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## BEAR CREEK VALLEY RANCH | SALIDA, COLORADO | \$6,950,000



### EXECUTIVE SUMMARY

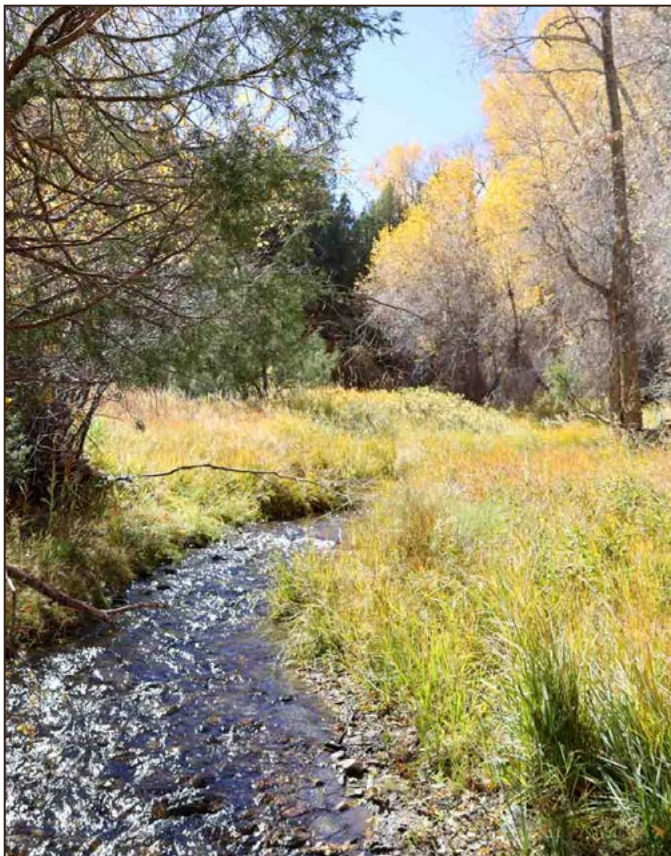
Bear Creek Valley Ranch, offering 435± deeded acres, is situated in a private, sun-filled valley facing north to south, flanked by hillsides on the east and west. The property is easily accessible from Highway 50 and less than 10 minutes from downtown Salida while also easily accessible to the famed Arkansas River offering 102± miles of designated Gold Medal trout fishing water. The Harriet Alexander Field, located in Salida is just over eight miles from the property. Central Colorado Regional Airport, located at Buena Vista, is a thirty-five-minute drive from the property. Nearly enveloped by BLM land and within close proximity to San Isabel National Forest, the ranch is in Game Management Unit 89. Bear Creek runs the length of the property, featuring both banks, protected and lined by old-growth cottonwood trees in a picturesque setting. The ranch is in a terrific year-round climate, offers historic water rights, and approximately 127± irrigated acres of productive hay meadows. There is an equipment shop, a Quonset shop, and a caretaker modular home, providing onsite facilities for hired help. Additionally, the land offers numerous building sites that present views of either views within the valley the ranch is in or at a higher elevation looking towards the mountains. The ranch is a large acreage holding for the area, located exceptionally well, and is the ideal executive's ranch.



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## JUST THE FACTS

- 435± deeded acres
- Approximately one mile south of Highway 50, two and a half miles east and slightly south of Salida, and less than four miles to downtown Salida
- Harriet Alexander Field located in Salida is just over eight miles from the property
- Central Colorado Regional Airport, located in Buena Vista, is less than a 30-mile drive
- Accessed via Highway 50 and County Road 101/49
- Surrounded on nearly all sides by BLM
- In close proximity to Sangre De Cristo Wilderness Area and Sangre De Cristo National Forest
- Easy access to the Arkansas River, featuring 102± miles of designated Gold Medal trout fishing water
- Approximately 1.38 miles of both banks of Bear Creek traverse through the center of the property
- Historic water rights adjudicated in the late 1890s
- Approximately 127 acres of irrigated land
- Old-growth cottonwoods and cedar and pinion-covered hillsides
- Private valley and mountain views
- Improvements include an equipment shed, a Quonset shed, and a mobile home
- Well, septic, electricity, and phone service to property
- Zoning is RC - Recreational and AF - Agricultural Forestry
- Annual property taxes are approximately \$3,000
- Located in both Chaffee and Fremont counties



