

DRY CREEK RANCH FOR SALE TRINIDAD, COLORADO



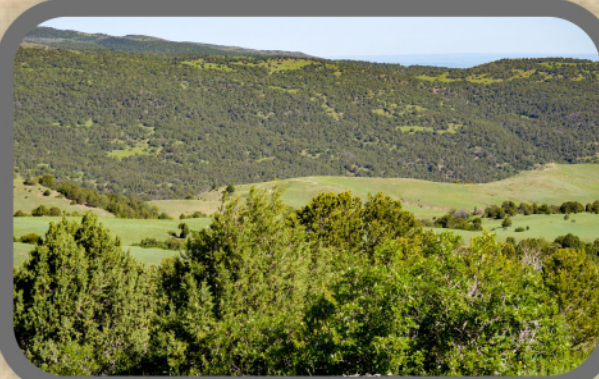
The **Dry Creek Ranch** is a **7,383.81** deeded acre plus a 40-acre New Mexico State Lease Ranch. **5,134.76** acres are in Colorado and **2,249.05** acres in New Mexico. The terrain varies from mountainous to hilly in New Mexico to more of an undulating to rolling hills and ravines on the Colorado side. This varying terrain not only supports a well-balanced livestock operation, but also offers excellent recreational and hunting opportunities.

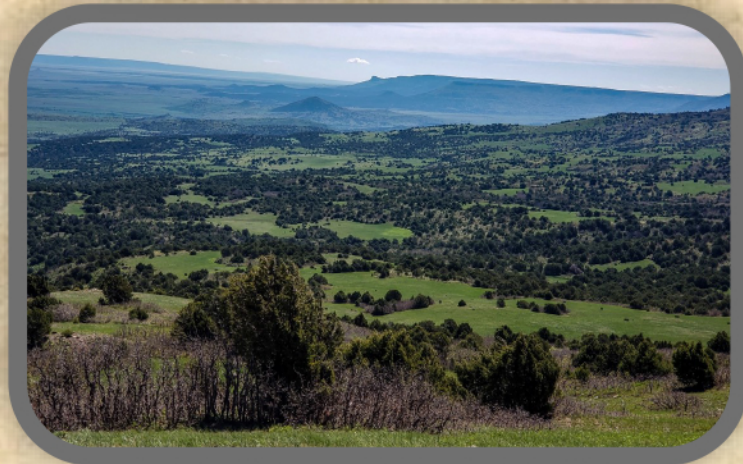
LOCATION: The Dry Creek Ranch is located in the mid southern part of Las Animas County, Colorado, and the mid northern part of Colfax County, New Mexico. The Ranch is approximately 35 minutes east of Trinidad, Colorado. Travel from Trinidad, Colorado is via US Highway 160. Departing Highway 160, you travel on well-maintained county roads offering year-round access. The county road ends at the headquarters.

WATER: The main water supply is from a spring located at 7,400' and delivers water via a pipeline to the headquarters and 12 drinking tanks, the lowest at 6,400 feet. As with all springs and wells, the production will vary, however this spring historically produces about 8 gpm. There are numerous water ponds dotted throughout the Ranch. Dry Creek meanders through the ranch and diverts water to the Mestas Ditch, a water right used for the irrigation of pasture lands on wetter years. Blue Creek also meanders through the New Mexico side and leaves the ranch prior to the Colorado line. It is a productive stream and seems to flow longer into the season than Dry Creek.



TERRAIN: Dry Creek Ranch offers a variety of terrain from the south boundary setting at the caprock edge to mountainous terrain with lush meadows, ponds, and trees to rolling hills, arroyos, and plains. Traversing the New Mexico portion of the Ranch is best done either by horseback or an ATV. ATV roads and trails make it possible to access the majority of the Ranch. Several intermittent water drainage ways or rivulets are scattered throughout.

