# Sedalia Executive

35.00 Acres | Douglas County, CO | $5,950,000



HAYDEN H OUTDOORS

# Sedalia Executive

| TOTAL ACRES: | PRICE: | COUNTY: | CLOSEST TOWN: |
|---|---|---|---|
| 35.00 | $5,950,000 | Douglas County | Sedalia, CO |



*Presented by*




## Jim Digby

Broker Associate, Licensed in CO, MT & WY

JimDigby@HaydenOutdoors.com

303.883.8493


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## Property Summary

Experience exceptional scale and refined comfort in this expansive home on 35 acres outside of Sedalia with nearly 10,000 square feet of thoughtfully designed living space. Located west of Sedalia Colorado and at the base of the Rocky Mountains, this property is in an area of estate class acreage homes and is ideal for a commuter to Denver or Colorado Springs.







## Activities & Amenities

ATV/Off Road
Cattle/Ranch
Cycling/Mountain Biking
Equestrian/Horse Property
Hiking/Climbing
House/Cabin
Hunting - Big Game, Predator/Varmint, Small Game, Turkey, Upland Birds
Water Rights
State Hunting Unit: 51

## Land Details

Address: 5090 Horseshoe Trail, Sedalia, Colorado 80135, USA
Subdivision: Horseshoe Ranch Estates
Closest Town: Sedalia
Total Acres: 35.00 | Deeded Acres: 35.00
Zoning: Ag
Elevation: 6000
Topography: Rolling Hills
Vegetation: Native Grass
Pasture Acres: 35
Estimated Taxes: $17,586.34 - 2025
Source of lot size: Assessor/Tax Data
HOA Dues: $7,500

## Building Details

Homes: 2
Style of Home(s): Ranch
Finished Sq. Ft.: 9662
Unfinished Sq. Ft.: 360
Stories: 2
Bedrooms: 4
Full Bathrooms: 7
Basement: Full finished
Electricity Provider: Core Electric
Gas Provider: Propane
Water Provider: Well
Parking Types: Attached Garage, 11 Spaces
Other Improvements: Guest House, 3,630 sq ft RV garage
Cooling Systems: Forced Air Cooling
Heating Systems: Fireplace, Forced Air
Appliances: Dishwasher, Garbage Disposal, Dryer, Refrigerator, Hot Water Heater, Microwave, Oven, Stainless Steel, Washer
Flooring: Carpet, Laminate
Siding: Stone, Stucco
Roofing: Asphalt
View: Citym, Mountain, Private, Scenic



## Land

Sedalia Executive is 35 acres of native grass, rolling hills with scattered oak brush and a deep drainage wildlife corridor bisecting the property. With rolling hills at the base of the foothills and towering mountain views, this property is true Colorado. Located west of Sedalia in an exclusive area and just south of the metro Denver area, this property is ideal for the executive commuter. The property is ideal for horses or a small livestock operation with its good native grass forage. The views from the property include the expanse of the Rocky Mountain front range, to rural Douglas County and the Denver Skyline.





## The Main Home

The grand executive home, with a timeless stucco and stone exterior, features four spacious bedroom suites and seven bathrooms and nearly 10,000 square feet of finished living space, is a spectacularly updated Douglas County home. The main level welcomes you with a grand living room measuring approximately 29'4" × 35', an impressive space ideal for both intimate gatherings and large-scale entertaining. Adjacent is a formal dining room of roughly 23'8" × 15', perfectly positioned for memorable meals. The heart of the home is a generous kitchen spanning about 24' × 18', designed for culinary creativity and everyday convenience, which includes a top line Wolf gas range and 3 piece Sub-Zero refrigerator with a wine chiller, with a nearby laundry room (10' × 6') for practical efficiency, (one of three in the home).

Two well-appointed secondary bedrooms, each approximately 17'–17'8" × 15', each feature an adjoining full bathroom for privacy and comfort. A cozy den (14'6" × 15') provides a relaxed retreat, while dual offices—one roughly 20' × 12'8" and the other 20' × 13'—offer dedicated workspaces ideal for professionals or creative pursuits. The luxurious primary suite is a true sanctuary, with a spacious master bedroom measuring about 19.5' × 23.5', a spa-like master bath of 18' × 12' with a steam shower, and an expansive walk-in closet spanning 14' × 14'. The finished lower level expands the living experience with resort-style amenities.

