STONE CANYON RANCH

KIM, COLORADO

1,120 ACRES OF WORKING COUNTRY, WILDLIFE & CANYON BEAUTY



The Stone Canyon Ranch is a rare southeastern Colorado offering where productive ranch country, dramatic scenery, and lasting value come together. Native grass, developed livestock water, seven pastures, functional improvements, a comfortable modern home, Grassland CRP income, wildlife habitat, recreation, and mineral interests combine to create a remarkably diverse 1,120-acre ranch. From its open grass-covered tops to the deep canyon country below, the Stone Canyon Ranch offers the land, improvements, and character to serve both ranching and recreation.

Information herein is deemed reliable but not guaranteed. Acreage, measurements, improvements, water systems, CRP enrollment/payments, mineral interests, leases, wildlife observations, access, legal description and all other property information should be independently verified by prospective buyers.



PRIMARY LIVESTOCK WATER: *Evenly distributed livestock water and a spring in the canyon*

A well near the center of the ranch supplies the primary livestock water system. This well is solar-powered and also has a 6,600-watt dual-fuel generator. Water is piped into two 2,500-gallon storage tanks and then distributed to the pastures through a system described as built to USDA standards. Five fiberglass livestock tanks are equipped with float-chamber valve systems, creating a straightforward and efficient watering setup across the ranch. A second well at the headquarters supplies the residence and ranch improvements. The headquarters system includes a buried 3,000-gallon storage tank.









IMPROVEMENTS: *A comfortable headquarters backed by practical ranch infrastructure*

The ranch home at the headquarters features a 2021 modular home with a large veranda, three bedrooms, two bathrooms, and a laundry room. An attached two-story, approximately 440-square-foot entry/storage auxiliary building adds useful space and functionality. A 2,000-square-foot metal barn is open at the center front, with enclosed areas on both sides and overhead doors - practical space for equipment, supplies, and everyday ranch use. Pipe corrals include four pens and two alleyways, together with a 1,200-square-foot loafing/calving building and an Arrowquip working system for livestock handling. A 900-square-foot detached metal garage provides additional storage for equipment and vehicles. An old rock chicken coop, approximately 300 square feet, adds a distinctive piece of ranch character and history. Electricity is supplied by Southeast Colorado Power Association. Propane storage includes one 300-gallon tank and one 500-gallon tank. A 14kW Generac generator at the headquarters is wired into the electrical system for backup power.











TERRAIN & VEGETATION: *From grass-covered tops to a canyon dropping more than 250 feet*

