

Statter Ranch

233.00 Acres | Douglas County, CO | \$7,999,500



HAYDEN  OUTDOORS.

Statter Ranch

TOTAL ACRES:

233.00

PRICE:

\$7,999,500

COUNTY:

Douglas County

CLOSEST TOWN:

Larkspur, CO

Presented by



Jim Digby

📍 Broker Associate, Licensed in CO, MT & WY

✉ JimDigby@HaydenOutdoors.com

📞 303.883.8493



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Property Summary

The Statter Ranch, 233 acres of perfection in Douglas County, Colorado. The ranch features a masterpiece of a home with over 12,000 square feet of living space, horse and cattle facilities, managers house and other out-buildings. Statter Ranch is located in the rolling hills of the Plum Creek Valley. Featuring unbeatable views, pastures, Pine covered hills, water and facilities all located within one hour of both Denver and Colorado Springs!

Land

Located in the highly sought after Plum Creek Valley in Douglas County Colorado, southwest of Castle Rock and northwest of Larkspur is the Statter Ranch. a 233 acre ranch with a mix of rolling hills, vistas, and low lying areas. The unmatched views from the ranch include Plum Creek, Rampart Range, Dawson Butte and the entire Plum Creek Valley. The ranch features a mix of warm-season and cool season grasses. Grasses include Blue Grama, Buffalograss, Little Bluestem, Sideoats Grama, Western Wheatgrass, Junegrass and other native species. The ranch includes transitional grasslands with Ponderosa Pine, Gambel Oak and riparian areas. Statter Ranch is ideally located bordering both Perry Park Road and Tomah Road, and only 5.3 miles to Interstate 25, making access to the ranch ideal. The ranch is fenced and cross-fenced into four separate pastures, each with its own water source. There are several ponds on the ranch, one of which is spring fed, in addition to 5 wells. There are several small rock outcroppings and features.

Note: The seller is willing to split the property into two parcels at their discretion depending on the needs of the buyer or buyers. The split would result in the main home with less acreage as one parcel and the balance of the ranch as the other.

Activities & Amenities

ATV/Off Road
Cattle/Ranch
Cycling/Mountain Biking
Development Potential
Equestrian/Horse Property
Hiking/Climbing
House/Cabin
Hunting - Big Game, Predator/Varmint, Small Game, Turkey, Upland Birds, Waterfowl
Income Producing
Mineral & Water Rights
Outbuilding/Barn/Shed/Shop
Pond/Lake
Propane
Water Access
Wooded
State Hunting Unit: 51

Land Details

Address: 3282 Tomah Road, Larkspur, Colorado 80118, USA
Closest Town: Larkspur
Total Acres: 233.00 | Deeded Acres: 233.00
Zoning: A
Elevation: 6,500
Topography: Rolling hills
Vegetation: Native grass
Pasture Acres: 233
Water Rights: Yes, District Court Water Division 1, Case number 79CW0354, approximately 16.137 acre feet per year from the Denver Aquifer, 9.136 acre feet per year from the Arapahoe Aquifer, 5.176 acre feet per year from the Laramie Fox Hills Aquifer.
Mineral Rights: Yes, Seller owned appurtenant mineral rights, if any, are included and will convey.
Estimated Taxes: \$23,314 - 2025
Source of lot size: Assessor/Tax Data

Building Details

Homes: 2
Style of Home(s): Two story
Finished Sq. Ft.: 12,339
Stories: 2 | Bedrooms: 5
Full Bathrooms: 6 | Half Bathrooms: 1
Basement: Full finished
Gas Provider: Propane
Water Provider: Well
Parking Types: Attached Garage
Total # of Spaces: 6
Outbuildings: 5
Types of Outbuildings: Barn/stable/shop, Equipment shed, Turkey shoot cabin, Shed, Detached managers garage, Managers home, Barn apartment, Barn office, Barn vet apartment
Other Improvements: Corrals, runs, horse stalls
Fence Type: Barbed wire, pipe, wood rail
Cooling Systems: Forced Air Cooling
Heating Systems: Boiler-HWBB
Waterfront Features: Spring fed pond
Appliances: Dishwasher, Garbage Disposal, Refrigerator, Hot Water Heater, Microwave, Oven, Stainless Steel
Flooring: Carpet, Hardwood, Stone, Tile
Siding: Stone, Wood
Roofing: Asphalt, Metal
View: Mountain, Pond, Private, Scenic, Wooded



Improvements

The Main Home:

