

*** PROUDFOOT RANCH - LUXURIOUS HIDEAWAY & HUNTING PROPERTY ***

IMPROVED 878.97+/- ACRES NATIVE PASTURE WITH PONDEROSA PINE

LOCATED 15 MILES S OF BYERS & 45 MINUTES FROM DENVER

LUXURIOUS HOME WITH 11,205 SQ FT OF TOTAL LIVING SPACE PLUS 3 CAR GARAGE

7,623 SQ FT ON MAIN FLOOR - FIREPLACES - POOL

NEW 40'x80' METAL BUILDING WIRED -

INSULATED AND CONCRETE

PRICED @ \$3,975,000.00

1+/- MILE OF DRY CREEK BOTTOM WITH COTTON WOOD

DEER, ANTELOPE, DOVE, AND VARIOUS WILDLIFE

FREQUENT THE PROPERTY

COLANDREALTY.COM

CALL FRANK 303-748-7028