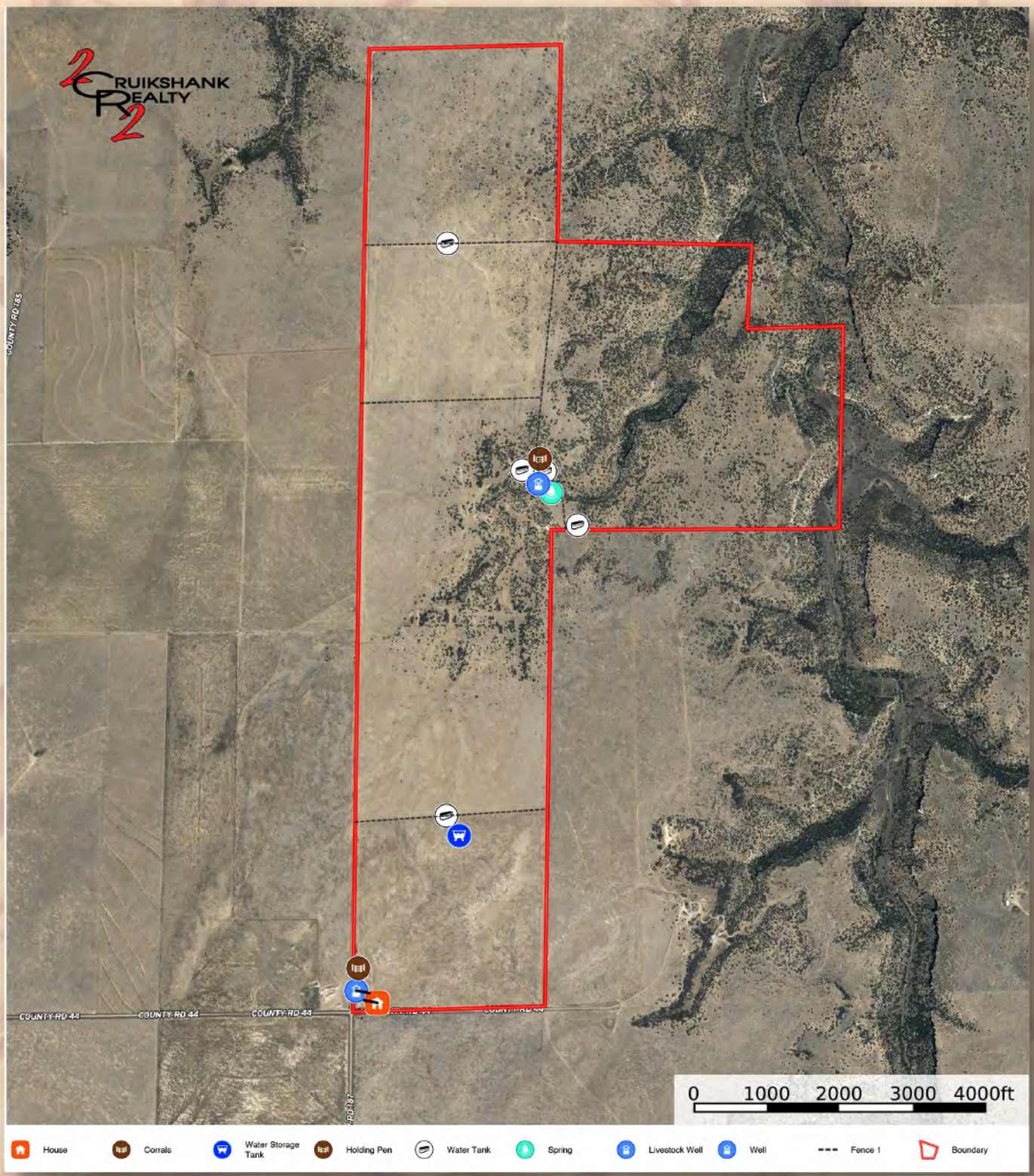
The ranch is divided into seven separate pastures with livestock water tanks serving each pasture. The layout supports practical grazing rotation and flexible livestock management. The upper ranch ranges from level to gently undulating terrain with elevations from approximately 5,550 feet in the northeast to approximately 5,623 feet in the southwest. The top country is well sodded with blue grama, western wheatgrass, sideoats grama, and winterfat - vegetation that contributes to the ranch's livestock and wildlife value. The Smith Canyon finger and its drainage descend to approximately 5,290 feet. The canyon finger extends well over 1½ miles and drops more than 250 feet from the surrounding uplands, creating dramatic relief and secluded habitat. Grasses around the canyon are joined by pine, cedar, brush, deciduous trees and shrubs, providing cover, browse and shelter for livestock and game. The broader canyon bottom includes grass-covered areas framed by woody vegetation. The property lies just west of the well-known Smith Canyon and includes a dramatic finger canyon extending approximately 1½ miles from the main canyon. The combination of open tops and rugged canyon terrain gives the ranch both working utility and striking recreational character.





LOCATION: *Wide-open Las Animas County country with regional access in every direction*

The Stone Canyon Ranch is located nine miles northwest of U.S. Highway 160 at Kim, Colorado, in Las Animas County. The ranch offers approximately 1,120 acres of canyon and upland country in a setting defined by space, privacy, and classic southeastern Colorado canyon country scenery. Colorado Springs, CO is approximately 2½ to 3 hours north, Pueblo, CO is approximately 2 hours north, while Amarillo, TX, is approximately 3 to 3½ hours south. All provide commercial airport service and major-city amenities within a manageable drive of the ranch. Springfield is about one hour east, and Trinidad is approximately one hour west. These communities provide additional services and access to a municipal airport, while the Stone Canyon Ranch remains comfortably removed from city life.





