

~ BROKEN WAGON RANCH ~

Colorado Ranch For Sale



Woodland Park, Colorado (Teller County)

Price: \$5,800,000 | Acres: 1353.46 +/-

Sprawling over 1,353+ contiguous, conserved and breathtaking acres, Broken Wagon Ranch is the perfect place to rest your wagon and explore a Colorado mountain paradise. The astonishing views of majestic Pikes Peak will stop you in your tracks. You will find remnants of the Colorado Midland Railway dating back to the 1800's, a historical flag-stop known as the townsite of Edlowe (now abandoned). On the property was also one of the first snow-skiing facilities complete with a ski jump and runs. The early stewards of Broken Wagon Ranch saw the values of ranching, forestry, agriculture and water conservation and ensured these concepts would be preserved for years to come by placing it in a conservation easement long before it was a popular notion. This rich landscape is painted with stands of colorful aspens, conifer pines and rolling grasslands. The ranch offers a diverse habitat for wildlife including; trophy elk, mule deer, black bear, coyote, badger, bobcat, mountain lion, bald and golden eagle, turkey and horned owl. Two creeks cross the property – Trout Creek provides irrigation to 55+ acres of meadow that produce approximately 1 ton of hay per year and Williams Creek provides water for a 3 +/- acre lake named Lake Beatrice. There are also several springs and small ponds dotting the ranch. All existing water rights will transfer. Operating as a cattle ranch averaging 60-75 head, improvements include a barn, corrals, complete perimeter fencing, other outbuildings, a rustic two-bedroom cabin overlooking Lake Beatrice and two small rental homes. There are endless building sites positioned to take in the magnificent views of Pikes Peak. Brimming with outdoor recreation and privacy, Broken Wagon Ranch is a harmonious blend of attributes and vivid scenery promoting life in the Colorado mountains – western style!



Ranches ~ Land ~ Homes ~ Cabins
Central Colorado Mountains



TrueWestColorado.com

Listing Broker: Vicki Garrisi
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Broken Wagon Overlooks Lake Beatrice

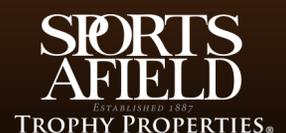


Livestock Ready and Fully Fenced



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719.687.9200 (Office)

821 West Lafayette Avenue, Suite 100 | Woodland Park, CO 80863



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Improvements

Structure(s):

- ◆ **Cabin** — 962 SF. Year Built: 1980. Remodeled: In Progress 2018, Bedrooms: (2), Baths: (1)
- ◆ **1st Rental Home** — 900 SF. Year Built: 1937. Remodeled: 1960, 2016, Bedrooms: (2), Baths: (1)
- ◆ **2nd Rental Home** — 558 SF. Year Built: 1943. Remodeled: 1968, In Progress 2018, Bedrooms: (1), Baths: (1)
- ◆ **Garage** — Detached 2-Car, 1104 SF. Year Built: 1960
- ◆ **Barn & Corrals**
- ◆ **Log Storage Bldg** — 43'x35', Built: 1948
- ◆ **Adobe Storage Bldg** — 35'x24', Built: 1956
- ◆ **Wood Frame Storage Bldg** — 36'x24', Built Prior: 1948

Utilities: Electric, Phone, Propane, Generator, Satellite Internet / TV

Well: (1) Domestic, Stock & (1) Unregistered

Water Rights (other than well): Yes, Lake water & Irrigation for Hay Meadows

Mineral Rights: TBD

Septic: (3)

Fencing: Perimeter & Cross Fencing — Barbed Wire

Gated: Yes

Taxes & Zoning

Property Taxes (2019): \$3,918

Zoning: A-1 Agricultural

Lease(s): None

Protective Covenants: No

Conservation Easement: Yes — Palmer Land Trust

Income Potential: Ranching

Distances

Nearest Airports: Colorado Springs, Denver

Woodland Park: 3.3 Miles / 6 Minutes

Divide: 5 Miles / 6 Minutes

Colorado Springs: 22 Miles / 35 Minutes

Cripple Creek: 23.4 Miles / 40 Minutes

Denver: 91 Miles / 1 Hour and 30 Minutes

Denver Int'l Airport (DIA): 106 Miles / 2 Hours



Gated Entry



Remnants of Ranch History

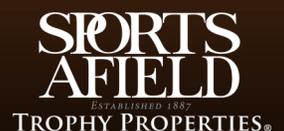
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Stunning Pikes Peak Scenery with Rolling Hillsides of Colorful Aspen and Pine



Sub-Irrigated Meadows



3 +/- Acre Lake Beatrice w/ Water Rights

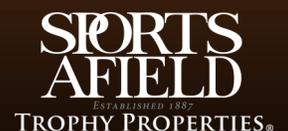
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Live Water

Lake Beatrice – 3 +/- Acres
Multiple Ponds & Springs
Williams Creek – 2.8 Miles
Trout Creek – 2.2 Miles