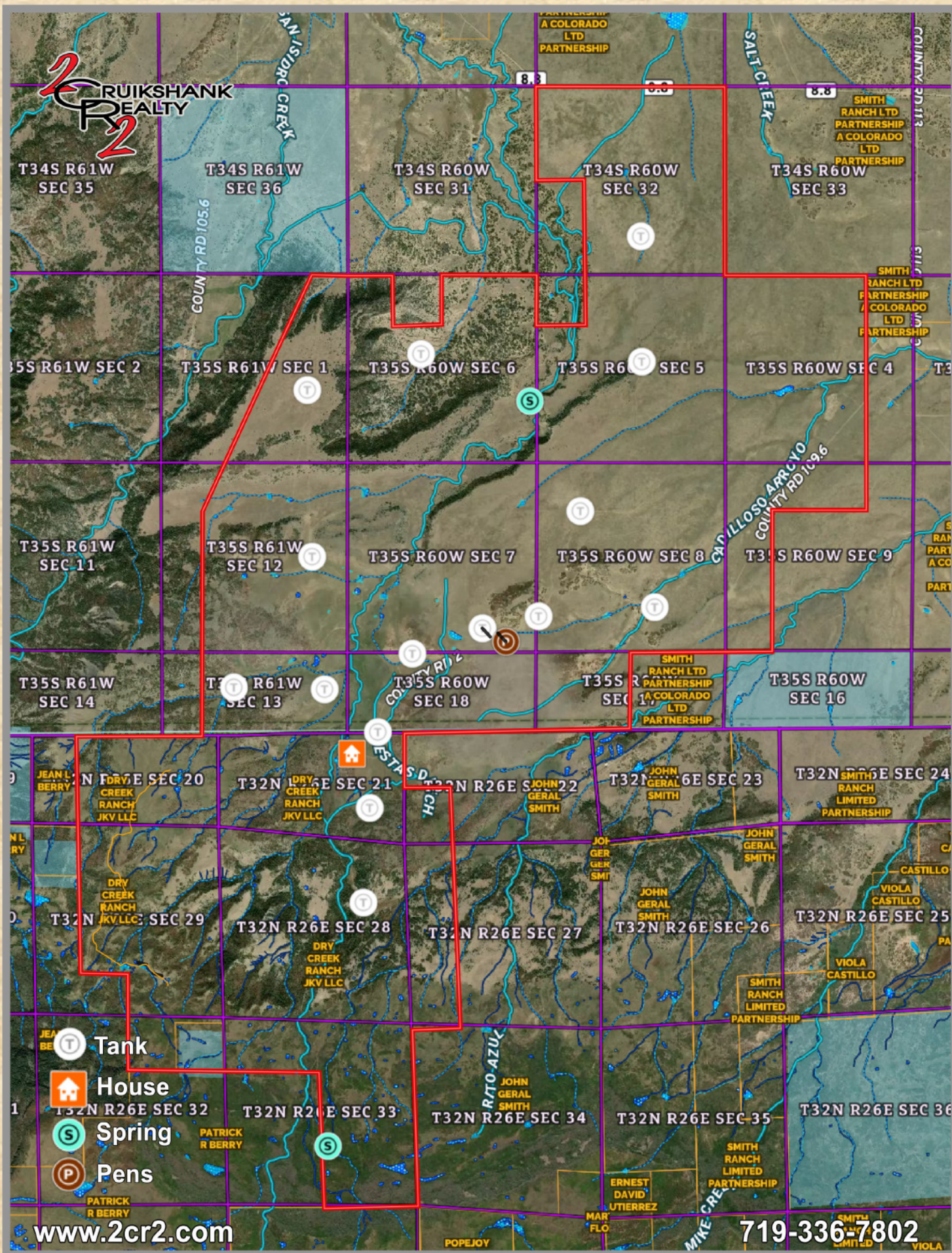






Hunting and Recreation: The Dry Creek Ranch, being in both Colorado and New Mexico, offers a unique hunting scenario. The New Mexico segment offers a different elk hunting than Colorado in allowing the landowner a greater opportunity to allow elk hunting on their property. Wildlife on the Ranch consists of Elk, Deer, Antelope, Bear, Mountain Lion, Turkey, and Predatory Animals. In Colorado, Dry Creek Ranch is in Game Management Unit 140 and in New Mexico Game Management Unit 57. The Owner and Ranch Manager have been enthusiastic in promoting wildlife environment and habitat as well as being guarded in allowing minimal guided outside hunts on Dry Creek Ranch. Through management the wildlife concentration and quality on Dry Creek Ranch is considered to be very strong in comparison to the surrounding area. All wildlife photos are taken on Dry Creek.





