

Cool Creek Ranch at Parker

625.00 Acres | Elbert County, CO | \$13,100,000



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Activities & Amenities

ATV/Off Road
Cattle/Ranch
Development Potential
Equestrian/Horse Property
Hiking/Climbing
House/Cabin
Hunting - Big Game, Predator/Varmint, Small Game, Turkey, Upland Birds & Waterfowl
Income Producing
Mineral Rights
Outbuilding/Barn/Shed/Shop
Propane
Stream/River
Water Access/Water Rights
State Hunting Unit: 104

Land Details

Address: County Road 178, Parker, Colorado 80138, USA
Total/Deeded Acres: 625.00
Zoning: A
Elevation: 6200
Topography: Rolling and creek bottom
Vegetation: Grass and cottonwoods
Pasture Acres: 625
Water Rights: Yes
Water Type: Water Right - Full Ownership
District Court, Water Division 1, Case 85CW353 Lower Dawson Aquifer, 94.6 ac/ft/yr
District Court, Water Division 1, Case 85CW352 Denver Aquifer, 408 ac/ft/yr; Arapahoe Aquifer, 256 ac/ft/yr; and Laramie Fox Hills Aquifer, 211 ac/ft/yr
Mineral Rights: Yes; TBD
Include Business?: Yes
Income Type: Cattle, oil and gas
Estimated Taxes: \$1,263.32 - 2025
Source of lot size: Assessor/Tax Data

Building Details

Homes: 1
Style of Home(s): Ranch
Finished Sq. Ft.: 968
Stories: 1
Bedrooms: 2
Basement: Unfinished
Gas Provider: Propane | Water Provider: Well
Parking Types: Driveway
Outbuildings: 1
Fence Type: Barbed wire
Flooring: Hardwood
Roofing: Metal
View: Creek, Mountain, Pond & Private



About This Property

Welcome to Cool Creek Ranch at Parker. One of the last large parcels in NW Elbert County. This ranch has been cherished by the same family for years. 625 acres located just minutes from Parker, Colorado. The property is a candidate for a Conservation Easement or Development. The ranch includes a producing oil well, pad site, paved access, substantial water rights, mineral rights, a home and barn, one mile of Cool Creek and 1/2 mi of Coal Creek.





Land

625 acres of rolling hills and creek bottom land with a good stand of native and improved forage. The ranch has good winter cover and live water in Cool Creek and Coal Creek which both traverse the property. This well cared for ranch is in the heart of northwest Elbert County just minutes from Parker, Colorado. The ranch has a good water well and comes with substantial water rights. The property is fenced and cross fenced with 5 wire barbed wire, good corners and fence stays. Cool Creek runs for the length of the property and joins Coal Creek, which runs through the property for 1/2 mile. There are seasonal live springs along the creek bottom. The creek bottom are covered in mature Cottonwood trees offering ample cattle protection and good wildlife cover. The ranch adjoins paved County Road 178 for a mile. Though coveted and cared for by three generations as a productive ranch, the property is highly desirable for development. It is equally a great candidate to continue the ranch along with opportunities for a conservation easement. This is one of the last remaining large parcels in northwest Elbert County.

Improvements

Cool Creek Ranch comes with a 1935 vintage original farm house which has been lovingly maintained by the family. There are also corrals and working facilities, and a shop/barn building. Original 2 bed Farm house. The fencing is top notch with 5 strand barbed wire, fence stays, pipe gates, and good wood corners. The property includes producing oil well rights and royalties, there is a pad site with one directional well at the pad site.

Recreation

Trophy Mule Deer, Antelope, coyote, and fox are abundant. The ranch would make an excellent outdoorsman's retreat. There are also Turkey, Dove, and Waterfowl seasonally. Equine opportunities are abundant as well. The area is known for it horse facilities and horse populations. The ranch would make anyone's dream of a front range horse ranch or horse facility a reality.





Agriculture

Historically operated as a family ranch retreat, the property is setup and ready for your cow calf or yearling operation. Cross-fenced for rotational grazing, good water resources with live water, runoff ponds and plenty of drinkers and hydrants. The ranch offers good winter protection for livestock and wildlife.

Water/Mineral Rights & Natural Resources

Abundant Water Rights:

from District Court Water Division 1 Case number 85CW353 which decrees the following:

- Lower Dawson Aquifer 94.6 acre feet per year

from District Court Water Division 1 Case number 85CW352 which decrees the following:

- Denver Aquifer 408 acre feet per year
- Arapahoe Aquifer 256 acre feet per year
- Laramie Fox Hills Aquifer 211 acre feet per year

The ranch also conveys with producing Mineral Rights with an active directional oil well on the ranch producing royalties and a surface use agreement.





Region & Climate

Parker Colorado is a semi-arid climate with an average of 242 days of sunshine annually. Summers are warm and dry with an average high temperature of 85 degrees, and winters are chilly with an average high temperature in the mid-40s. Rainfall averages 17-18 inches per year and snowfall around 77 inches. Parker is a thriving community with plenty to do and see. With parks, trails, event centers and world class restaurants and shopping, you won't be left wanting.

