

Cucharas River Canyon RANCH

OFFERED EXCLUSIVELY BY:

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Cruikshank Realty, Inc. is excited to present the Cucharas Canyon Ranch for sale. We believe this Ranch offers a variety of management and operation options. The Ranch, historically, has proven itself as a grass-producing machine. Natural springs in broad based Cucharas River Canyon bottom provide for excellent grazing and livestock protection. It is a good remote ranch, yet very accessible to I-25 and populated areas. Country roads provide good access from Hwy. 10. The Ranch, complete with River Bottoms, level top, draw, springs, and rock outcroppings, is what ranching is all about in Southeast Colorado.

All information in this report is believed to be accurate and gathered from sources deemed to be reliable. However, Cruikshank Realty, Inc. and its agents assume no responsibility for any error, omission, or correction.

GENERAL DESCRIPTION

The Ranch offers the optimum terrain variety needed to make a balanced ranch along with excellent sod cover and water to maximize ranching. The Ranch varies in elevation from 6,000 feet on top to 5,300 feet in the Cucharas River bottom. Wells and a pipeline system provide water throughout the top lands allowing for optimum seasonal grass utilization. Water, a broad-based canyon, access and wildlife make this Ranch a very manageable and productive operation. Simple, yet very effective improvements consist of newer corrals and working area along with a one room cabin plumbed and with utilities.



LOCATION

The Ranch is situated in the South-Central part of Colorado. Walsenburg, the closest town, is only 15 miles southwest of the Ranch. Other major populated trade centers include Trinidad and Pueblo, CO. Both are accessed via I-25 just 14 miles from the Ranch. La Junta, CO, miles northeast, offers two of Southern Colorado's largest and most active livestock auction facilities.

WATER

The Ranch is well watered having livestock water supplied from a variety of sources - The Cucharas River, springs, three wells, and dirt tanks. The Cucharas River runs along the Canyon bottom for approximately 8 miles of the Ranch. This, along with the springs in the canyon bottom provide for good livestock grazing and dispersal throughout the canyon wide bottom. The three wells are tied into a 9-mile pipeline system that fills a 14,000-gallon storage tank and feeds 8 livestock tanks on the northern portion of the Ranch. There are 11 dirt tanks that catch runoff water from the rain and melting snow.



FENCING

Four wire with both steel and wood posts is dominant throughout. All fencing has been well maintained. The Ranch is fenced into 12 separate pastures to allow for good seasonal rotation. There is some canyon wall boundary on the Ranch. Three miles of the fence is new, being installed in the past 3 years.



WILDLIFE

The Ranch offers some of the most spectacular hunting opportunities available in the eastern Rocky Mountains. Large game such as Elk, large Mule Deer, Antelope, Bear, Coyote, Bobcat, and Mountain Lion can be found on the Ranch. Turkey, Dove, and Quail are also found on the Ranch.



RECREATION

There is always a fun outdoor activity whether it is Hunting, ATVing, Jeeping, or Horse Back trail rides within the rock Canyons along the great mountain views and sunsets. While riding enjoy cedars, pines, cottonwoods and other wild vegetation. Go back in history while you enjoy the Indian Petroglyphs, ancient artifacts and historical homesteads.



CARRYING CAPACITY

The Ranch is currently being operated as a cow/calf year-round operation. The current owner rates the Ranch as a 200 head cow/calf capacity based on a 12-month growing season and supplement feed only for storm situations. Weaned calves in the fall will weight approximately 425 to 450 pounds. Calving season generally begins around early spring. The stocking requirements in this operation is 55 acres per AUYL.



VEGETATION

The fertile soils on the Ranch support a variety of productive grass. The grasses on the upper range consist of mainly grama, sideoats grama, and western wheat grass with the Canyon bottoms growing much of the same grass. One pasture has been re vegetated from previous farm ground to crested wheat grass. Around the Canyon rims Cedar and Pinon Pine trees provide stock and wildlife shelter.



ARCHEOLOGIC & HISTORIC SITES

Along the Canyon rim and slopes above the river are numerous Native American sites, both on plateaus and in caves. The rock remnants of teepee rings and lodges are found in clusters overlooking the river.

Black Jack Ketchem, a former member of The Hole-In-The-Wall Gang had a “hideout” in a cave in a small side canyon. Inside is a shelter made of adobe bricks. There are books written about the Canyon and at least one professional paper locating the sites.