Mountain Views

Pikes Peak, Collegiate
Peaks, Tarryall Mtn Range

Other Views

Timbered Hillside, Rock
Outcroppings, Lake,
Ponds, Valley, Meadows

Topography

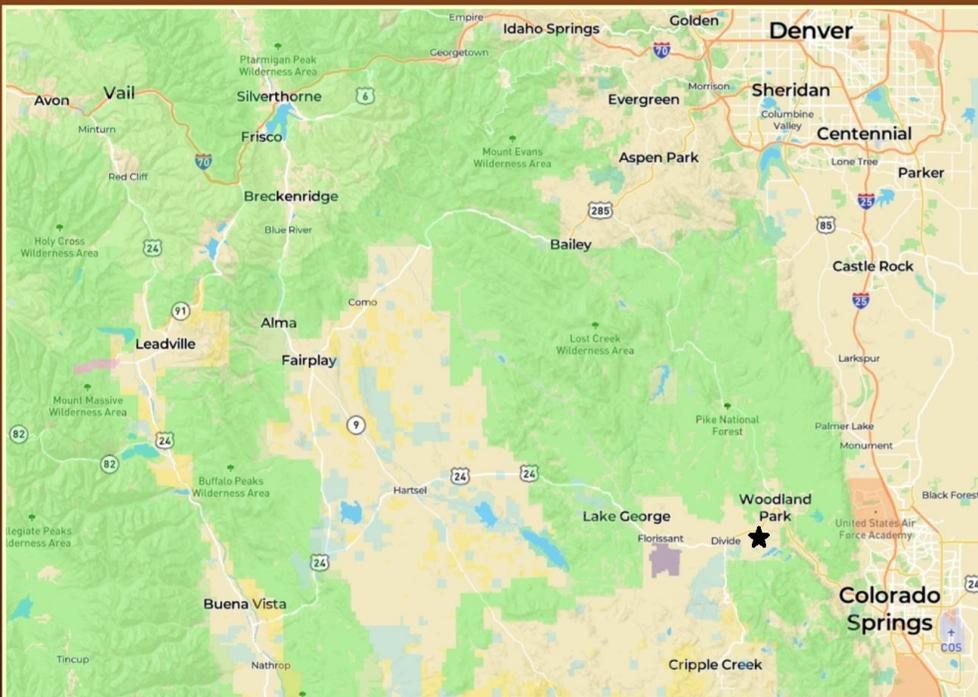
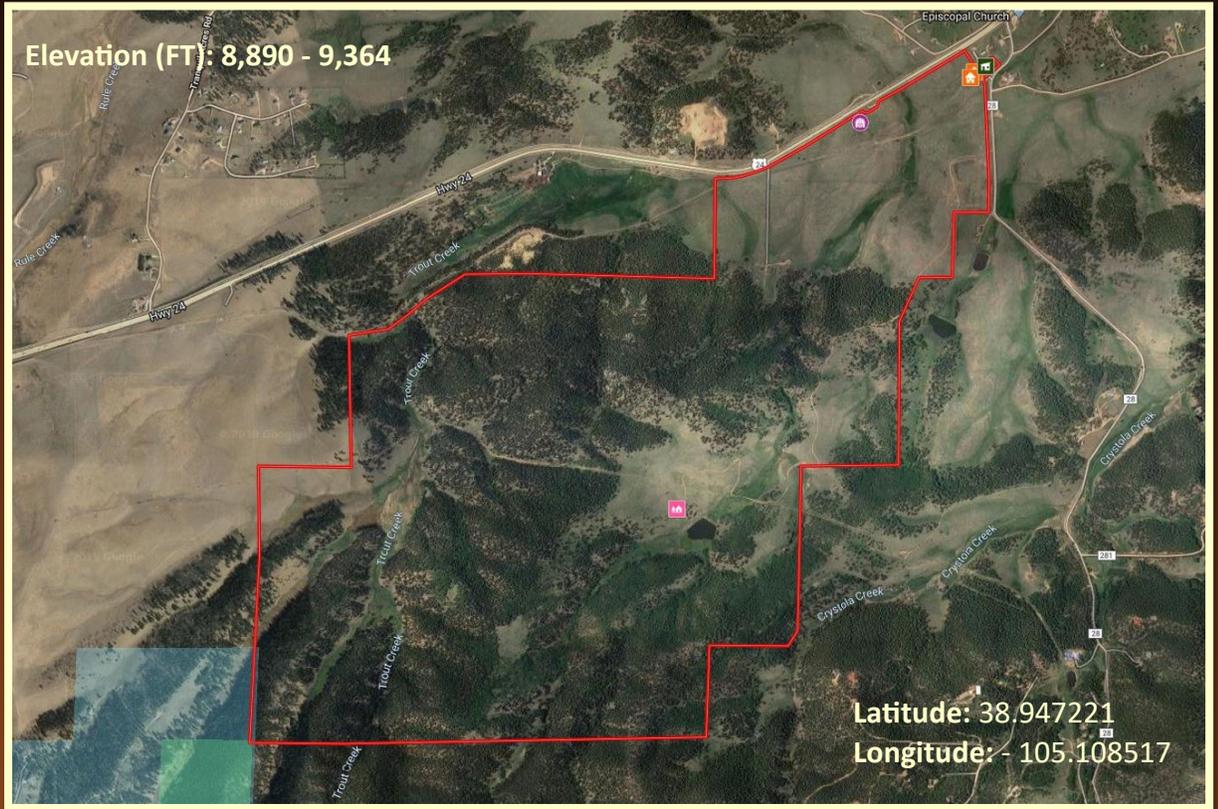
Rolling Hillside, Rock
Outcroppings & Bluffs,
Sub-Irrigated Meadows

Tree Coverage

Moderate — Spruce, Fir,
Aspen, Ponderosa

Vegetation

Native Grass, Hay,
Wildflowers



Bordering Properties

Conserved Lands (3) Sides, Catamount
Open Space (1) Side

Access

Maintained Year-Round, Paved County
Road to Gravel to Driveway

Property Recreation

Hunting (Big & Small Game), Target
Shooting, Archery, Canoeing, Hiking,
Wildlife Viewing, Camping, Equestrian,
Rock Climbing

DOW Area Hunting Unit

511

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