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DENVER, CO

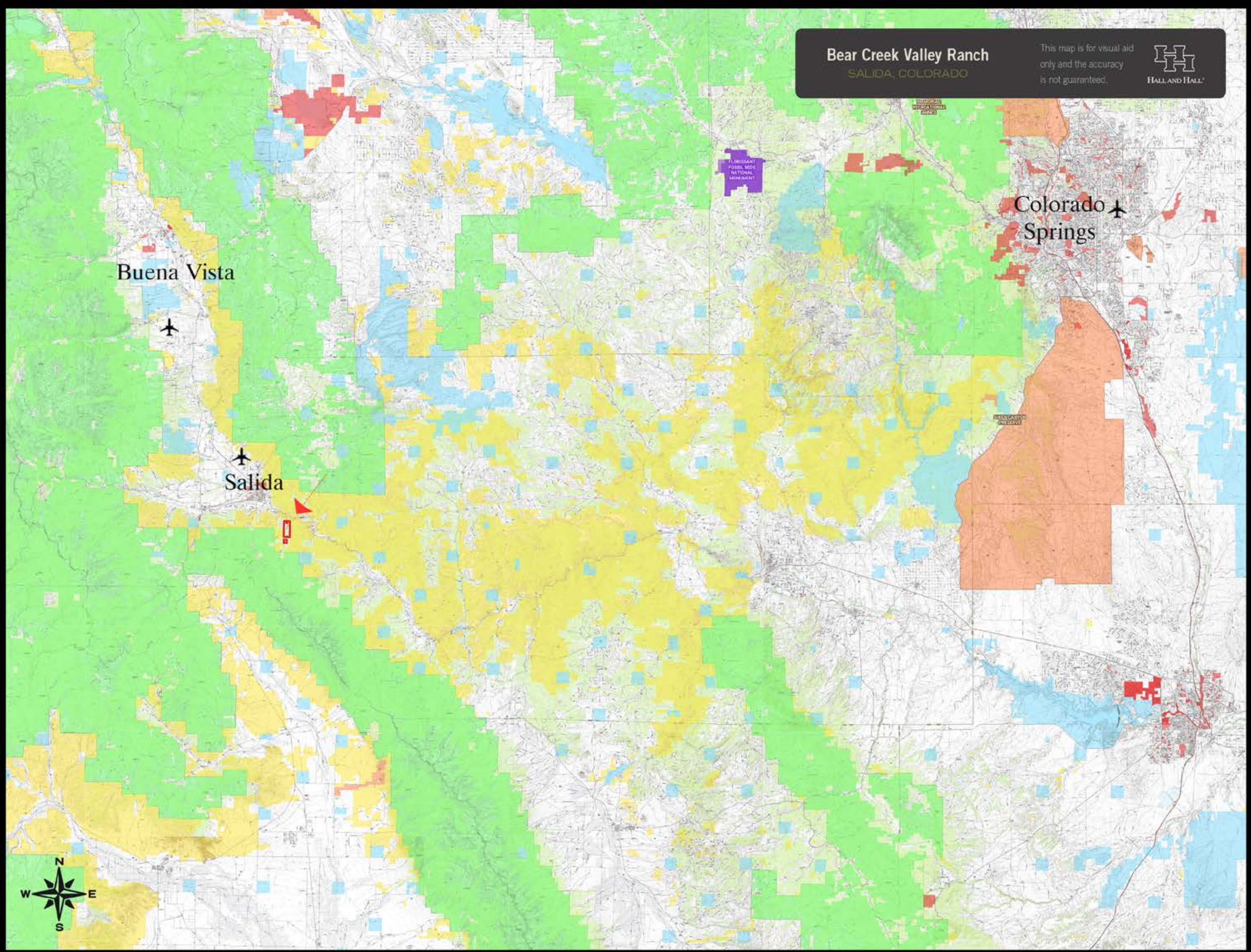
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# Bear Creek Valley Ranch

