

GARDNER FAMILY RANCH FOR SALE

80 Acres • \$120,000 (\$1500/acre) • Taxes \$508.18 (2018)

Location: 10 miles southwest of Walsenburg, Colorado on Ideal Road, which is also known as County Road 330.

Access: County Road 330 runs through the property from Northeast to Southwest. Approximately 40% of the land lies south of the road and 60% north of the road.

Utilities: Telephone land line is in the road right of way with a pedestal on the property. Electricity is near the west fence line and is less than ½ mile from the north fence line.

Topography: The property is in the foothills along Walsen Arroyo leading up to the East Spanish Peak. The lowest point on the property is at 6900 feet above sea level and the highest point is at 7200 feet above sea level. The low point is in the Meadow bottom on the east end and the high point is on top of the ridge on the West end.

Vegetation: The portion of the property south of the County road is mostly open mountain Meadow with scattered ponderosa pine and a few cedar and pinion trees. The North side is steeper slope, more rock outcropping and is heavily timbered with a variety of Engleman Spruce, ponderosa pine and pinion and cedar trees. The Grasses are mountain mahogany, side-oats gramma and native wheat grass.

Water: In the meadow area near the central drainage a water well should be possible. The remnants of an old wind mill installation is located there. There are other wells in the area.



Wildlife: Mule Deer, Elk, Mountain Lion, Bear, Bobcat and Coyotes are common in the area. Both Deer and Elk are often seen in the meadow area, which is excellent attractive habitat.

Taxes: \$508.18 (2018)

Comments: This property has been in the selling family ownership for over a half a century. It is utilized for grazing by a neighboring ranch and is not fenced on the south and east and only partially fenced on the north. It is surrounded by agricultural properties.

Directions: Approximately 10 miles south of Walsenburg, CO on Road 330 or Approximately 9 Miles West of Exit 42 on I-25 via roads 310 and 330



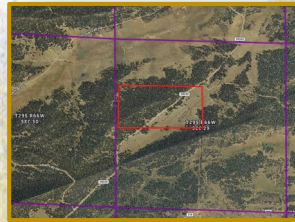


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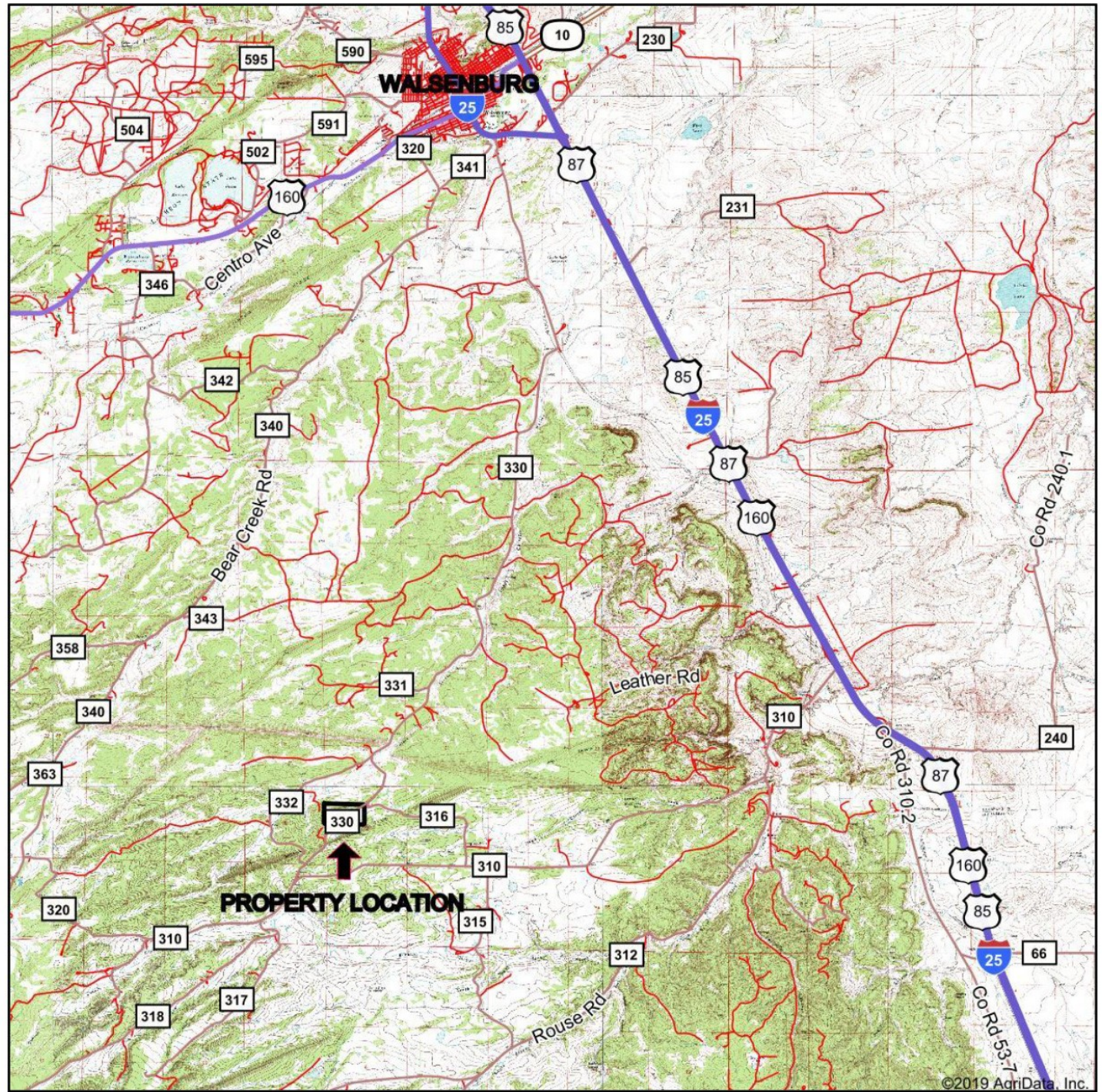
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All information in this report is believed to be accurate and gathered from sources deemed to be reliable. However, Cruikshank Realty, Inc. and its agents assume no responsibility for any error, omission, or correction.



LOCATION MAP - TOPO



Legal: Township 29 South, Range 66 West of the 6th PM — Section 29: S1/2NW1/4 Huerfano County, Colorado

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