Mountain View Ranch

217.74 Acres | El Paso County, CO | $4,430,000



HAYDEN H OUTDOORS

Mountain View Ranch

TOTAL ACRES:	PRICE:	COUNTY:	CLOSEST TOWN:
217.74	$4,430,000	El Paso County	Colorado Springs

Presented by



A.J. Mangum

Broker Associate, Licensed in CO

AJ@HaydenOutdoors.com

719.237.0243

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Property Summary

Spanning 217.74 contiguous acres in the tranquil Black Forest ranch country northeast of Colorado Springs, this expansive portfolio represents a premier investment opportunity.

Land

With no covenants or association, this unencumbered land combines unmatched freedom with incredible development potential under flexible RR-5 zoning, which opens the door for strategic future subdivision. The ranch has already been surveyed into six distinct parcels, each offering its own unique profile. The diverse, dramatic landscape features rolling meadows, rich pastures, stands of mature pines, rock formations, natural springs, and seasonal ponds that attract deer, elk, antelope, and turkey. Featuring some of the region's most breathtaking views of Pikes Peak and the Front Range, the property sits just 28 miles north of the Colorado Springs Airport and a manageable 45-mile commute from the Denver Tech Center. Whether acquired as a sprawling single ranch, a multi-generational family compound, an equestrian haven, or a phased development project, a purchase secures a total of 24 acre-feet of valuable water rights across these six versatile parcels.







Activities & Amenities

ATV/Off Road
Cattle/Ranch
Development Potential
Equestrian/Horse Property
Farm/Crops/Ag
Hiking/Climbing
House/Cabin
Hunting - Big Game, Small Game, Predator/Varmint, Turkey
Natural Spring
Outbuilding/Barn/Shed/Shop
Pond/Lake
Propane
Wooded
Water Rights
State Hunting Unit: 110

Land Details

Address: Walker Road, Colorado Springs, Colorado 80908, USA
Closest Town: Colorado Springs
Total Acres: 217.74 | Deeded Acres: 217.74
Zoning: RR-5
Elevation: 7500
Topography: Level, Rolling
Vegetation: PInes, Native Grass
Water Rights: Yes
Water Type: Water Right - Full Ownership
24 AF
Estimated Taxes: $756 - 2025
Source of lot size: Assessor/Tax Data

Building Details

Homes: 1
Style of Home(s): Ranch
Bedrooms: 2
Full Bathrooms: 2
Basement: Full finished
Parking Types:
Detached Garage
Outbuildings: 11
Fence Type: Wire
Flooring: Hardwood
Roofing: Metal
View: Mountain, Pond, Private, Scenic, Wooded





Parcel 1 | 35.94 Acres | $995,000

This 35.94-acre tract features a classic landscape of ponderosa pines, dramatic rock formations, and stunning Pikes Peak views. A gentle slope climbs to a bench that blends thick stands of pines and wide-open meadows with abundant grazing. Deer, elk, antelope, and turkey are frequently on the property. The sellers have valued existing improvements at zero in the listing price, meaning they come with the land as gratis assets. These include several legacy outbuildings, an outstanding 40×40 3-stall horse barn built in 2004 (complete with a tack room, hay storage, and loft), and a charming 1914 2-bedroom, 2-bathroom home with hardwood floors. While the house is fully livable and would make an amazing remodel project, buyers can also choose to develop from scratch across many potential home sites. Utilities and infrastructure are already in place, including an active 335-foot domestic well on record producing the legal maximum 15 gpm. 4 acre-feet of water rights come with the property.





