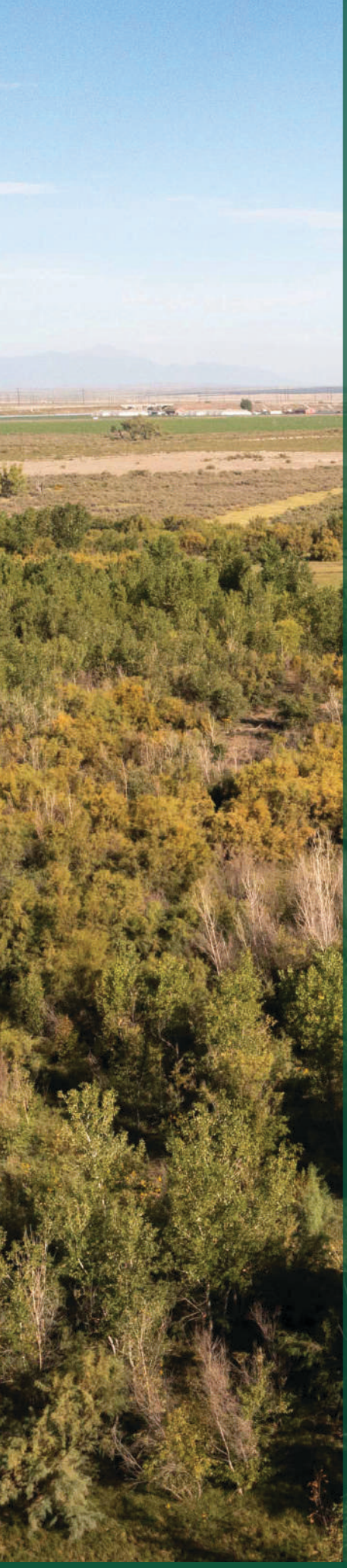
CL Bar Ranch

111.07 Acres | Pueblo County, CO | $875,000



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Activities & Amenities

ATV/Off Road
Cattle/Ranch
Development Potential
Equestrian/Horse Property
Farm/Crops/Ag
Hotel/B&B/Resort
House/Cabin
Hunting - Big Game, Predator/ Varmint, Small Game, Upland Birds
Income Producing
Mineral Rights
Outbuilding/Barn/Shed/Shop
Rental Property
State Hunting Unit: 123

Land Details

Address: 706 Avondale Blvd, Avondale, Colorado 81022, USA
Closest Town: Avondale
Total Acres: 111.07 | Deeded Acres: 111.07
Zoning: A-1
Elevation: 4502
Topography: Level
Vegetation: Pasture, Trees
Mineral Rights: Yes
Deeded; potentially available
Estimated Taxes: $3,122 - 2025
Source of lot size: Assessor/Tax Data

Building Details

Homes: 2
Style of Home(s): Ranch
Finished Sq. Ft.: 1824; 520
Bedrooms: 3
Full Bathrooms: 2
Basement: Full finished
Parking Types: Detached Garage, Driveway
Total # of Spaces: 2
Outbuildings: 5
Types of Outbuildings: Garden Shed, 3 Barns, Garage with Attached Guest House
Fence Type: Wire
Cooling Systems: Forced Air Cooling
Heating Systems: Forced Air
Appliances: Dryer, Refrigerator, Hot Water Heater, Oven, Stainless Steel, Washer
Flooring: Hardwood, Laminate, Tile
Siding: Stucco
Roofing: Metal
View: Mountain, Scenic, Wooded



Property Summary

Discover the extraordinary potential of this meticulously maintained 136-year-old historic ranch in Colorado's scenic Arkansas River Valley, celebrated for its fertile soil, mild climate, agricultural prosperity, and panoramic mountain views.















Land

Nestled in the Arkansas River bottom with close proximity to the river, this dream ranchette offers a rare private setting and pastures abundant with lush, subirrigated native grasses, ideal for horses, cattle, trophy hunting, or investment.

Amenities include an updated historic farmhouse featuring antique wood mining beams, hardwood flooring, updated bathrooms, a kitchen with granite countertops, a finished basement, and numerous vintage and modern details. The property also includes a comfortable bunkhouse with strong VRBO/rental-income potential, a detached two-car garage, and five various outbuildings, including three large Mennonite post-and-beam barns (each with 220-volt electricity):

Barn 1 – 2,414 sq ft hay and farm equipment storage with one horse stall, large pipe-fence turnout, and room for 6+ additional stalls

Workshop – 2,390 sq ft with concrete flooring, custom tack room, workbench, wood-burning fireplace, running water, exterior loafing shed, and a second large pipe-fence turnout

Barn 3 – 1,148 sq ft five-stall barn (utility/horse barn)









The property features an expansive backyard with a lush lawn, colorful flower beds, mature fruit trees, and a central fire pit, creating the perfect setting for outdoor relaxation and entertaining. A partial wraparound porch, entry gates, private gravel road, and over an acre of enclosed yard surround the main home. The entire property is fully livestock-fenced, with the barns featuring welded pipe fences and horse turnout pens, plus an outdoor riding arena.

Zoned A-1 for agricultural, residential, or commercial use. Additional advantages include low county taxes, three postal addresses, city gas, and central air conditioning. The estate comprises two contiguous parcels (68.74 acres and 42.33 acres, offered together or separately) and features a natural flowing spring, making it excellent for hunting waterfowl, dove, geese, wild turkey, deer, mule deer, elk, pronghorn, and other species.

A rare large-acreage opportunity just minutes from town, boating, fishing, and a regional airport with quick commuting flights to major international airports, and close to a handful of world-class ski resorts.

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.







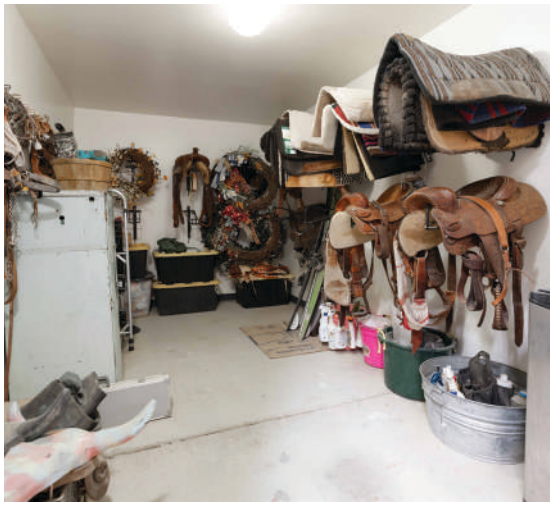




















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Buyer Process

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

Scan to see more testimonials







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