719-336-7802

Recreation: Dry Creek Ranch offers several recreational adventures for the family. These can be horseback riding for hours through the thick treed area or wandering through the oak brush. While ATVing through the rougher New Mexico side, one can go for days and find new adventures each day or hiking through the same terrain and taking pictures. While on horseback or hiking, one can look for old artifacts abandoned by homestead settlers and homesteads. In the early days, most of this Ranch was homesteaded and what now are grass meadows were once farm fields growing beans and wheat. One can occasionally find old farm tools and wagon parts.

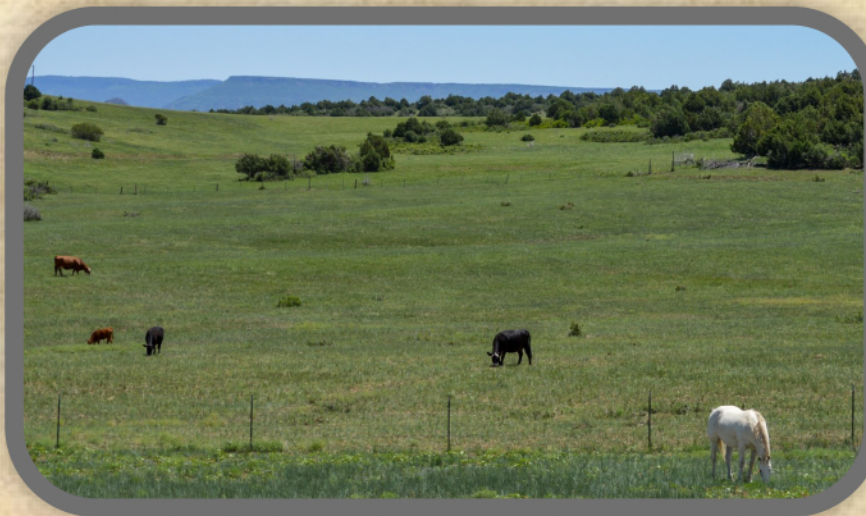


Vegetation: The main grasses on Dry Creek Ranch are Vegetation, June Crested Wheat and Blue Grama. In addition, there are abundant varieties of Nutritional Forbs. The Ranch has a population of Pinon, Ponderosa, Blue Spruce, Jack Pine, Juniper, White and Red Cedar Trees along with Oak Brush. There is an ongoing effort to mechanically control any locust trees.





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ABOUT: Elevation ranges from approximately 7,600 feet at the south side where the property boundary is nestled against the Johnson Mesa Campground to 6,000 feet at the northern property line in Colorado. The mountainous New Mexico area is dotted with small natural and man-made ponds for livestock and wildlife use. A spring at the southern end is plumbed to a pipeline that supplies water to the Headquarters and 15 livestock tanks. The Ranch manager, Frank Silva, has been managing the Dry Creek Ranch for 14 years and has proven himself to be truly knowledgeable in range production and livestock management as well as a game manager. Access to the Ranch is via a single road in and out. This helps keep traffic to a minimum.



Improvements: The house has 3 bedrooms with one bath and the main level is 1872 sq ft. The open room basement consists of 1040 sq ft plus and an 832 sq ft garage at the end. Improvement site includes a metal Morton Building shop with concrete floor at 30' X 60' sq ft and is heated with an older coal pot belly stove (wood Burning) and wired with 220 Volt electricity.

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