The centerpiece of the ranch is luxurious estate home boasting over 12,000 square feet of luxurious living space. The home and its award winning design was featured in Colorado Homes and Lifestyles Magazine. The architectural detail is unsurpassed and a must see. The home features 5 large bedrooms, each with an adjoining full bathroom. The main level of the home features an inviting great room with a massive stone fireplace, a family room with a stone fireplace, large kitchen with an island sink, stainless steel appliances, tons of cabinets and counter space. The home also features a western sunroom filled with natural light and windows to take in the views of Plum Creek Valley and the Rocky Mountains. The massive formal dining room with built-in China cabinets was designed to entertain a large group of friend or family. Rounding out the main level is an office with high quality built-ins bookshelves and a guest wing of the house complete with a bedroom and adjoining full bathroom and private guest patio. The main level also features outdoor living spots in every direction with patios, porches, decks and a veranda. The upper level of the home features 4 bedrooms, each with an adjoining bathroom. The primary bedroom, an oasis in the home, is 27' by 20' of luxury with features including a stone fireplace, a private deck, and an adjoining primary 20' by 31' dressing room, his and her bathrooms, and his and her walk-in closets with an abundance of space. The balcony from the primary bedroom overlooks the two story great room and staircase hall below. The upper level also includes a den or study area overlooking the stair hall below and a 14' by 20' laundry room. The full walk-out basement, which is built with entertainment in mind, features an indoor swimming pool, hot tub, sauna, exercise area, rumpus room, pool table room, a game room, a recreation room and a kitchen, along with tons of storage. The walkout level features an outdoor entertainment patio with an outdoor fireplace and gathering area. The home also features an elevator. The exterior of the home features a Buff Sandstone and tapered cedar siding, a concrete circle driveway to the entrance of the home, landscaping, outdoor spaces and an oversized 50' by 22' four car attached garage.







Stable Building:

The very well designed 127' by 85' main barn includes several functional areas. The lower level includes nine 12' by 12' horse stalls, five of which have attached runs, a cattle working area, a veterinarian apartment with a kitchen and bathroom, a wash-rack, a feed storage area and general storage. The lower level opens to runs and pipe cattle corrals with water to the south. The upper level of the barn includes a 30' by 30' apartment, a 30' by 25' office with a full bathroom and built-ins, a large 54' by 54' event space, and a hayloft and storage area, and a 54' by 48' workshop with 220 power and built in storage and shelving and two 12' overhead doors.

Equipment Shed:

The equipment shed is a 75' by 54' Morton building with four 16' overhead doors.



Turkey Shoot house:

This quaint historical building was built in the 1930's by pioneer to the valley, Reginald Sinclair and is a one room log cabin with a fireplace and perfect for entertaining.

Managers Home:

The managers home is a 2 bedroom, one bathroom historical home built in 1899. It has been lovingly updated and upgraded to provide for a place of retreat for your caretaker or ranch manager. There is a detached garage and utility building at the site of the managers home.





Recreation

Located in Game Management Unit 51, the Statter Ranch is located in an area with abundant wildlife and opportunities for recreational hunting and wildlife viewing. Common to the ranch are Elk, Mule Deer, Turkey, Black Bear, Bobcat, Coyote, Pronghorn and Mountain Lion.

The ranch horse facilities, ranch terrain and riding area make it ideal for trail riding or any equine discipline.

The ranch is set up to entertain, including a covered picnic area near the spring-fed pond, the horse barn and arena, the swimming pool and hot tub area, outdoor patios, and others.

Agriculture

Historically a Hereford cattle ranch, the ranch is setup to continue with a cattle operation and horse ranch with its barns, corrals, water, and pastures.

Water/Mineral Rights & Natural Resources

The ranch includes water rights decreed from District Court Water Division 1, case number 79CW0354. These water rights will be conveyed to the purchaser at closing. The approximate annual water quantities are 16.137 acre feet per year from the Denver Aquifer, 9.136 acre feet per year from the Arapahoe Aquifer, and 5.176 acre feet per year from the Laramie Fox Hills Aquifer.

All seller owned appurtenant mineral rights will be conveyed to the purchaser at closing.





Region & Climate

The climate is typical of Colorado's Front Range foothills—semi-arid with four distinct seasons, significant daily temperature swings, and orographic influences from the nearby mountains. Summers bring warm days and cooler nights, while winters are cold and snowy, with January lows often in the teens or lower. Annual precipitation is modest at roughly 18-21 inches, but snowfall is substantial, averaging 90+ inches per year due to the elevation and upslope storm patterns. The area experiences abundant sunshine (around 245-250 mostly sunny days annually) and low humidity. Thunderstorms are common in summer, and the foothills can see enhanced snow or variable weather compared to the plains east of I-25.

