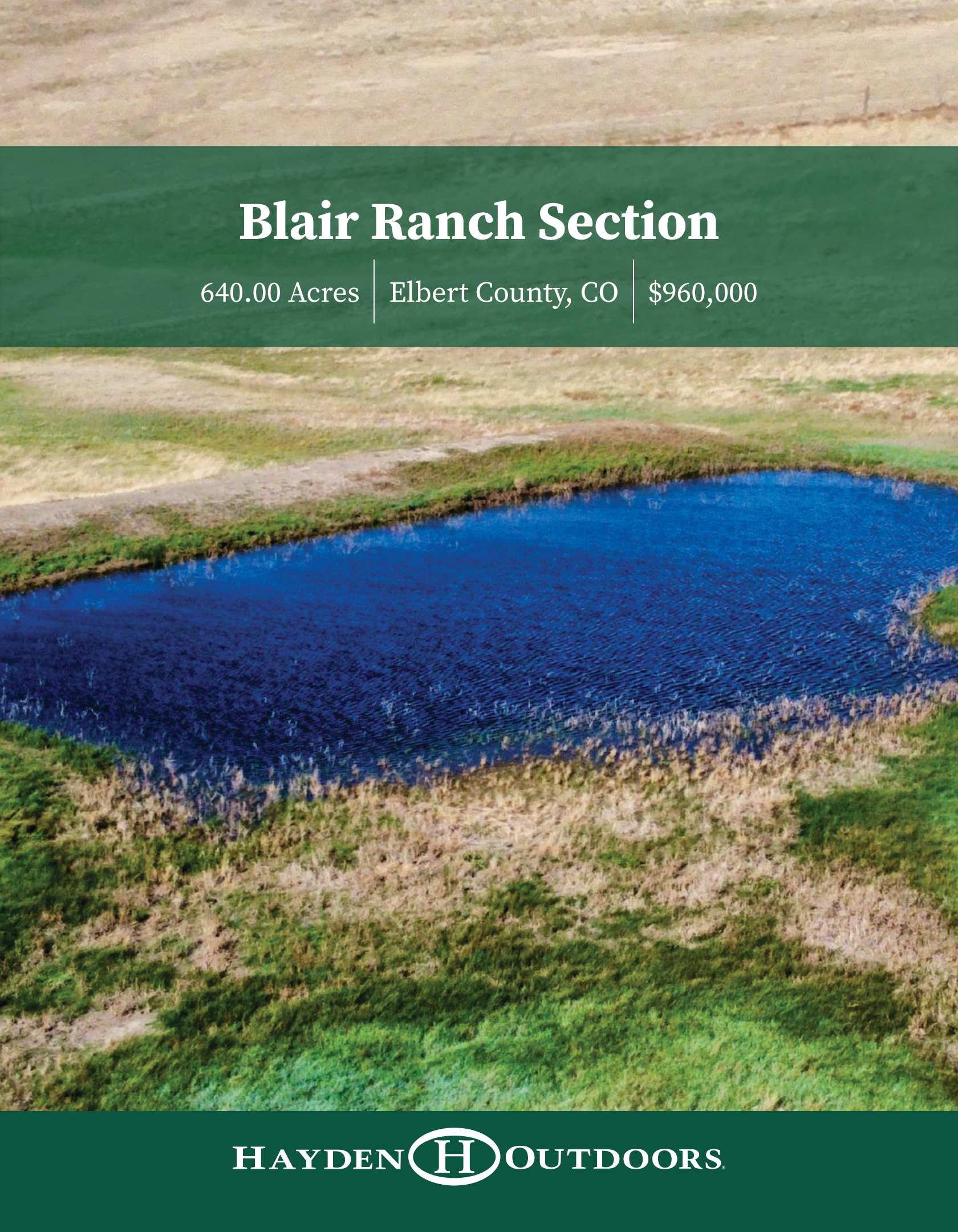


An aerial photograph of a ranch featuring a large, dark blue pond surrounded by green and brown grass. A dark green horizontal band is overlaid on the top portion of the image, containing white text.

