

# The CANYON SPRINGS Ranch

3820 +/- ACRES

BACA COUNTY, COLORADO



Take a walk back through the Old West on this historic Southwest ranch!

Located near the Colorado-Oklahoma border, this property has dramatic elevation changes, lush creek bottoms, meadows, and open grass prairies.

Approximately 2 miles wide by 3.5 miles deep, it offers a secure sense of privacy and a quiet serenity to all who enter its gates.



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The southern half of the ranch has several deep canyons running through it, for over 100' of elevation change.

The main canyon is Sand Canyon, which is fed by multiple fingers and valleys across the ranch.



Unique rock outcroppings and plateaus rise above the horizon, providing a truly breathtaking atmosphere as you follow the ranch roads winding through the property.





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The northern half has more of a rolling terrain, with several long draws and valleys dividing the grass pasture.

The pastures are well-sodded and have solid stands of gamma and buffalo grasses, with scattered native bluestem and switch.

Various species of cacti, such as cholla and prickly pear, dot the landscape, along with yucca and sage brush.



The trees on the ranch include juniper cedar, 40' tall cottonwoods along the creeks, and hackberry and chinaberry motts that merge through the rocks against the canyon walls.



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**The Canyon Springs Ranch has a significant amount of water for this area of the state.**

The canyon walls are lined with multiple natural springs, which collect in the ravines and washes in pools, some of which are 3'-4' deep. In some parts of the ranch, the springs feed creeks for several hundred yards.

This abundance of spring water coupled with the natural topography of the land has created some excellent locations to built large ponds or lakes.

In the north pasture there is a windmill powered water well, which fills a stock tank and overflows into a small catch pond. Near the road at the north border, an electric powered submersible pump fills another large stock tank.





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With such an excellent cover of grasses and scattered water sources, the ranch is capable of sustaining **110 momma cows** year around.

As a stocker operation in the Spring and Summer months, the ranch can carry one animal unit per ten acres.

The ranch has a very good perimeter fence, with cedar posts and periodic metal T-posts for reinforcement. Several cross-fences are in place, for rotational grazing. There are no cross fences, so the cattle are free to roam as they please. Just off of the road entrance on the west side, a large trap and set of working pens are located, designating a place for loading and unloading of livestock.



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The ranch is loaded with a variety of game, and there is little to no hunting pressure around the property!



Both whitetail and mule deer trophies can be taken here, as well as pronghorn antelope, black bear, and the occasional bull elk or bighorn ram.



It is common to drive up on several mallards enjoying the cool spring water pools, as well as large flocks of Rio Grande turkeys running through the canyons.

Blue quail and mourning dove are also on the ranch. Many predators, such as mountain lion and bobcat, thrive as well.

The property has not been hunted in over four years and is prime to be developed with feeders, food plots, and staging areas.





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Scenic horseback riding, four-wheeling, hiking and camping...even rock climbing and repelling off of the canyon walls! This ranch is an all around diverse property and will provide the new owner with plenty of recreational activities.





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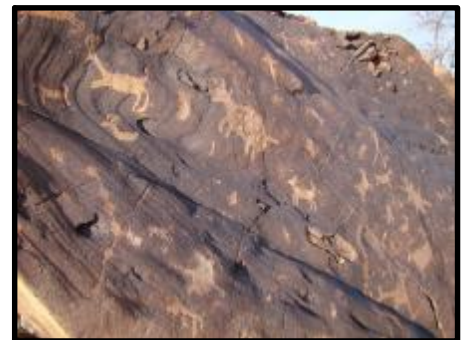
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The Canyon Springs Ranch is filled with old settlements and homesteads from the pioneer days of the 1800s. The reminisce of house walls made from stacked sandstone and rock dugouts in the canyons bring you back to the old frontier, when this part of the country was wild and untamed.



The property was also a favorite camping ground of Native Americans.

Petroglyphs on a neighboring ranch testify to their stay in this area.



There is an old rock houses on the ranch too, which probably date to the 1920s era.





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The ranch is located just northeast of the Oklahoma Panhandle's **Black Mesa State Park**, off of County Road 13. It joins several federal and state pastures, including the Comanche National Grassland.

Distances to major cities are as such:

- **Colorado:** *Colorado Springs* (230 miles), *Denver* (270 miles)
- **Oklahoma:** *Elk City* (250 miles), *Oklahoma City* (390 miles)
- **Kansas:** *Wichita* (335 miles)
- **New Mexico:** *Santa Fe* (280 miles), *Albuquerque* (340 miles)
- **Texas:** *Amarillo* (140 miles), *Lubbock* (260 miles), *Dallas/Fort Worth* (500 miles)



The closest public airports are in Boise City, OK (20 miles) and Clayton, NM (50 miles). There is plenty of room on the ranch to put in a small private landing strip as well.



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**ASKING PRICE: \$650/acre,  
or \$2,483,000**

(Mineral rights are available at closing. There is no active oil or gas production on the ranch.)



The Canyon Springs Ranch is a rare opportunity to own a piece of American history, in a place where land usually only comes available to neighbors. Scenic and diverse, it will continue to capture your attention for years to come.

LAND BROKERS: **BEN BELEW**, (940) 357-9940

**BEAU BYARS**, (940) 224-3183

