

M2 Highway 86 Ranch

397.00 Acres | Elbert County, CO | \$7,950,000



HAYDEN  OUTDOORS.

M2 Highway 86 Ranch

TOTAL ACRES:

397.00

PRICE:

\$7,950,000

COUNTY:

Elbert County

CLOSEST TOWN:

Kiowa, CO

Presented by



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HAYDEN OUTDOORS.
REAL ESTATE





Property Summary

397 acres with over 2100 feet of State Highway 86 frontage and over 2350 feet of County Road frontage. Partially located in the Elbert County Economic Development Zone (EDZ). Prime opportunity for commercial, mixed use or residential development.



Activities & Amenities

ATV/Off Road
Cattle/Ranch
Cycling/Mountain Biking
Development Potential
Equestrian/Horse Property
Hiking/Climbing
House/Cabin
Hunting - Big Game, Small Game,
Predator/Varmint, Upland Birds
Income Producing
Mineral Rights
Outbuilding/Barn/Shed/Shop
Pond/Lake
Propane
State Hunting Unit: 104

Land Details

Address: 8557 State Highway 86,
Kiowa, Colorado 80117, USA
Closest Town: Kiowa
Total/ Deeded Acres: 397.00
Zoning: A
Elevation: 6550
Topography: Level to rolling
Vegetation: Grass
Pasture Acres: 397
Mineral Rights: Yes
Estimated 1/2 interest or 198
NMA. Purchaser to verify.
Income Type: Ranch
Estimated Taxes: \$1,224.52 - 2025
Source of lot size: Assessor/Tax Data

Building Details

Homes: 1
Homes:
Framed
Style of Home(s): Two Story
Unfinished Sq. Ft.: 1848
Stories: 2
Bedrooms: 3
Full Bathrooms: 1 | Half Bathrooms: 1
Basement: Unfinished
Water Provider: Well
Parking Types: Detached Garage, Driveway
Outbuildings: 8
Types of Outbuildings: 4 Loafing
sheds, Silo, 4 Sheds, Garage
Fence Type: Barbed wire
Heating Systems: Forced Air
Flooring: Hardwood
Siding: Wood
Roofing: Asphalt
View: Private, Scenic, Street



Land

397 acres located along State Highway 86 just 2.4 miles west of Kiowa, Colorado with over 2100 feet of State Highway 86 frontage and about 1/2 mile of County Road 33 frontage. Located in the Elbert County Economic Development Zone (EDZ). Rolling hills and level ground describe this expansive parcel. Currently used as a cattle ranch with a home and supporting outbuildings, corrals and water infrastructure, but located in a prime area for development. The land is well sodded grassland and there is a good water well and several runoff ponds. A parcel of this size and scope along Highway 86 is almost impossible to find. Here is your chance to create a residential, commercial or mixed use development. Across the Highway and next door are several commercial lots and existing development. Included in the area are two concrete plants, RV and boat storage, RV retail, a propane company, and other businesses.







Improvements

The home was built in 1948 and has a new roof and exterior paint, windows and doors and is water tight. The interior has been gutted and is ready for your ideas. Its a 3 bed, two bathroom two story with a full basement. There are 4 large modern loafing sheds incorporated with an expansive corrals system for livestock protection. The property has an old silo, and several other sheds and outbuildings. The water well services the home and pastures.

Recreation

The area is known for its Mule Deer and Pronghorn populations. The deep draws on the property hold trophy Muley's and Antelope are abundant. Additionally, the property holds predators, such as coyote and fox and various small game animals and birds. The equine ranch possibilities are endless with 397 acres of open land for exploration. The property sits next to Messer arena, an indoor arena that hosts roping and other equine events.

Water/Mineral Rights & Natural Resources

The water rights are available to have basin determinations completed. The seller appears to have 1/2 of the mineral rights and will convey along with the surface at closing.