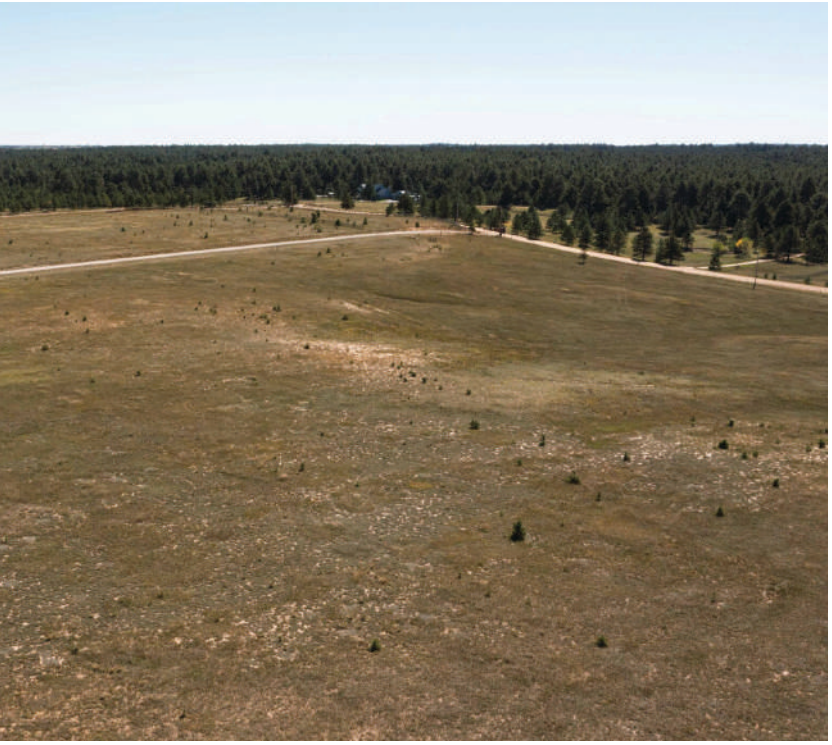


Parcel 2 | 35.56Acres | $750,000

Comprising 35.56 acres, this parcel features open grassland that ascends past a dramatic pine/rockface windbreak toward rich upper pastures dotted with pines. Two 16×32 legacy buildings are on this parcel, and convey at no cost, providing immediate utility for storage or livestock. The land meets the acreage requirement for a domestic well permit, and will make an outstanding ranchette or horse property, with many potential home sites. This parcel sells with 4 acre-feet of water rights.









Parcel 3 | 40.83 Acres | $750,000

At 40.83 acres, this corner parcel has rolling terrain on its south end, climbing gently to level ground accented by an island of rock formations and mature pines, just in front of a seasonal pond. The parcel offers abundant grazing and multiple home sites. A working windmill draws water from a 225-ft livestock well, on record as producing 10 gpm on construction. The property meets the acreage requirement for a domestic well, and a purchase comes with 4 acre-feet of water rights.

Parcel 4 | 35.21Acres | $750,000

Tucked away from the county road, this 35.21-acre parcel offers quiet seclusion amid wide-open, rolling meadows, ample pasture, and a seasonal pond — an environment that attracts deer, elk, antelope, and turkey. There are numerous potential home sites, and this property meets the acreage requirement for a domestic well permit. Parcel 4 includes part of an FAA-registered airstrip (shared with Parcel 5, also for sale; no infrastructure or visible runway), providing a unique angle for aviators. The airstrip needn't be put to use by a new owner, and doesn't interfere with other uses. This parcel sells with 4 acre-feet of water rights.