Location

The ranch is located one mile east of Delbert Road, on County Road 178 in Elbert County. It is just east of the Douglas County line and the growing town of Parker, Colorado. Located near Southlands Mall, Heritage Eagle Bend, Tallyn's Reach, and E-470, the ranch yet within a short distance to the front range activity of Colorado.

Distances to the ranch:

- 8.2 miles from downtown Parker
- 9.8 miles from Southlands Mall
- 33 miles from Denver International Airport
- 12 miles from Elizabeth Colorado
- 22 miles from Castle Rock Colorado
- 22 miles from the Denver Tech Center
- 34 miles from Downtown Denver
- 100 miles or less from several world class Ski areas
- 57 miles from Colorado Springs

*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.



A scenic photograph of a rolling green landscape with a dirt road winding through it. In the background, there are some trees and a small cluster of houses under a clear blue sky.

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.

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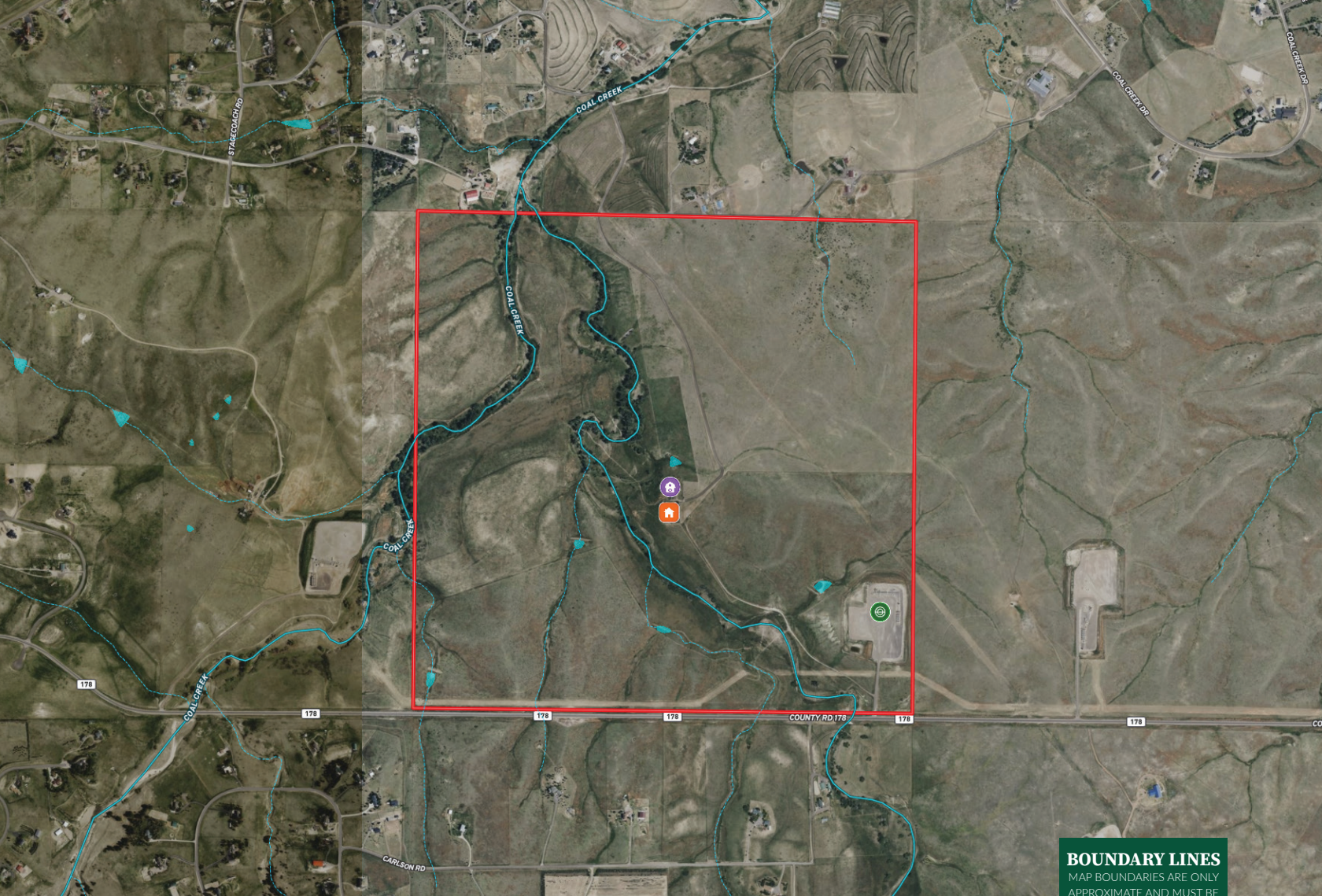


"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

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testimonials





 Boundary  Oil Well  Barn  House

BOUNDARY LINES

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



Jim Digby

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