

4 Mile Ranch / Water Rights 100+/-
11105 County Rd 102
Guffey, CO 80820

\$1,500,000
100± Acres
Park County



**4 Mile Ranch / Water Rights 100+/-
Guffey, CO / Park County**

SUMMARY

Address

11105 County Rd 102 null

City, State Zip

Guffey, CO 80820

County

Park County

Type

Ranches

Latitude / Longitude

38.768845 / -105.386165

Taxes (Annually)

\$1,150

Dwelling Square Feet

1,588

Bedrooms / Bathrooms

3 / 1

Acreage

100

Price

\$1,500,000

Property Website

<https://greatplainslandcompany.com/detail/4-mile-ranch-water-rights-100-/park/colorado/110237/>



4 Mile Ranch / Water Rights 100+/- Guffey, CO / Park County

PROPERTY DESCRIPTION

A rare opportunity to own 100 +/- acres of productive land in Park County, Colorado, complete with valuable senior water rights dating back to the late 1800s. With a year-round stream flowing through the property and historic water rights in place, this is a remarkable offering in a region where water continues to be one of the most sought-after resources. The property features a modest 3-bedroom, 1-bath ranch home along with an impressive collection of well-built outbuildings, including a barn, workshop, loafing sheds, and an original blacksmith shop that reflects the area's rich agricultural heritage.

History runs deep here. Located in what was once known as Mount McIntyre Valley, this area played a role in one of Colorado's most colorful mining-era stories. In the late 1850s, nearly 50,000 hopeful prospectors arrived after reports of gold discoveries, only to learn that the claims were largely considered a hoax, sparking outrage and earning the region a unique place in Colorado history.

Accessibility is another standout feature. The property enjoys paved frontage along County Road 102, providing convenient access to Woodland Park, Cañon City, and Colorado Springs. Travel west and you'll find yourself in the mountain communities of Summit County, including Breckenridge, in approximately an hour.

Comprised of multiple parcels, the property may offer opportunities for an additional homesite, making it an attractive option for those seeking a family compound, ranch operation, investment opportunity, or future expansion. Surrounded by the beauty of Colorado's high country, the property sits in a stunning valley with sweeping views of Pikes Peak and the surrounding mountain ranges.

Whether you're looking for a working ranch, a recreational retreat, or a legacy property to pass down through generations, this exceptional offering combines history, water, accessibility, and breathtaking scenery in one remarkable package.

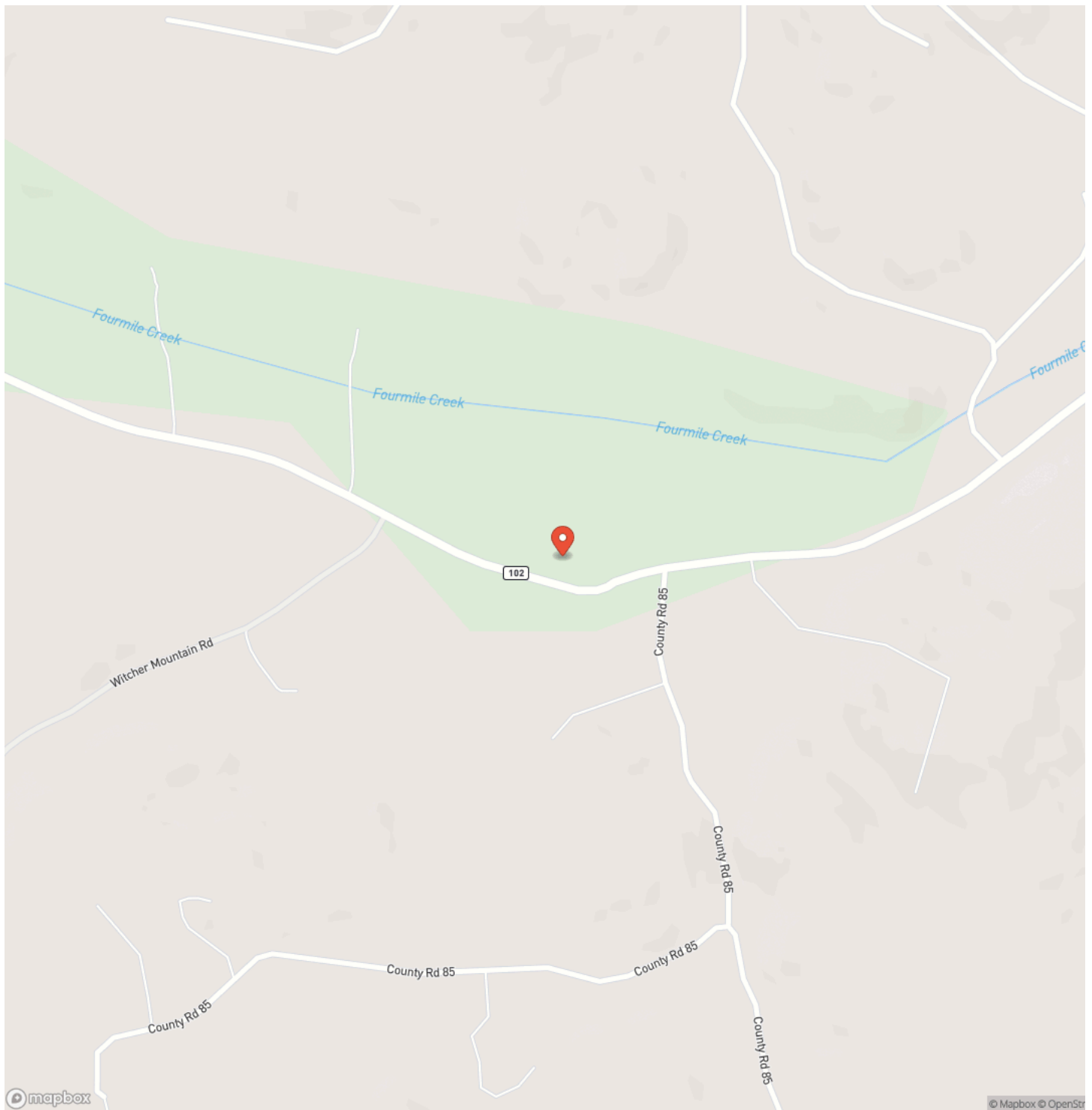
Call today for an exclusive showing of this remarkable piece of property.