Blair Ranch Section

640.00 Acres

Elbert County, CO

\$960,000

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Activities & Amenities

ATV/Off Road
Cattle/Ranch
Development Potential
Equestrian/Horse Property
Hiking/Climbing
Hunting - Big Game
Hunting - Predator/Varmint
Hunting - Small Game
Hunting - Upland Birds
Hunting - Waterfowl
Income Producing
Mineral Rights
State Hunting Unit: 106

Land Details

Address: TBD County Road 190,
Agate, Colorado 80101, USA
Closest Town: Deer Trail
Total Acres: 640.00
Deeded Acres: 640.00
Zoning: A
Elevation: 5500
Topography: Rolling hills
Vegetation: Grass
Pasture Acres: 640
Income Type: Ranching, Farming
Estimated Taxes: \$800 - 2025
Source of lot size: Assessor/Tax Data
Fence Type: Barbed wire



Property Summary

Blair Ranch Section is a section of range land between Deer Trail and Agate Colorado and only 1.7 miles from Interstate 70. The property is well sodded grass pasture and the terrain is rolling hills with several draws and two stock dams in a great location.





Land

640 acres of partially native grass forage and partially improved grasses. The rolling terrain gives the ranch great character. There are two good stock water dams on the property providing livestock water. The property is fenced, but could use some fencing improvement. Take in the front range peak to peak mountain views to the west. The ranch overlooks the East Bijou Creek to the west. The ranch has a good ranch road bisecting the ranch north and south to provide easy access. Electrical service borders the property on the north side. The native grasses are primarily Side-oat Grama, Blue Grama and Buffalo Grass. Improved grasses include Crested Wheat and other varieties. The ranch is well laid out and accessible for other uses depending on your needs. Pricing is \$1500 per surveyed acre.

Recreation

The Deer Trail and Agate areas of eastern Colorado enjoy abundant outdoor recreational opportunities on their private properties amid the rolling high plains, native grasslands, creek bottoms, and draws typical of Elbert counties. Hunting is a primary draw, with healthy populations of mule deer, white-tailed deer, pronghorn, turkey, and waterfowl (plus doves and upland birds) frequenting the mix of open rangeland, cottonwood-lined waterways like Willow Gulch and East Bijou Creek, and any stock ponds or wetlands; qualifying owners of 160 or more contiguous agricultural acres can also participate in Colorado Parks and Wildlife's Landowner Preference Program for preferential big-game licenses. Beyond hunting, residents can enjoy riding horses or ATVs, hike and explore varied terrain with distant mountain views, watch wildlife and migratory birds, or fish or stock private ponds while enjoying the privacy and open space that come with rural ownership roughly an hour east of the Denver metro area.



Agriculture

The ranch is currently being summer grazed with cattle. The carrying capacity is around 20 acres per cow calf pair for the growing season.

Water/Mineral Rights & Natural Resources

All water rights, if any, and mineral rights, if any will convey with the property.

Region & Climate

The Deer Trail and Agate areas of eastern Colorado experience a cold semi-arid climate typical of the high plains, with an elevation around 5,500 feet. Summers are warm to hot and dry, with average July highs near 88–89°F and comfortable lows in the mid-50s, while winters are cold but relatively moderate for the state, featuring January highs in the low 40s°F and overnight lows around 14°F. Annual precipitation averages 15–17 inches, mostly arriving as spring and summer thunderstorms, supplemented by roughly 40–44 inches of snowfall that usually melts relatively quickly. The region enjoys abundant sunshine (often more than 240 sunny days per year), low humidity, frequent winds, and large day-to-night temperature swings, with the first frost typically arriving in late September and the last in mid-to-late May (USDA hardiness zone 5b).