Overall, the lifestyle here emphasizes outdoor pursuits and small-town community vibes amid the dramatic foothills landscape. Nearby Douglas County open spaces provide excellent hiking, mountain biking, and equestrian trails. Popular spots include Spruce Mountain, Sandstone Ranch Open Space (with nearly 12 miles of multi-use trails through meadows and rock formations), Greenland Open Space, and segments of the Colorado Front Range Trail near Larkspur. These areas highlight the region's wildlife, ponderosa pines, and views toward Pikes Peak. In short, the combination of epic scenery, outdoor lifestyle opportunities, privacy on spacious properties, and its strategic Front Range location makes the area the perfect landing spot for many.





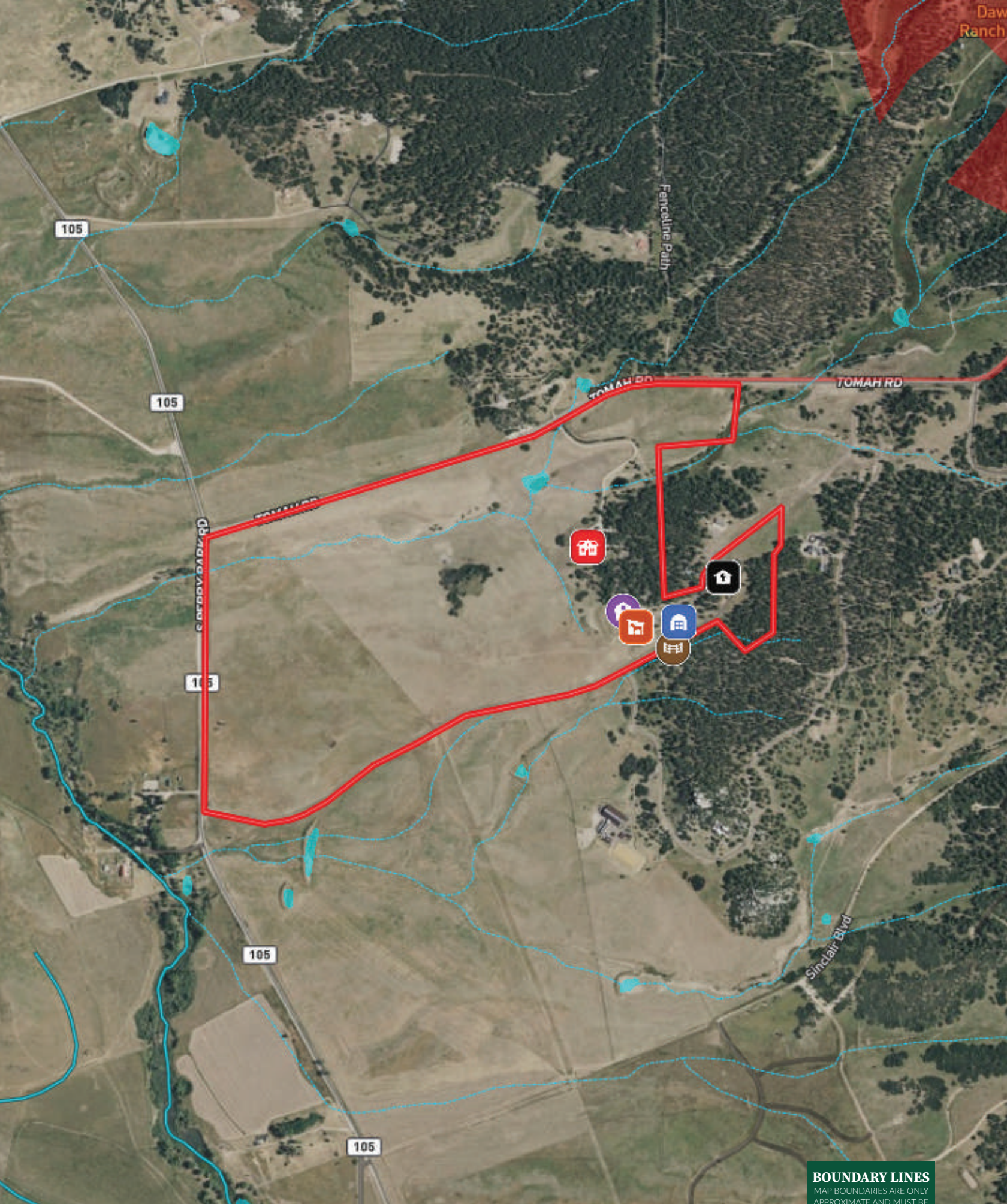
History

The Statter Ranch has been a working cattle ranch throughout its history. Most recently a pure-bred Polled Hereford ranch. There were several award winning bulls and steers that made trips to the National Western Stock Show and Douglas County Fair.