HUNTING & RECREATION: *A ranch that works hard - and plays just as hard*

The Stone Canyon Ranch lies in Colorado Parks and Wildlife Game Management Unit 136. The surrounding Plains country has historically offered notable elk opportunity. The ranch's mix of water, grass, canyon terrain, and cover gives sportsmen a compelling private-land setting. Wildlife observed in the area includes elk, deer, pronghorn, turkey, black bear, and mountain lion. With thoughtful wildlife management, the owners report higher deer numbers and larger deer, as well as increased turkey activity. Beyond hunting, the ranch invites horseback riding, hiking, camping, wildlife watching, and ATV recreation. The changing terrain makes it possible to explore a different ridge, canyon overlook, or secluded corner of the ranch day after day. Colorado hunting seasons, hunt codes, license types, quotas, methods of take, and purchase limits change. Buyers and hunters should confirm current opportunities directly with Colorado Parks and Wildlife before relying on any specific license availability.







GRASSLAND CRP: *Conservation income while keeping grasslands in agricultural production*

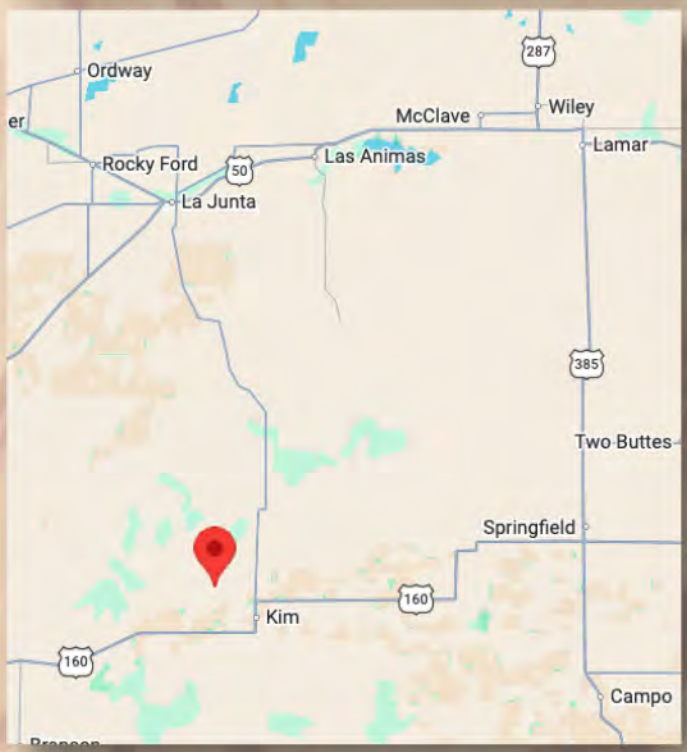
Approximately 671.53 acres are enrolled in the Grassland Conservation Reserve Program. Grassland CRP is designed to conserve qualifying grasslands while allowing compatible agricultural activities such as grazing and haying, subject to program terms. The Ranch currently receives an annual Grassland CRP payment of approximately $11,483, subject to the existing contract, eligibility requirements, and applicable USDA/FSA program provisions.











Minerals

The offering includes the seller's mineral interest in the property, including the seller's interest in any helium production, subject to title, existing agreements, and applicable terms. The property is currently leased to a helium-producing company.

Taxes: $2,097.16

Price: $2,400,000

The Stone Canyon Ranch is more than acreage—it is a place to work, explore, and enjoy the land. Run livestock across the open tops, ride horseback into the canyon, glass the ridges for elk and deer, or end the day on the veranda beneath a wide Colorado sky.

With productive grass, dependable livestock water, income, wildlife, and miles of country to call your own, the Stone Canyon Ranch offers something increasingly difficult to find: a working ranch with room to roam, places to explore, and the freedom to enjoy it all.

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