

Eden West Ranch

203.00 Acres | Fremont County, CO | \$3,299,000



HAYDEN  OUTDOORS.

Eden West Ranch

TOTAL ACRES:

203.00

PRICE:

\$3,299,000

COUNTY:

Fremont County

CLOSEST TOWN:

Salida, CO

Presented by



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Property Summary

Eden West Ranch is a one-of-a-kind 192± acre Colorado mountain ranch featuring year-round Texas Creek, thriving lavender fields, a historic 6,000-square-foot log lodge, guest cabins, 6-stall horse barn, and a separate building featuring a commercial kitchen and space for dining and/or retail gift shop. Bordering over 100,000 acres of BLM land and located in GMU 691 near GMU 86 and GMU 58, it offers exceptional hunting, recreation, hospitality, and agritourism opportunities. The manicured creek basin, lush lawns, abundant wildlife, and peaceful mountain setting create an unforgettable Western or family retreat.





Activities & Amenities

Cattle/Ranch
Equestrian/Horse Property
Farm/Crops/Ag
House/Cabin
Lodge/Resort
Outbuilding/Barn/Shed/Shop
Stream/River
Wooded
State Hunting Unit: GMU 691,
GMU 86, and GMU 58

Land Details

Address: 5968 Highway 69,
Cotopaxi, Colorado 81223, USA
Subdivision: M & B
Closest Town: Salida
Total Acres: 203.00
Deeded Acres: 203.00
Zoning: Ag
Elevation: 6900
Topography: creek valley
bottom, and mountains
Water Type: Water Stock in Mutual
Ditch or Reservoir Company
Estimated Taxes: \$19,668.08 - 2025
Source of lot size: Assessor/Tax Data

Building Details

Homes: 5
Homes: Log
Style of Home(s): Log Lodge, 2 Cabins,
Modular, Apartment above Garage
Finished Sq. Ft.: 10,930
Bedrooms: 12
Full Bathrooms: 11 | Half Bathrooms: 1
Basement: Full finished
Parking Types: Driveway
Types of Outbuildings: 3 Guest Cabins
Cooling Systems: Forced Air Cooling
Heating Systems: Boiler-HWBB,
Fireplace, Wood Stove
Waterfront Features: Turkey Creek
Flooring: Carpet, Hardwood, Tile
Siding: Wood
Roofing: Asphalt
View: Creek, Mountain, Scenic, Wooded



Land

Spanning approximately 192 acres at an elevation of nearly 7,000 feet, Eden West Ranch showcases an extraordinary blend of mountain meadows, productive agricultural acreage, and picturesque creek frontage. Texas Creek flows through the property year-round, creating one of the ranch's most remarkable features. The entire creek basin has been meticulously manicured into a gorgeous park-like setting, complete with lush green lawns, mature trees, and inviting open spaces that create a serene and welcoming environment. The soothing sounds of flowing water and abundant birdlife make this a truly special place to relax and enjoy nature. Expansive lavender fields thrive in the ranch's high-elevation climate, benefiting from intense Colorado sunshine, cool nights, and mineral-rich mountain soils. Framed by breathtaking views of the Sangre de Cristo Mountain Range, the ranch offers a rare combination of natural beauty, productive land, and exceptional stewardship.





Improvements

Eden West Ranch has evolved from its roots as a historic 1941 cattle ranch into a remarkable agritourism and hospitality property that blends Colorado heritage with modern functionality. The centerpiece is the impressive 6,000-square-foot log lodge, a landmark residence that has hosted notable guests throughout its storied history. Additional accommodations include inviting guest cabins and lodging options thoughtfully positioned throughout the ranch, creating a private retreat atmosphere for visitors and guests. Supporting the property's event and hospitality operations is a dining hall featuring a commercial-grade kitchen, making the ranch well-suited for retreats, workshops, weddings, farm-to-table events, and group gatherings. Well-maintained lawns, established infrastructure, Wi-Fi access, laundry facilities, and a variety of lodging amenities contribute to the property's turnkey appeal while preserving its authentic mountain-ranch character.

Recreation

Outdoor recreation opportunities abound both on and around Eden West Ranch. The property borders over 100,000 acres of Bureau of Land Management land, providing direct access to an immense expanse of public ground that stretches into GMU 58 and offers endless opportunities for exploration, hunting, hiking, horseback riding, and wildlife viewing. Situated within GMU 691 and in close proximity to GMU 86, the ranch serves as an exceptional hub for hunters seeking access to multiple game management units and diverse hunting experiences. The area is known for healthy populations of elk, mule deer, bighorn sheep, turkey, and other native wildlife, making the property ideally suited as a private sporting retreat, outfitting operation, or destination hunting resort. The Arkansas River, famous for world-class fishing and whitewater rafting, lies just six miles away, while the surrounding mountains and canyons provide year-round outdoor adventure. Whether enjoying a peaceful walk through fragrant lavender fields, listening to songbirds along the creek, or pursuing trophy game across multiple units, Eden West Ranch delivers an unmatched Colorado recreational lifestyle with exceptional access to public lands and hunting opportunities.







Agriculture

As home to Colorado Mountain Lavender, the ranch is recognized as one of the highest-elevation commercial lavender operations in the United States. The farm produces starter plants, naturally grown lavender, hand-harvested bundles, essential oils, hydrosols, and a variety of value-added culinary, wellness, and bath products. The unique high-elevation environment contributes to exceptional essential oil quality and robust plant genetics, creating a strong foundation for continued lavender production and expansion. Beyond lavender, the ranch's fertile acreage, water resources, and agricultural infrastructure provide opportunities for specialty crops, agritourism enterprises, educational programs, farm events, livestock grazing, and diversified agricultural operations. The property's established reputation and agritourism appeal create multiple income streams for future ownership. The lawns are irrigated totaling 1.5 acres, the hayfield north of the lodge is irrigated and is 9 acres. The lavender (spread out in 5 separate patches) totals 2.1 acres (encompassing 4000+ lavender plants of 12 different varieties) and is irrigated. The West Field (west side of Hwy 69) is 15 acres and can be irrigated but only 2.1 acres are currently being irrigated.



