

Trail's End Ranch



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Owner**

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• **Which includes**

- 24,560 ac +/- Land, of which 22,640 deeded +/- , 1920 ac +/- State lease.
- 100% of owned mineral interest shall pass to buyer.
- 2008 Taxes \$6,129.
- See additional pages for detail information.



\$5,000,000

Southeast of Colorado Springs, CO

Lengthy legal description, delivered upon request. This historic Ranch located in Lincoln & Kiowa County, CO is an excellent short grass ranch on the high plains of Eastern Colorado currently managed by a Father & Son team, with Good water and facilities the ranch is a consistent producer.

Notice Broker has gathered information from sources deem reliable, although Broker makes no warranties expressed or implied. Broker shall be representing this property as the **sellers Agent**.*

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Trail's End Ranch

Property

The Trail's End Ranch is one of the largest remaining unencumbered contiguous land ranches in eastern Colorado. This ranch, which covers nearly 41 miles square, has no county or state roads through the entire property. The only easements are for utility lines to the seven water wells, which provide water throughout the ranch.

The ranch consists of approximately 24,560± total acres, of which 22,640± are deeded acres; 1,920 acres are State leased land. Located in Lincoln and Kiowa counties in southeastern Colorado, this ranch is an ideal high plains buffalo and blue graham grass/cattle/recreational ranch. Elevations range from 4,450' to 4,700' and the entire ranch is contiguous with the exception of 280± acres.

This ranch encompasses approximately seven miles of Adobe Creek, which provides excellent livestock watering. Due to the abundance of water on this ranch, livestock and wildlife only have about 1 to 1 ½ miles to walk, from anywhere on the ranch, to the nearest water.

Operation

The ranch is currently running about 700 head of cattle, and is owner-rated at between 700-800 animal units on average years. Since this ranch is a natural grass ranch and no hay crops are being grown, animal unit capacity will vary depending on the amount of rainfall. The ranch is well-fenced into seven pastures for rotational grazing. Branding corrals are located in the middle of the ranch, and also provide shelter for livestock during severe winter storms.

Improvements

The main ranch house is believed to be the oldest home in Lincoln County. Built in 1879, this two-story house is constructed of sod and plaster. It is currently being used as the ranch manager's home, and is heated by propane forced air. Complete with kitchen, living room, dining area, office, three bedrooms and 1 ½ bathrooms, walking into this home feels like taking a step back into history. If only the walls could talk!

The adjacent insulated workshop is approximately 36' x 48', with an oversized garage door, concrete floors, propane radiant heat, and electricity. Also located at the main ranch headquarters are several ranch outbuildings: barn, corrals, and riding arena, along with an old two-car detached garage with internal walls constructed of wooden WWII ammunition boxes.

On the southern part of the ranch are another house, barn and working corrals. There is also a camp house in the middle of the ranch.

Wildlife

Wildlife includes antelope, mule deer, whitetail deer, coyotes, prairie dogs, rattlesnakes, dove, quail, ducks and geese. With 25 to 30 stock watering ponds, Adobe Creek, 24+ stock tanks, good grass and no roads, wildlife is abundant.

Water Rights

Water rights include seven wells (six permitted) which provide water to the homes and 24+ stock tanks strategically located throughout the ranch. There is a 16,500 gallon fiberglass storage tank located on the east side of the ranch, which gravity feeds water to ten of the stock tanks. All stock water tanks are float valve-controlled to conserve water.

Mineral Rights

Seller will convey 100% of the mineral rights, including the oil and gas rights.

Taxes

2008 real estate taxes: \$6,129

Price

\$5,000,000. (\$221 per deeded acre which includes 600 Bred Commercial Cows)

Ranch Potential

For the speculative investor, this ranch could be rich in hidden treasures. Under the Las Animas Arch are believed by some geologists to be large deposits of oil and gas. Drilling oil and gas wells could provide future potential income, as there are currently companies looking to lease and drill test wells on the property. Wind energy could also become a future potential income, as the ridge on the east side of the ranch has some of the highest points in Lincoln County. Hunting leases and land owner permits could be explored for other sources of income. Additional acreage may be available for purchase from neighboring ranchers to expand the cattle operation .

Brokers

Shown by private appointment only through **Rocking X Land Company Ltd.**

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