Region & Climate

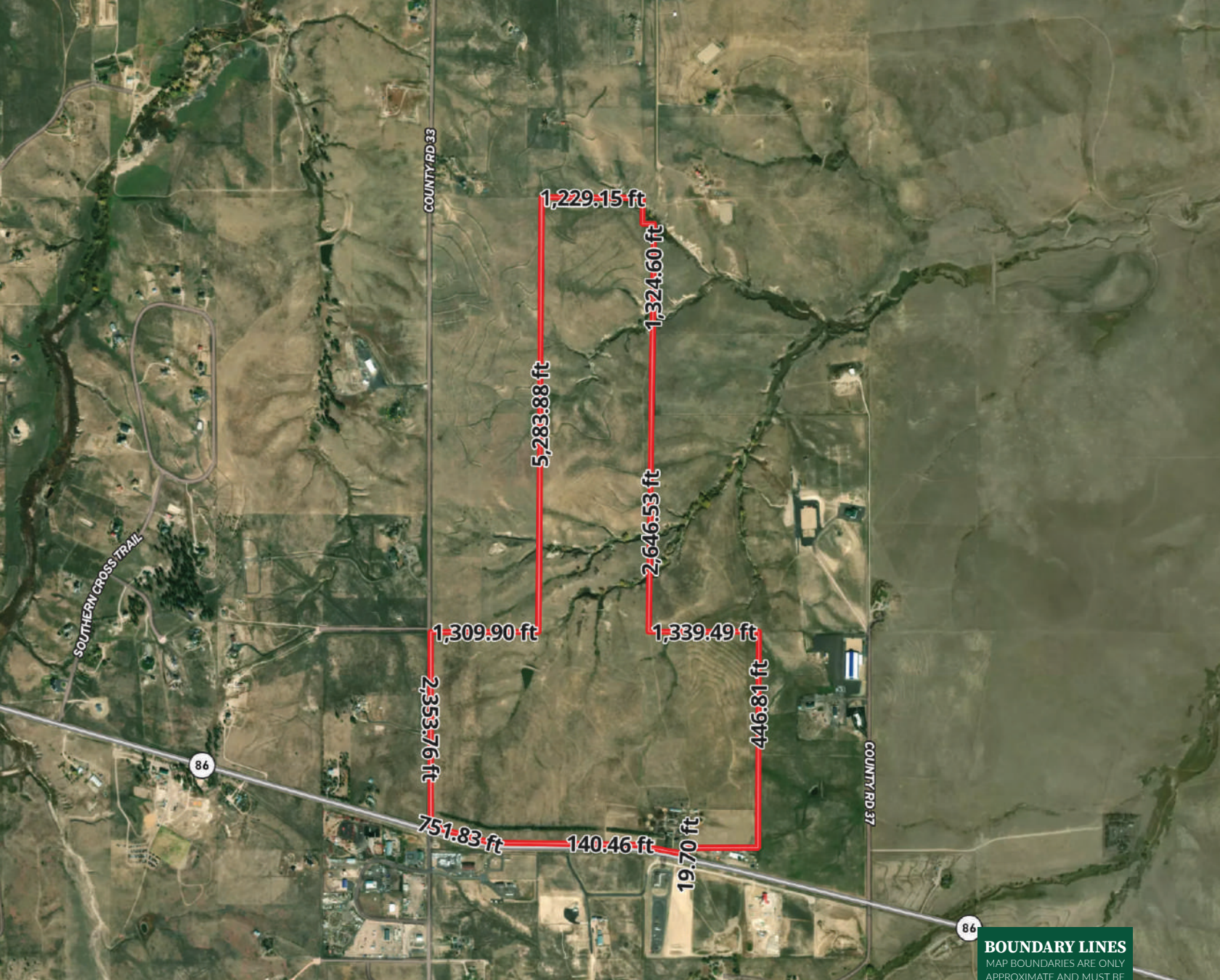
Kiowa is the county seat of Elbert County, Colorado. Kiowa boast numerous local activities, such as the annual county fair, rodeos, social activities and other activities.