Regional activities around Deer Trail and Agate center on the area's strong Western heritage and rural community spirit. Deer Trail proudly claims the title of home of the world's first rodeo, held in 1869, and continues the tradition with its annual summer Deer Trail Rodeo featuring bronc and bull riding, barrel racing, live music, vendors, and family-friendly entertainment. Nearby, the Elbert County Fair in Kiowa offers multi-day festivities including 4-H livestock shows, rodeos, parades, concerts, and fireworks, while smaller local events and school activities foster a close-knit atmosphere. Residents and visitors also enjoy outdoor pursuits such as hunting, horseback riding, wildlife viewing, and stargazing under dark prairie skies, with easy access via Interstate 70 to Denver's cultural, sporting, and entertainment options roughly 45–60 minutes away.





History

The area of share roots in the late-19th-century settlement of the high plains, shaped by cattle ranching, railroads, and agricultural expansion. Deer Trail gained lasting fame as the site of what is widely recognized as the world's first rodeo on July 4, 1869, when local ranchers gathered to compete in bronc riding contests; the Kansas Pacific Railway established a station there in 1870 and platted the town in 1875, turning it into a key shipping point for livestock, grain, and other products before its formal incorporation in 1920. Agate began around 1876 as a Union Pacific Railroad stop originally named Gebhard, was renamed in 1882, and developed as a ranching community that local cattlemen had already used prior to the railroad's arrival. Both communities are now commutable via I-70 to the Denver metro area.

Location

Deer Trail and Agate offer a convenient rural lifestyle with surprisingly easy access to major services, airports, and entertainment options. Both communities sit directly along Interstate 70, placing them roughly 50–70 miles (about 50–80 minutes) east of downtown Denver and only about 52–65 miles from Denver International Airport (DEN), one of the nation's busiest hubs. Everyday needs such as grocery stores, fuel, and basic medical services are available in nearby towns like Byers, Strasburg, and Limon, while the full range of big-city amenities—major hospitals, shopping centers, restaurants, professional sports, theaters, and cultural attractions—lies within an hour's drive in the Denver-Aurora metro area. This proximity allows residents to enjoy the quiet of the high plains while remaining well-connected for travel, work, shopping, and weekend entertainment.

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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

Scan to see more
testimonials

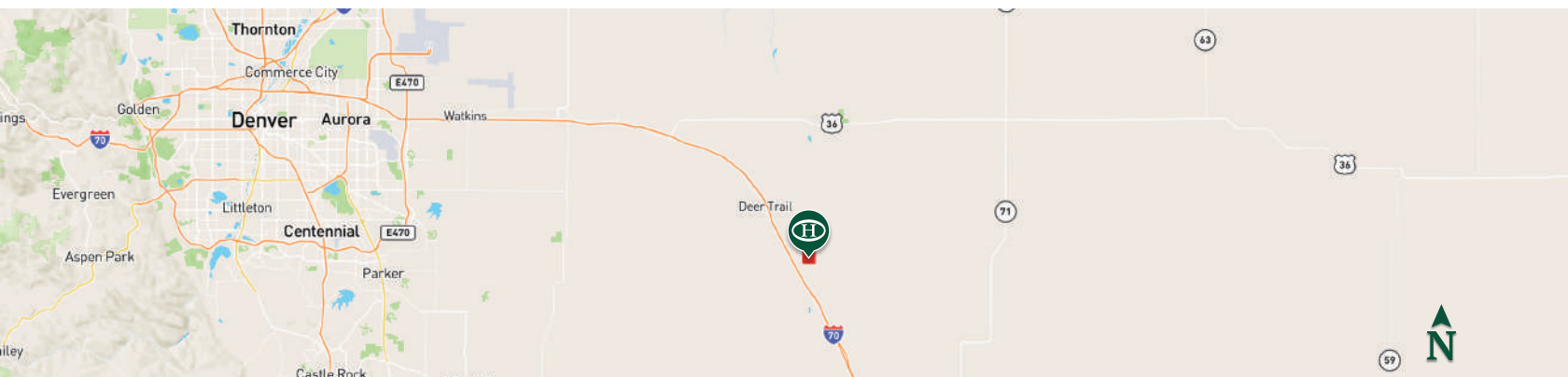




 Boundary

BOUNDARY LINES

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



Jim Digby

-  Broker Associate,
Licensed in CO, MT & WY
-  JimDigby@HaydenOutdoors.com
-  303.883.8493


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