text, property boundaries, graphics links or other items contained in any website, print, or otherwise linked to or from this website. The sale offering is made subject to errors, omissions, change of price, prior sale or withdrawal without notice.



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."

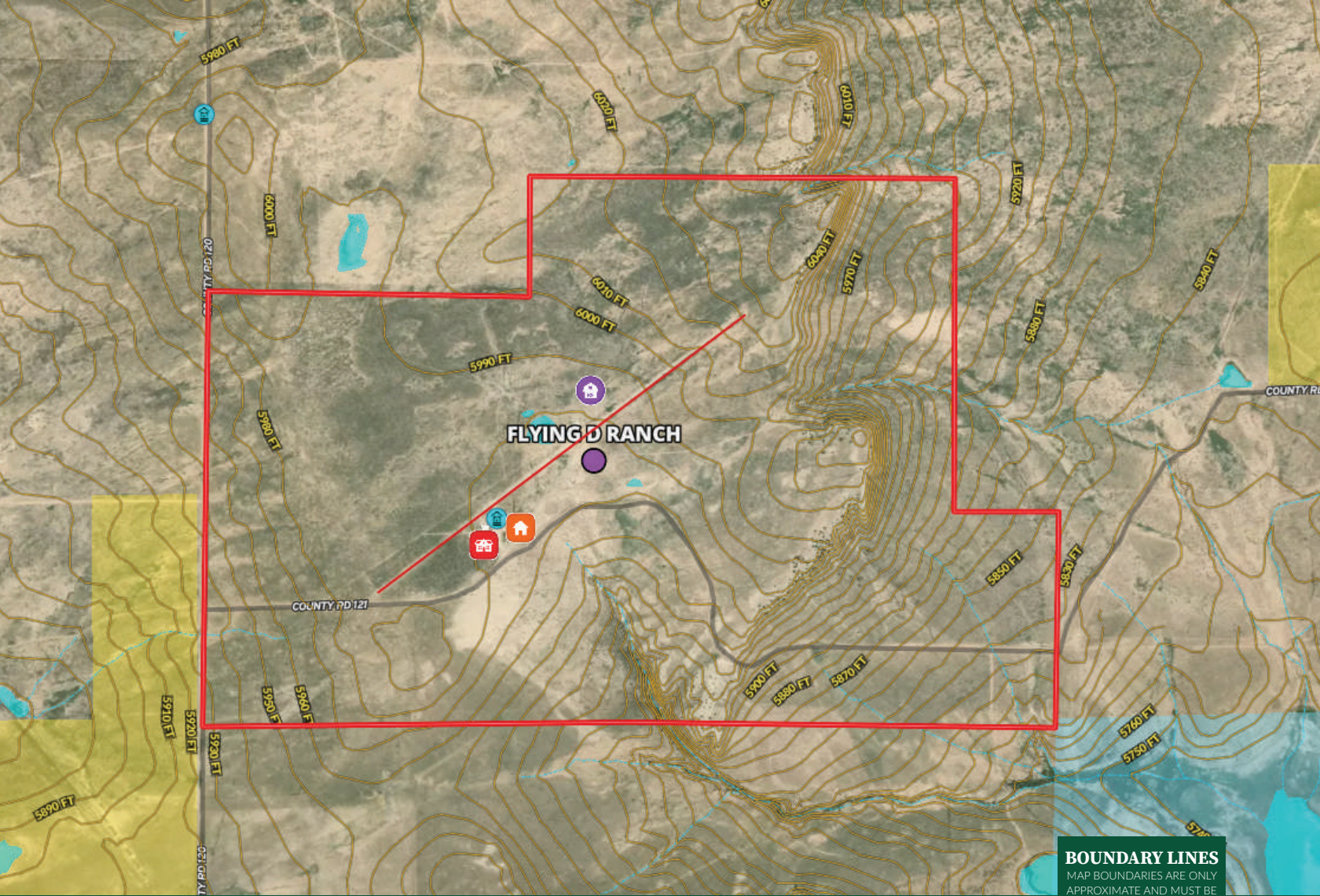


"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

Scan to see more
testimonials








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

 Boundary



A.J. Mangum

-  Broker Associate, Licensed in CO
-  AJ@HaydenOutdoors.com
-  719.237.0243