Location

Located at the intersection of Perry Park Road and Tomah Road at the base of the foothills and Rampart Range, the property is ideally located near Interstate 25 between the Colorado front range cities of Denver and Colorado Springs. The ranch is located just 57 miles from Denver International Airport and 48 miles from Colorado Springs Airport, allowing convenient business travel. The quaint front range city is a short 14 miles from the ranch and the town of Larkspur is only 8 miles. Both front range cities of Denver and Colorado Springs are within an hour of the ranch and offer world class amenities and business climates.





Daw
Ranch

Fenceline Path

105

105

DEBBY DAVEY RD

105

105

105

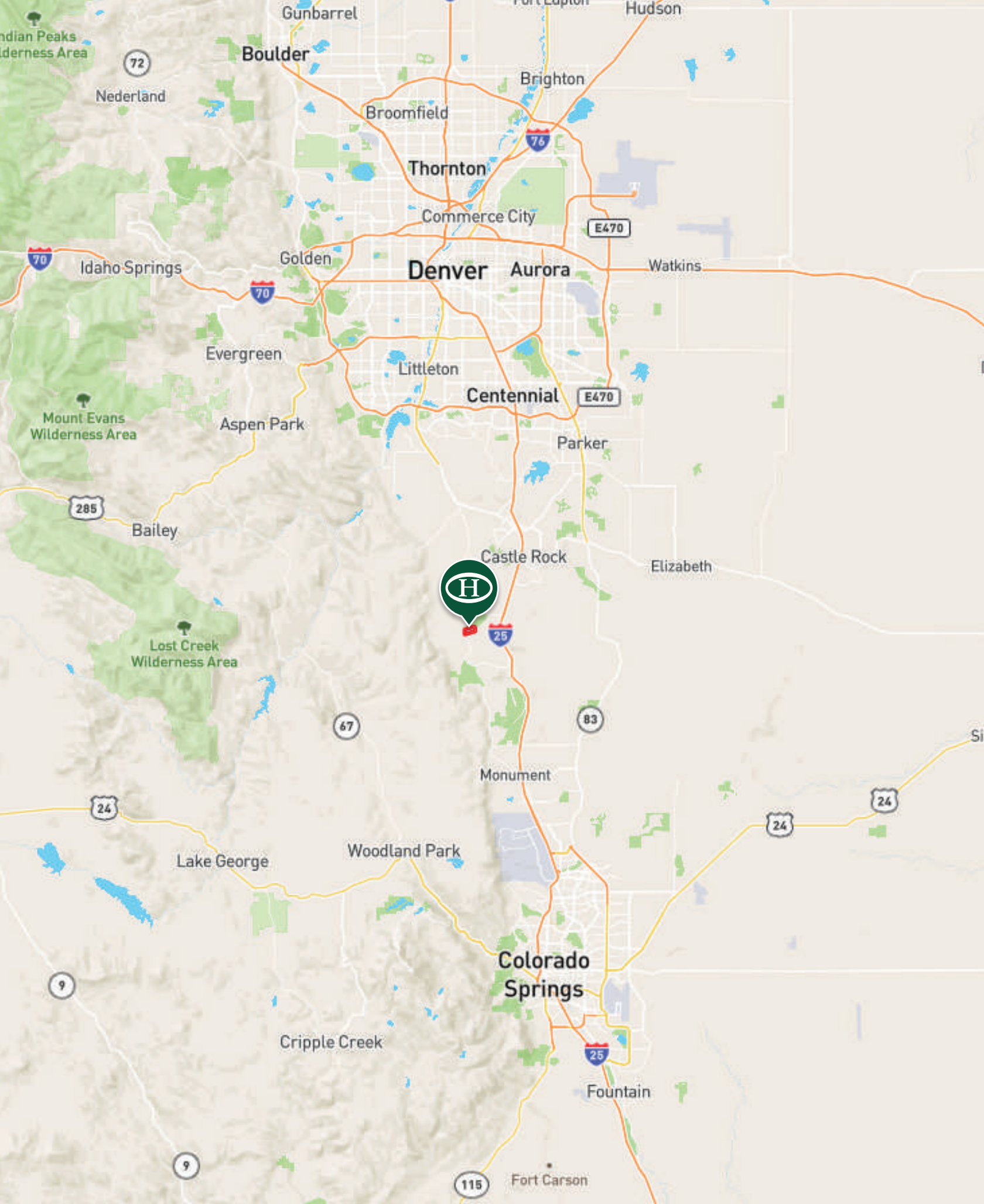
TOMAH RD

TOMAH RD

Sinclair Blvd

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

- Boundary
- Main House
- Barn
- Foreman's House
- Horse Stall
- Pens
- Equipment Shed





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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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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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