SALIDA, COLORADO

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Buena Vista

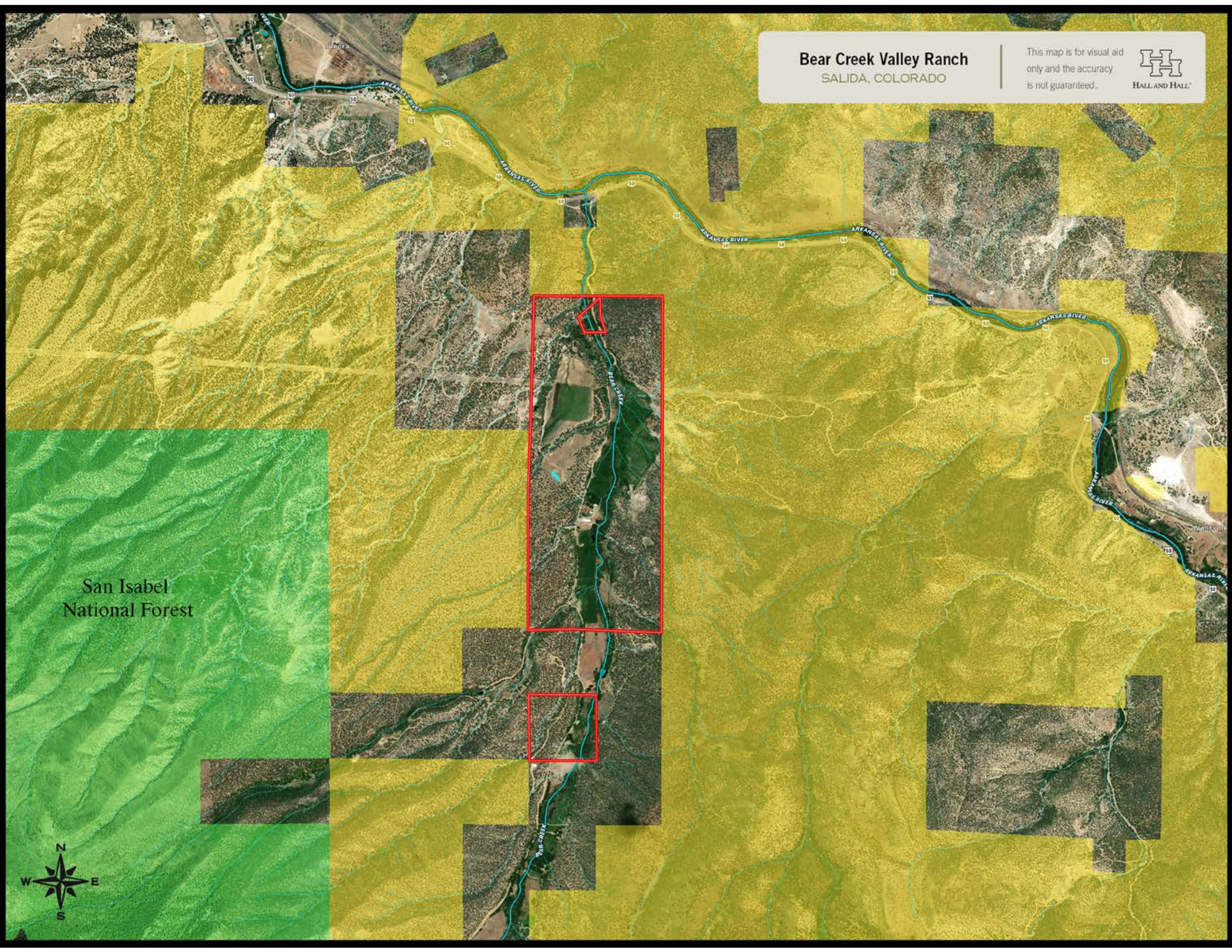
Salida

Colorado Springs



