

# FOR SALE

## MEYER'S FAMILY RANCH

3349.1 +/- Deeded Acres in Huerfano County, Colorado



This property uniquely sits between two high bluffs, with Bradford Mesa on the north and a gravel ridge extension of Walsen Craig on the south. The Sand Arroyo is a long drainage entering the property from the west, that collects a lot of run-offs from the foothills. There are excellent views of the mountains, from Fishers Peak at Raton Pass northward to Pikes Peak west of Colorado Springs. Literally half of the front range of Colorado can be seen from the high points on this property. Part of the west boundary is the railroad and part of the east boundary is County Road 120, with no other roads or interruptions in the ownership. There are remnants of several 1800's vintage adobe dwellings and a settler's graveyard located on the property. The privacy and solitude, along with antelope and other wildlife, are part of the character of this unique property.

**CRUIKSHAK REALTY, INC. • 20 S MAIN ST • LAMAR, CO 81052 • WWW.2CR2.COM • 719-336-7802**

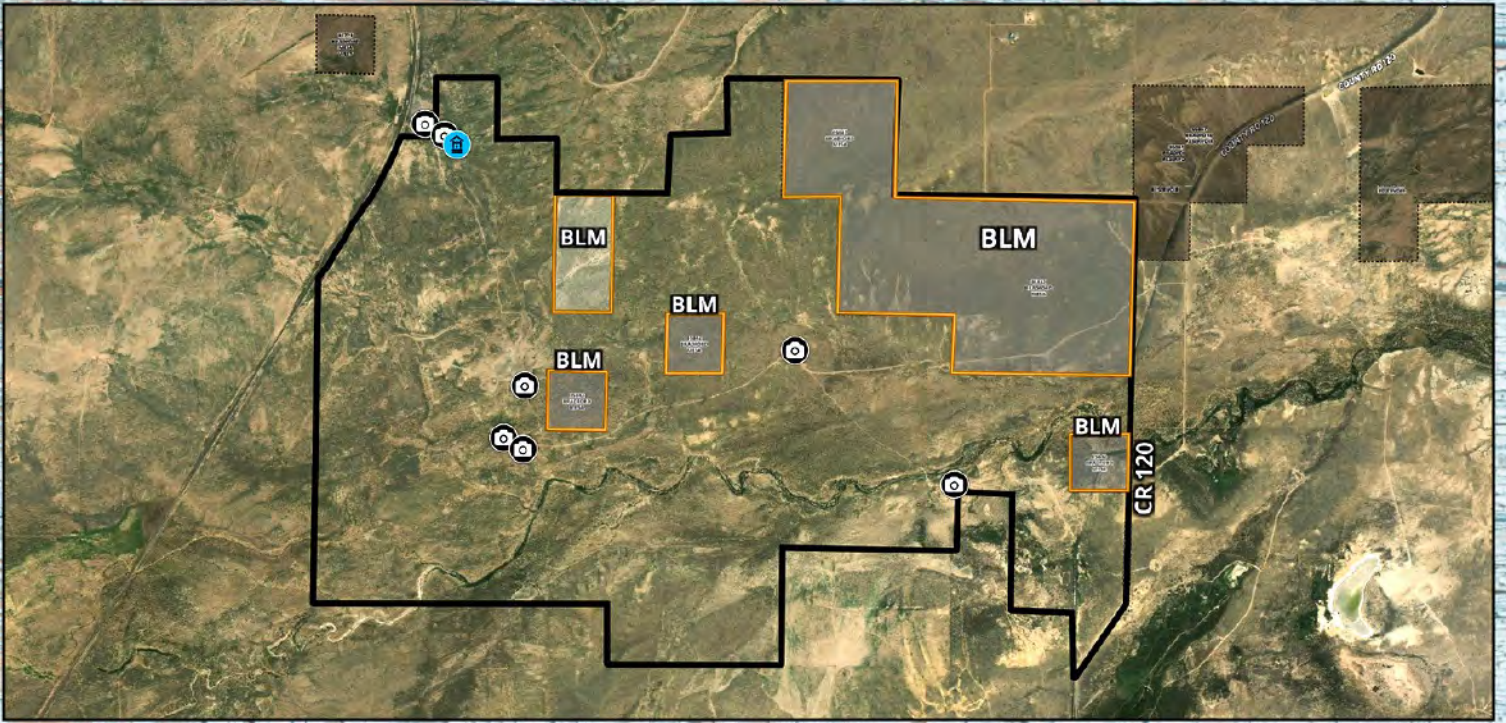
**All information in this report is believed to be accurate and gathered from sources deemed to be reliable. However, Cruikshank Realty, Inc. and its agents assume no responsibility for any error, omission, or correction.**



