

FOR SALE

GORDON RANCH

WALSENBURG, CO

We at Cruikshank Realty, Inc. are honored to have the exclusive right to market the Gordon Ranch. This is a smaller ranch property with great production, access, views, and recreation possibilities. Located in the heart of Historic Huerfano County, CO. It is home to some of the southern Colorado's richest coal mining history and ethnic diversity. Huerfano County is the central gateway to the Sangre de Cristo mountains to the west and the Great Plains to the east. The Gordon Ranch is located along State Highway 69 just 6 miles from Walsenburg, CO and 5 miles from I-25. Two county roads, Rd. 521 and 525, access the ranch from Highway 69 both intersecting County Road 526 traversing north and south the ranch.

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.



LEGAL: Please Contact
Cruikshank Realty

A variety of native grass and Forbes vegetation throughout the ranch make this a productive livestock operation on either a summer or year around basis. The landscape offers great winter animal protection with the cedar trees in the hilly mountainous areas and rock bluffs scattered though the ranch will be open grassy areas. Recreation potential is based on the individual wants and needs. The landscape and terrain offer the opportunity for hiking, sightseeing, horseback riding and RVing. Deer, elk and other wild game can be hunted throughout the ranch.

TERRAIN: The Gordon Ranch itself offers a variety of terrain, livestock production, history and amenities. The ranch is home the old coal mining town site of Gordon. You can still see a few of the old structures and developed area. Located on the ranch are several old coal mines one of them being one of the most productive in the county and last to close, The Gordon Mine. The area was so populated that at one time that there were two school located on the ranch to service the area. The ranch terrain and landscape will vary in elevation from 6,240 feet to 6,570 feet. Different waterways and drainages meander throughout the ranch with most draining into Gordon Arroyo.

WATER: 4 Wells - Livestock/Domestic

RECREATION:

Hunting - Deer, Elk, Antelope, Bear
Horseback Riding and RVing
Fishing and Boating - Lathrop State Park

LOCATION: Huerfano County is located in south central Colorado and is intersected by I-25 traversing through the county north to Denver and beyond, and south to Albuquerque, NM. From Walsenburg via I-25 Pueblo is 44 miles, Colorado Springs is 92 miles and Denver is 163 miles. La Junta, home to two of Colorado's most successful livestock auction barns, is 72 miles northeast via Highway 10. Walsenburg County (pop. 3068) is the County seat and is home to a hospital, movie theater, high school, both denominational and non-denominational churches, restaurants, VA Hospital and retirement center, motels, and Lathrop State Park (Martin and Horseshoe Lakes).

Gordon Ranch

810 +/- Acres
\$567,000.00

Cruikshank Realty, Inc

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As one drives through the Gordon Ranch, you cannot help but recognize the spectacular views of the Huajatollas (Twin Peaks), Greenhorn Mountain, and the Sangre de Cristo mountain range.



OFFERED BY:

ACREAGE: 810 +/- DEEDED ACRES

TAXES: 405.76 - 2018

PRICE: \$567,000.00



JOHN C. STROH II
Associate Broker

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