**Bear Creek Valley Ranch**  
SALIDA, COLORADO

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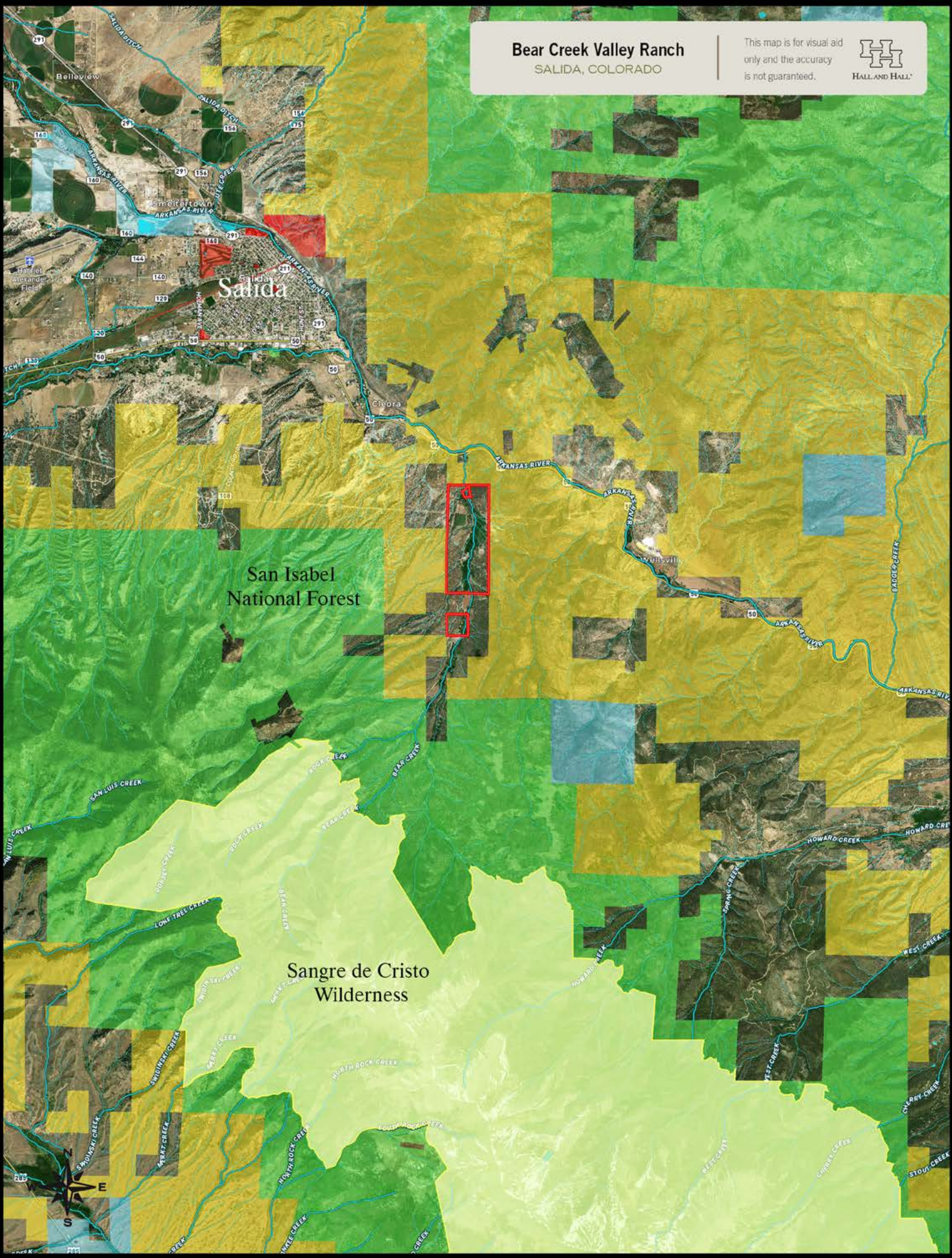
San Isabel  
National Forest



