

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.

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.

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)
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Information Herein Deemed Reliable but Not Guaranteed