**Water:** The well that serves the property was drilled under Well Permit Number 271389 in 2007 and is 1,400 feet deep, with a static level measured on 11/27/06 at 300 feet and production rate of 15+ gpm. The power unit that runs the pump is a diesel engine generator and the water is pumped by electric submersible pump into a 16,000 gallon storage tank, which feeds the pipeline and tanks. There are 3 tanks fed by 3.5 miles of pipeline. The system is well designed with float chambers and well-planned locations that allow the whole system to be gravity fed by the storage tank.

**Vegetation:** The property is utilized exclusively for grazing and the main grasses are: Blue grama, sideoats grama, Alkali sacaton, Alkali bluegrass, western wheatgrass and sedge. The property has areas of Chico brush, Chamisa, Tamarisk and Willows in the lower regions and solid grass turf in the elevated areas. Sand Arroyo traverses the property from west to east with areas that water pools surface and underflow is evident. There is evidence of Alkali on land surfaces near the arroyo and fresh water is important in warm weather to avoid the salty surface water if present. Best management practices for the property are targeted on cooler seasons and after plants have cured out. Year around grazing could be accommodated with repairing the cross fencing and a rotational system, to change areas of concentration and time usage.





This property has been owned by the Meyer family since August 5, 1952. Until the late 1990's it was operated by the Meyer' family. In recent yeas it has been leased for grazing to other area ranchers. The water system was improved when the new well was drilled and brought on line. Some panels and gates belong to the tenant and can be purchased or will be removed. Any other personal property will remain with the ranch.



This portion of Huerfano County experiences steady winds and ample sunshine that results in the opportunity to extend established renewable energy development projects in the area. A portion of the property was previously leased for a wind farm transmission line right-of-way and all wind and solar energy rights are included in the sale.





**Fencing:** The exterior fencing is cedar post with four barbed wires, which is typical for the area and is in good condition. The interior fences have not been maintained and are in need of repair to correct deferred maintenance. The property is currently operated as a single pasture.



**Location:** 5 miles northeast of Walsenburg, Colorado, lying 2 miles north of Colorado Highway 10, adjoining Huerfano County Road 120

**Improvements:** Fences, corral and water system including ponds, tanks, pipeline and well

**Acres:** 3,349.12 acres Deeded; 881 acres BLM grazing permit in the ranch boundaries

**Mineral Rights:** Sellers are not reserving; whatever they own go with the property.

**Directions:** From Walsenburg, drive 5 miles east on Colorado Highway 10 to CR 20, go north on CR 120 for 1 mile, drive across the cattle guard, and you will be on the south-east corner of the property.

**2CR2**  
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**Taxes: \$1192.26**

(Estimated based on new valuation – 2023)

**Price: \$1,800,000.00**

MLS #: H214066A (Active) List Price: \$1,800,000

NA County Rd 120 Walsenburg, CO 81089



**Total Acres:** 3349.1  
**Acres Range:** 47+ Acres  
**Acres Source:** Court House  
**Possible Use:** Ranch

**Sub Area:** Walsenburg  
**Area:** South  
**School District:** RE-1  
**County:** Huerfano  
**Taxes:** 1192.26  
**Prior Tax Year:** 2023