CLIMATE

The area can be characterized by abundant sunshine for low humidity and relative mild winters. Winter temperatures will range from highs in the 50's to low teens or occasional single digits. Early snows are usually dry with important spring snows being very wet. Snow storms are generally short and quick to melt. The average annual precipitation is approximately 17". Summer temperatures seldom reach over 90° generally ranging in the mid to low 80's

BROKER COMMENTS

While offering many scenic amenities found only on Mountain or Foothill area Ranches, the Cucharas River Ranch offers the undisputed production of a Plains Ranch. It is adequately sized to be an economical unit by itself. One can either operate it as an owner/operation or it is large enough to employ a cowboy manager. This area of Colorado is very scenic and is blessed with mild summer and winter climates.

TAXES: \$1,500.00

PRICE: \$3,750,000.00

SIZE: 12,692 Acres

Consisting of

Deeded Acres - 4,072

Private Lease Acres - 4,980

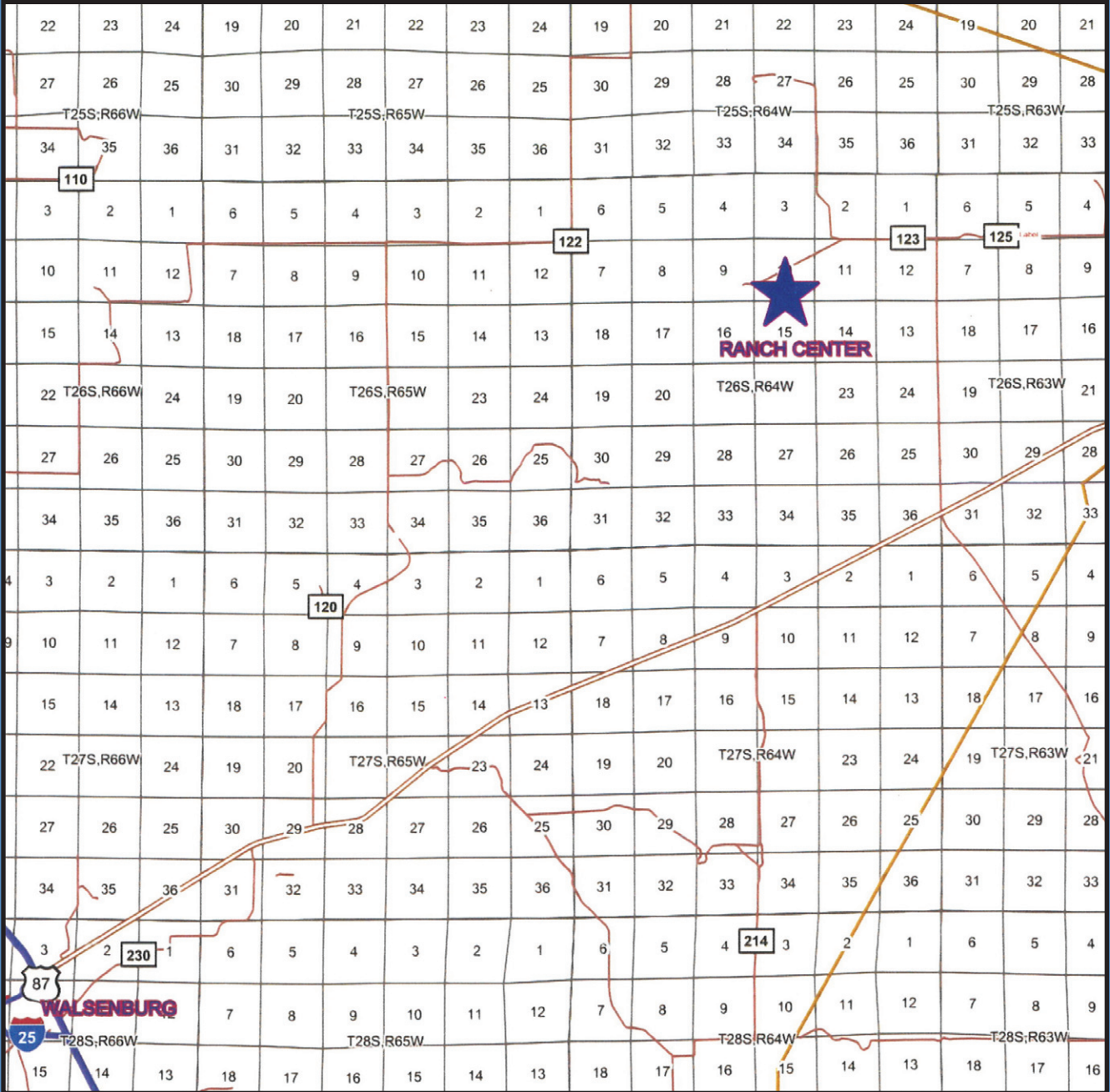
State Lease Acres - 640

BLM Acres - 3,000



LOCATION MAP

Cucharas River Canyon Ranch



TOPOGRAPHIC MAP

Cucharas River Canyon Ranch