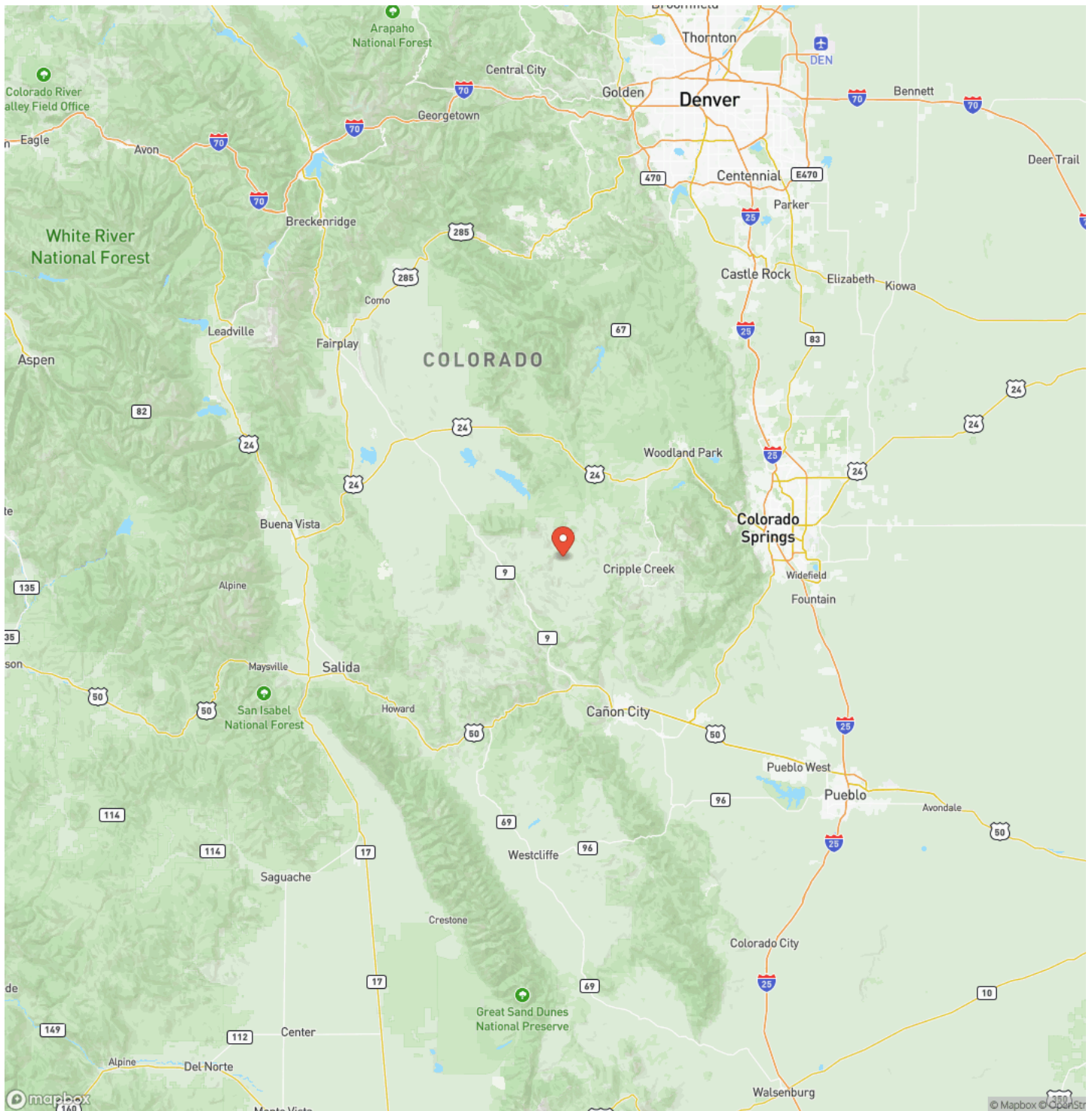
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Locator Map



Locator Map



Satellite Map



**4 Mile Ranch / Water Rights 100+/-
Guffey, CO / Park County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Clint Whiting

Mobile

(719) 387-9375

Email

clint@greatplains.land

Address

City / State / Zip

Divide, CO 80814

NOTES

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MORE INFO ONLINE:

<https://greatplainslandcompany.com/>

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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