A large game room (24' × 28') and an impressive salt water swimming pool and hot tub/spa create the ultimate entertainment destination. A full-service bar area (14' × 31') and a dedicated wine cellar (7' × 7') elevate hosting possibilities. Fitness enthusiasts will appreciate the exercise/workout room (14' × 22.5') complete with a sauna, and steam shower, while a private guest suite (approximately 14'8" × 22'8") features its own full five-piece bathroom (11.5' × 12') for comfortable overnight stays. The lower level also includes a large secure gun/safe room, food prep kitchen area for entertainment and storage areas and a covered lower level patio.











Outdoor living areas include both a front and a back covered patio each with their own unique character and both located to take in the views of the surrounding countryside. The grounds are meticulously landscaped with flower gardens, stone pathways, sitting areas, a pond and waterfall feature and lawn areas. The driveway is asphalt with a new seal coat leading to concrete aprons surrounding the garage and front home entrance from the gated entrance  Need a garage? This masterpiece comes with a 66 foot by 55 foot attached 3 bay RV, boat, toy garage, along with a 4 car garage giving it over a 14 car capacity. The Garage is heated and includes an RV dump station, Electric vehicle charging, a 50 amp RV hookup, 3 phase electric, and welding outlets.

Other features include dramatic exterior up lighting, details, such as exterior sun shades for southwest facing windows, automatic lights in the pantry, master closet and garage, whole house water filtration, a reverse osmosis system, a Sonos speaker sound system throughout the home and garage, and a climate controlled dog room with water. This residence combines generous proportions, versatile spaces, and high-end recreational features into a rare offering of nearly 10,000 square feet of living space—perfect for those seeking both everyday luxury and exceptional entertaining capacity. This home is an absolute must see!



















## The Guest Home

Complementing the main residence is a beautifully appointed 2,100-square-foot guest house featuring a durable stucco-and-stone exterior. The main level opens to a comfortable living room measuring approximately 22’ × 15’, an inviting space for relaxation or informal gatherings. To the east of the living room and kitchen is a spacious covered patio. The well-designed kitchen, with Jenn-Air appliances, spans about 16’ × 20’, offering ample room for meal preparation and casual dining. The primary bedroom suite provides a private retreat at roughly 15’ × 19’, complete with a spacious walk-in closet/laundry combination (9’ × 15’) and a luxurious master bath measuring 11’ × 15’. The bath is thoughtfully finished with a tub/shower combination, dual sinks, and a private toilet area. The finished lower level adds further versatility with a second bedroom of approximately 16’ × 14’, a generous closet (9’ × 11’), and a convenient ¾ bath (8’ × 6’). A spacious three-car garage provides secure parking and additional storage. This self-contained guest house delivers comfortable, independent living with high-quality finishes and practical amenities—ideal for extended family, visitors, or flexible use as a private retreat within the larger property.