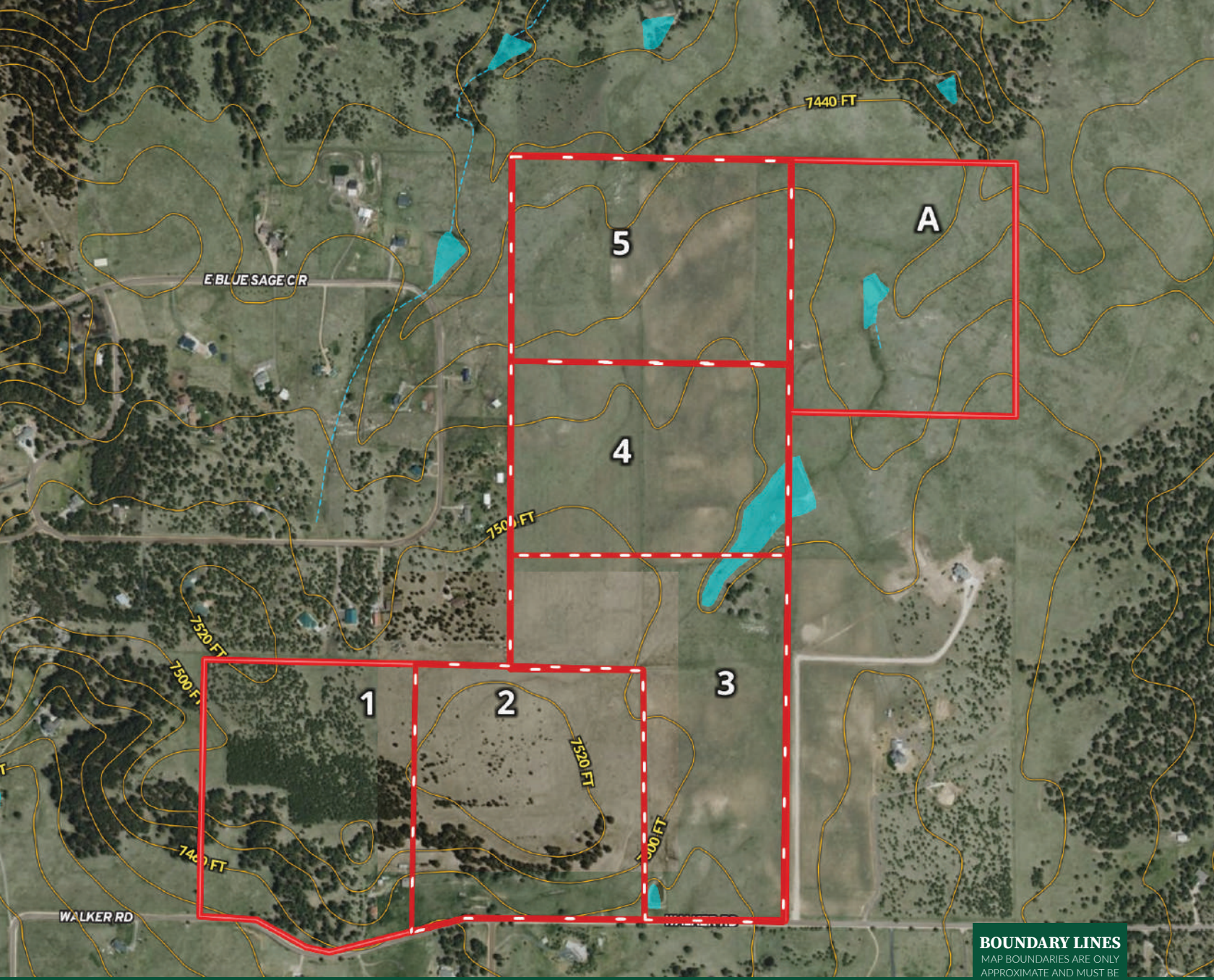
Parcel 5 | 35.13 Acres | $690,000

Offering an end-of-the-road location, this 35.13-acre tract features abundant grazing and a level to gently rolling landscape dotted by young pines and offering numerous potential home sites. It shares the FAA-registered airstrip with Parcel 4 (also for sale, no infrastructure or visible runway). The airstrip needn't be put to use by a new owner, and doesn't interfere with other uses. The parcel meets the acreage requirement for a domestic well permit, and sells with 4 acre-feet of water rights.

Parcel A | 35.07Acres | $495,000

The southern end of this 35.07-acre parcel has dramatic, rolling pasture crossed by draws and stream beds, and accented by a natural spring and a seasonal pond. Secluded but easily accessible, the property features a gentler landscape toward the back of the parcel, with numerous building sites leading toward a thick stand of neighboring pines. The property meets the acreage requirement for a domestic well permit, and sells with 4 acre-feet of water rights.





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

Scan to see more testimonials

HAYDEN OUTDOORS® REAL ESTATE

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

501 Main St.#A, Windsor, CO 80550 | 970.674.1990 | www.HaydenOutdoors.com

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