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SALIDA, COLORADO

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San Isabel National Forest

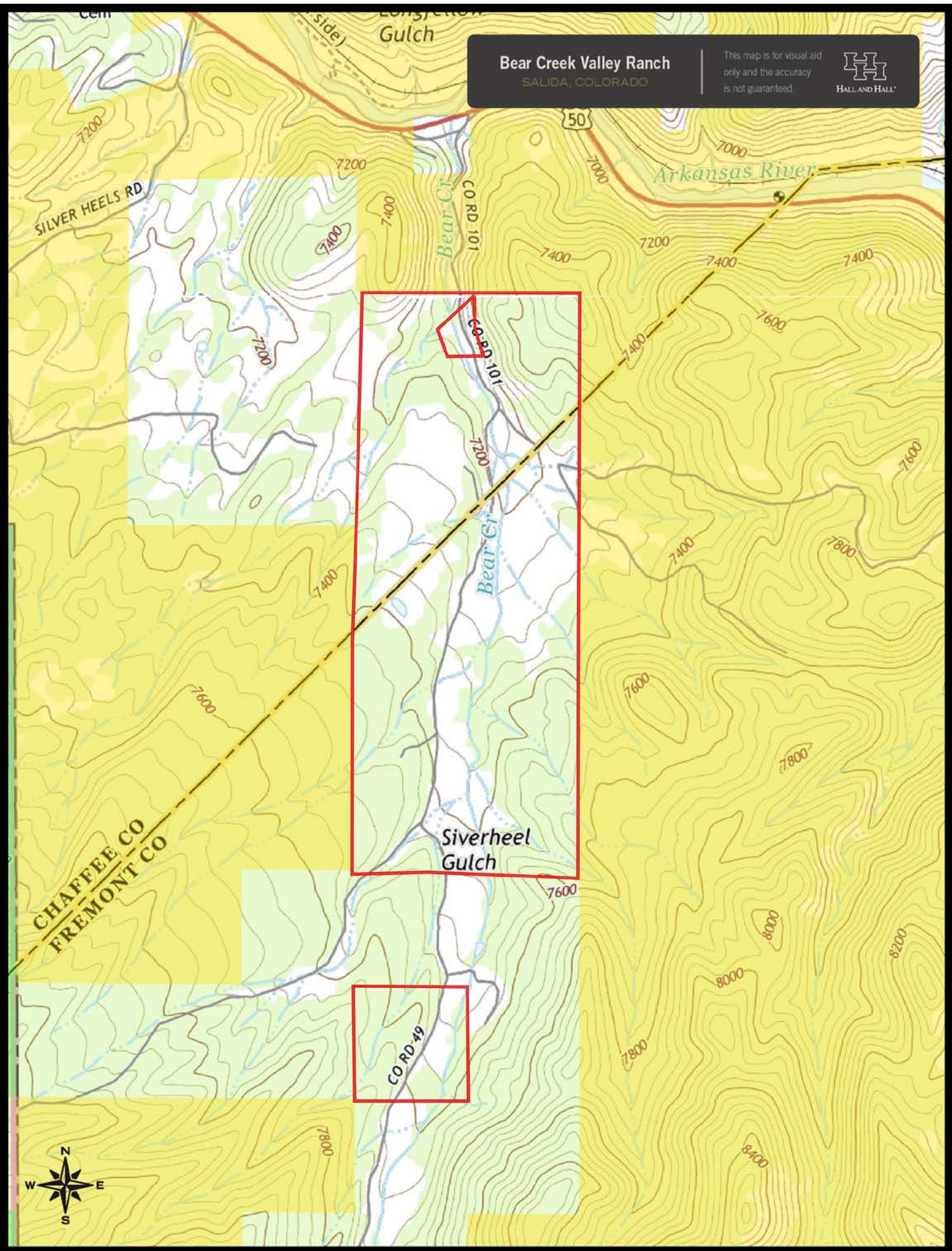
Sangre de Cristo Wilderness



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SALIDA, COLORADO

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SILVER HEELS RD

50

Arkansas River

Bear Cr  
CO RD 101

Bear Cr  
CO RD 101

Siverheel Gulch

CO RD 49

CHAFFEE CO  
FREMONT CO