**Legal Description:** Legal is lengthy; See the attached exhibit.

**Parcel Number:** [31641](#)

**Parcel #-2:**

**Lot:** N/A **Block:** N/A **Tract/Filing/Unit:** N/A

**Deed Provided:** Special

**Water Rights:** No

**Description:**

**Frontage:**

**Lot Faces:**

**Zoning:** AG

**Irregular Lot Size:** Yes

**Lot Dimensions:**

**Lot SqFt:** 145886796

**POA Dues:** **POA Dues Amount:**

**HOA Dues:**

**HOA Dues Amount:**

**HOA Inclusions:** None

**Property Disclosure Avail:** No

**Provide Property Disc:** No

**Disclosure:** None

**Documents on File:** Leases, Photographs, Personal Property, Map

**Variable Commission:** No

**Co-Op %/\$:** 2.5

**Possession:** See Remarks

**Commission on Seller Concessions:** No

**Earnest Money Required:** 36,000

**Earnest Money To:** Dotter Abstract Co.

**Terms:** Cash, Conventional

**Showing Instructions:** Appointment Only

**Ownership:** Seller

**Exclusions:**

**Topography/Lot Description:** Rolling, Slight Slope, Open Lot, Ranch, View, Mountain View, Irregular, BLM

**Access:** Private, County Road

**Water Company:** Other

**Water:** Well

**Sewer:** None

**Electric Co:**

**Electric:** Other

**Gas Company:** None

**Gas:**

**Crops:** None

**Irrigation:** None

**Extras:** Corral, Fencing, Can Be Divided, Livestock Permitted

**Curbs/Gutters:** No

**Curbs & Gutters:** No Curbs, No Gutters

**Structures:**

**Marquee:** No

**Mineral Rights:** Yes

**Grazing Rights:** Yes

**Public Remarks:** This property uniquely sits between two high bluffs, with Bradford Mesa on the north and a gravel ridge extension of Walsen Craig on the south. The Sand Arroyo is a long drainage entering the property from the west, that collects a lot of run-offs from the foothills. There are excellent views of the mountains, from Fishers Peak at Raton Pass northward to Pikes Peak west of Colorado Springs. Literally half of the front range of Colorado can be seen from the high points on this property. Part of the west boundary is the railroad and part of the east boundary is County Road 120, with no other roads or interruptions in the ownership. There are remnants of several 1800's vintage adobe dwellings and a settler's graveyard located on the property. The privacy and solitude, along with antelope and other wildlife, are part of the character of this unique property. The property is utilized exclusively for grazing and has areas of Chico brush, Chamisa, Tamarisk and Willows in the lower regions and solid grass turf in the elevated areas. Sand Arroyo traverses the property from west to east with areas that water pools surface and underflow is evident. There is evidence of Alkali on land surfaces near the arroyo and fresh water is important in warm weather to avoid the salty surface water if present. Best management practices for the property are targeted on cooler seasons and after plants have cured out. Year around grazing could be accommodated with repairing the cross fencing.

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**MLS/Agent Only Remarks:** Tenants are under a lease which contains limitations regarding time of use. The lease will be terminated and notice given to the tenants by a sale. The tenants will have 90 days to vacate the property upon sellers' acceptance of a sale contract or re-leased if new owner desires a tenant.

**List Date:** 8/1/2023

**Days On Market:** 7

**Contract Date:**

**Appointment Contact #:** 719-336-7802

**Orig LP:** \$1,800,000

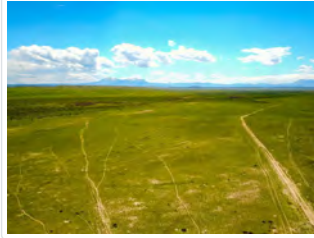
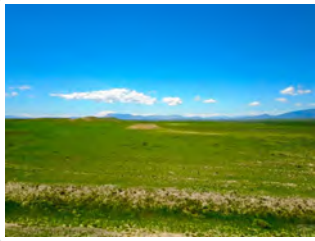
**Internet:** Yes

**DsplyAddr:** No

**AllowAVM:** No

**AllowCmnts:** No

**Photo:** Provided



**Listing Office:** Cruikshank Realty, Inc (#:885)  
**Main:** (719) 336-7802  
**Fax:** (719) 336-7001  
**Showing #:**

**Listing Agent:** John Stroh (#:6)  
**Agent Email:** [jstroh@2cr2.com](mailto:jstroh@2cr2.com)  
**Contact #:** (719) 336-7802

Information Herein Deemed Reliable but Not Guaranteed