Area rainfall averages about 18 inches of rain per year, with May typically being the wettest month. The area receives heavy snowfall, averaging around 77 inches per season but with abundant clear skies, averaging roughly 243 to 246 sunny days per year.

Location

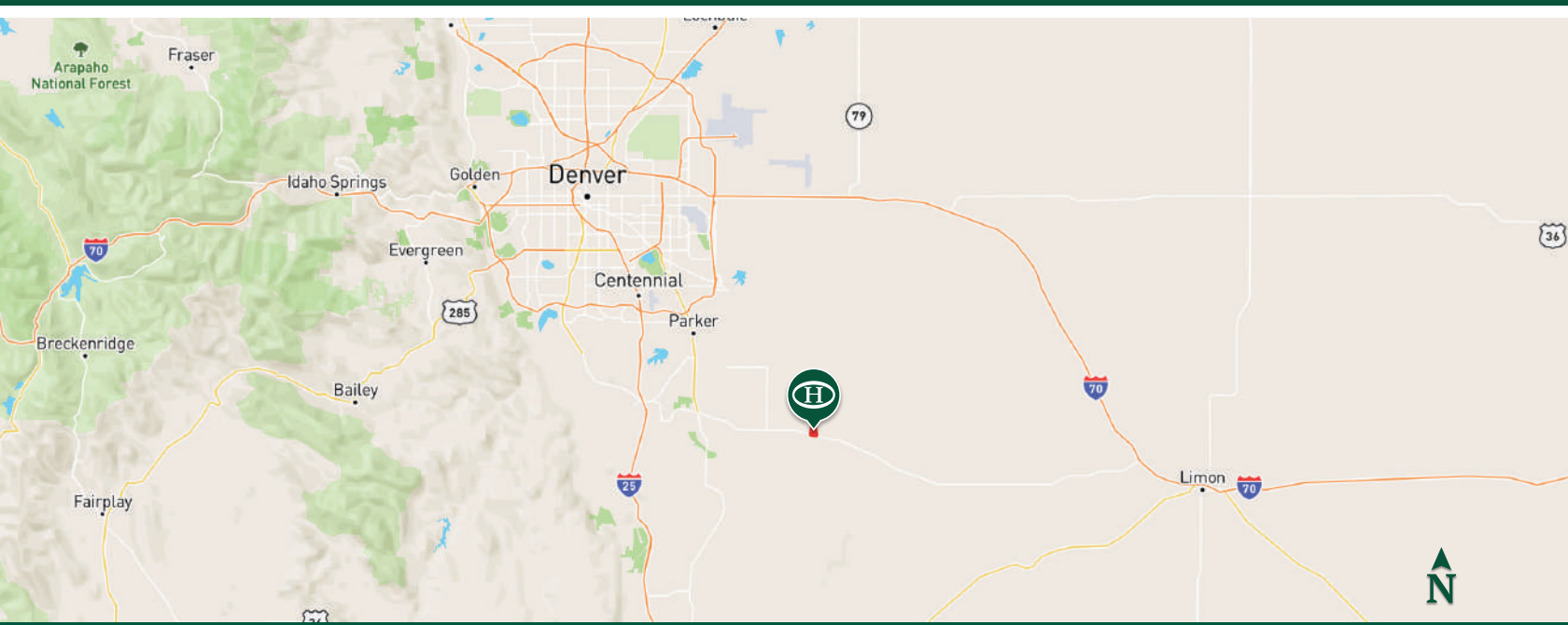
Located just 2.4 miles west of Kiowa and 9.5 miles east of Elizabeth Colorado, the property is ideally located along State Highway 86 between Elbert County's two largest and growing communities. Elbert County is southeast of the Denver Metro area and is becoming increasing popular for front range commuters. The property is located 54 miles from Denver International Airport and 49 miles from Colorado Springs Airport. The Denver Tech Center is located 41 miles northwest of the property. Castle Rock is 25 miles and Parker is 27 miles from the property.





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 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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testimonials





THE BRAND THAT SELLS THE *Land*®

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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