Region & Climate

Cotopaxi, CO has a semi-arid climate. Summers are usually warm and dry with temperatures that range from the high 60s to mid 80s. Winters are usually mild, but can be cold with temperatures ranging from the 30s to mid 40s. Snowfall is rare, but possible during winter months. Overall, Cotopaxi is known for its pleasant weather year-round with sunny skies most days and low humidity levels.

Location

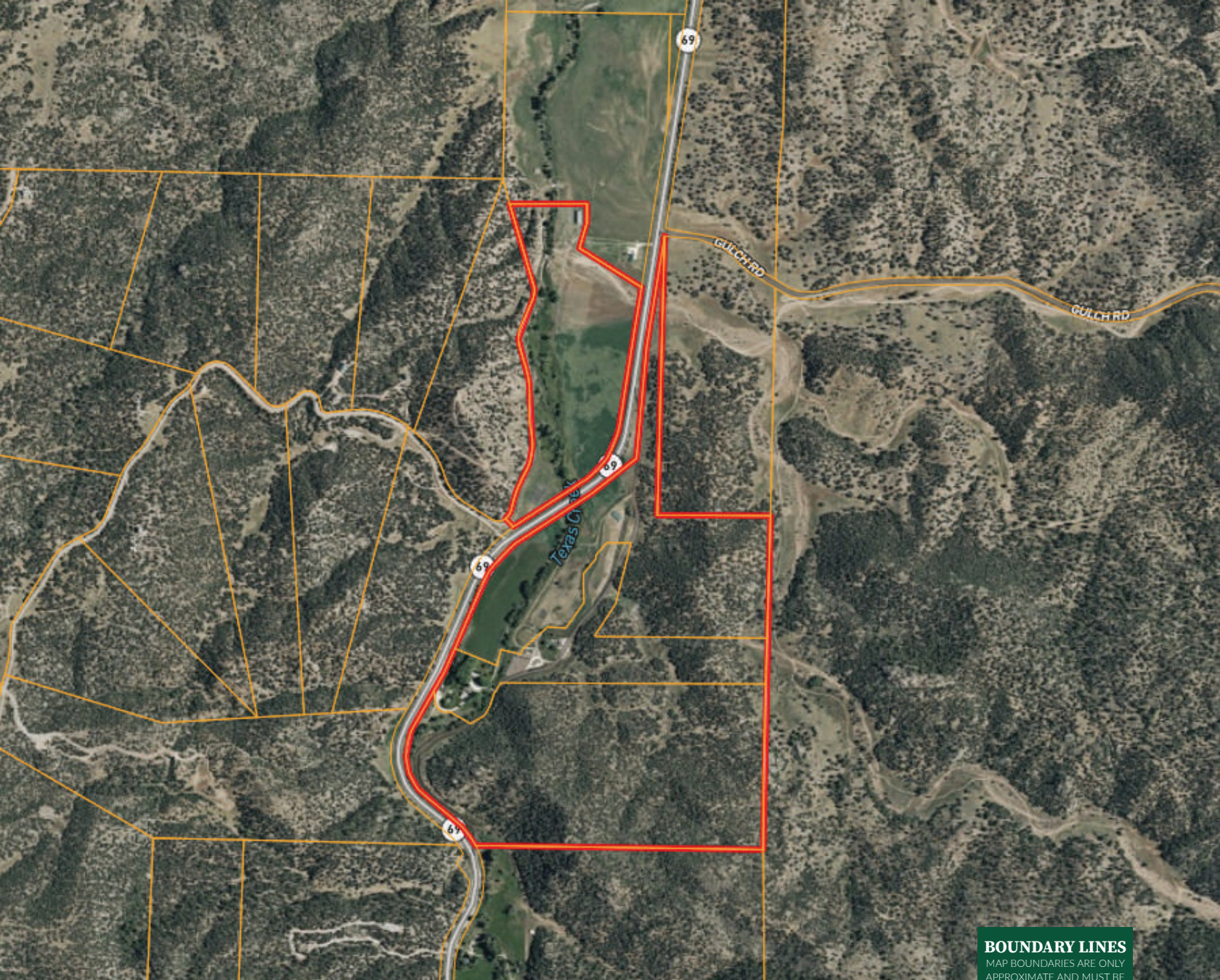
This place is situated in a very cool location in Colorado's scenic Wet Mountain Valley and Bighorn Sheep Canyon region, Eden West Ranch enjoys a private mountain setting while remaining conveniently accessible. Located approximately six miles south of Texas Creek and the Arkansas River corridor, the property is within easy reach of Westcliffe, Salida, Canon City, and Hillside, offering shopping, dining, healthcare, and cultural amenities. Colorado Springs and its regional airport are approximately 1½ hours away, while Denver is accessible via a scenic drive through the Front Range. The ranch's proximity to the Royal Gorge, Arkansas Headwaters Recreation Area, San Isabel National Forest, and countless outdoor destinations places it at the heart of some of Colorado's most sought-after recreational and tourism attractions, making it an exceptional destination for both private enjoyment and commercial opportunity.











BOUNDARY LINES

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

 Boundary





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 Fair 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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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 1990s, 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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