## Recreation

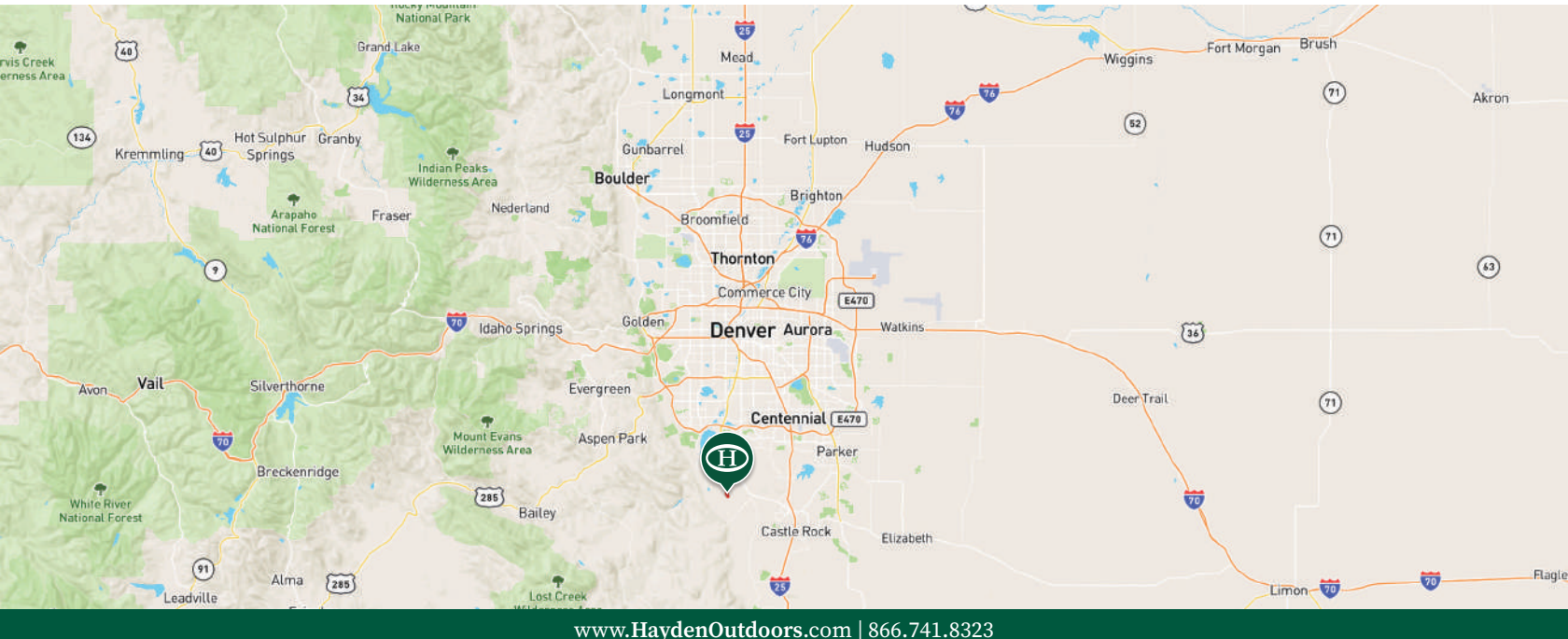
This property is frequented by large Elk herds, and Mule Deer. There are Turkey, Coyote, Bobcat, Mountain Lion, Pronghorn and Bear in the area. Around Sedalia, recreational amenities center on the area's scenic Front Range foothills setting and easy access to Douglas County's extensive outdoor resources. Residents and visitors can enjoy hiking, mountain biking, and horseback riding on nearby open-space trails such as those at Dawson Butte Ranch, Spruce Mountain, and the Highlands Ranch Backcountry Wilderness Area, along with the dramatic red-rock landscapes of Roxborough State Park and the canyon trails of Castlewood Canyon State Park. Fishing, boating, and shoreline recreation are available at nearby Chatfield State Park and Rueter-Hess Reservoir, while the surrounding Pike National Forest and Rampart Range offer additional opportunities for camping, OHV trails, and longer wilderness adventures. Closer to home, the historic Cherokee Ranch & Castle provides scenic grounds and occasional events, and the broader county features community parks, multi-use paths, and seasonal outdoor gatherings that make the Sedalia area a convenient base for year-round recreation.






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

Boundary | Fed / State / Local Land | Main House | Guest House















## Region & Climate

Sedalia Colorado, located just south of the Denver Metro area in Douglas County, has a cool semi-arid climate that is characterized by four distinct seasons. The average annual precipitation ranges from 17 to 19 inches annually. The average snowfall averages 60-78 inches per year. At an elevation of 5,800 to 6,000 ft the area is classified as foothills and is classic Colorado. The Sedalia area boasts an average of 240 days of sunshine annually.

This area, located between Colorado Springs to the south and Denver to the north is ideal for rural living within a short distance to either city. The rural Douglas County area of Sedalia is a mix of working ranches and estate homes on acreage. Regional activities include the Douglas County Fair and Rodeo in Castle Rock, numerous equine events and a wide range of outdoor activities, cultural events, parks and trails and seasonal festivals.

## History

Sedalia Colorado, in Douglas County is a rural community on the front range of Colorado with a mix of working ranches and estate acreage properties. The area was primarily a ranching community in the past, but played its part in the logging and mining industries in days gone by. Douglas County is know currently for its abundance of open space and state and county parks.

## Location

Located south of C-470 and Littleton Colorado, in Douglas County Colorado, its an easy ride to Denver International Airport which is less than an hour away. The property is located within striking distance of The Downtown Denver area, Castle Rock, Highlands Ranch and the Tech Center area. The quaint town of Sedalia, the home of Bud's Cafe and Bar, the best burger in Colorado, is located 4 miles east of the property. There are numerous landmarks in the area, including the famous Cherokee Ranch and Castle, Historic Castle Rock, Castle Pines, Chatfield Reservoir and The Denver Polo Club. To the west and within reach are the Rocky Mountains and superior fishing and hunting, Roxborough State Park, Waterton Canyon, the Colorado Trail, Rampart Range among other great spots to enjoy Colorado at its finest.



# 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."

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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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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.

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