



**SANDY CREEK RANCH**  
**COLORADO COUNTY**  
*102.87+/- Acres*

*List Price \$795,000*



# SANDY CREEK RANCH

**102.87+/- ACRES**

## **PROPERTY SUMMARY**

**LIST PRICE ~ \$795,000**

**ACREAGE: 102.87+/-**

**ADDRESS: 1118 Coxwell Rd.**

**COUNTY: Colorado**

**TERRAIN: Rolling terrain w/mix of brush, huge oaks, wide trails/creek beds**

**WATER: Seasonal Sandy Creek**



The Sandy Creek Ranch is located approximately 15 miles southwest of Columbus and 20 miles west of Eagle Lake. The 4.5 mi. easement road is not for the faint of heart, but leads to the gorgeous, secluded property with rolling terrain and massive oaks.

The wide and sandy creek bed of East Sandy Creek winds through 3 different areas of the ranch for a total ½ mile of creek frontage. A



network of clear trails and a concrete low-water crossing at the creek provide good access throughout the ranch. Various species of large oak trees and underbrush provide great wildlife habitat for the many deer, turkey and hogs located in this region. The property has electricity, water well, carport and 1,557 sqft. manufactured home (in good condition) with covered concrete patio. Ranch soils are primarily sand and a large portion of the property is in the floodplain. This beautiful, secluded ranch is a great weekend getaway and hunting/recreational ranch.



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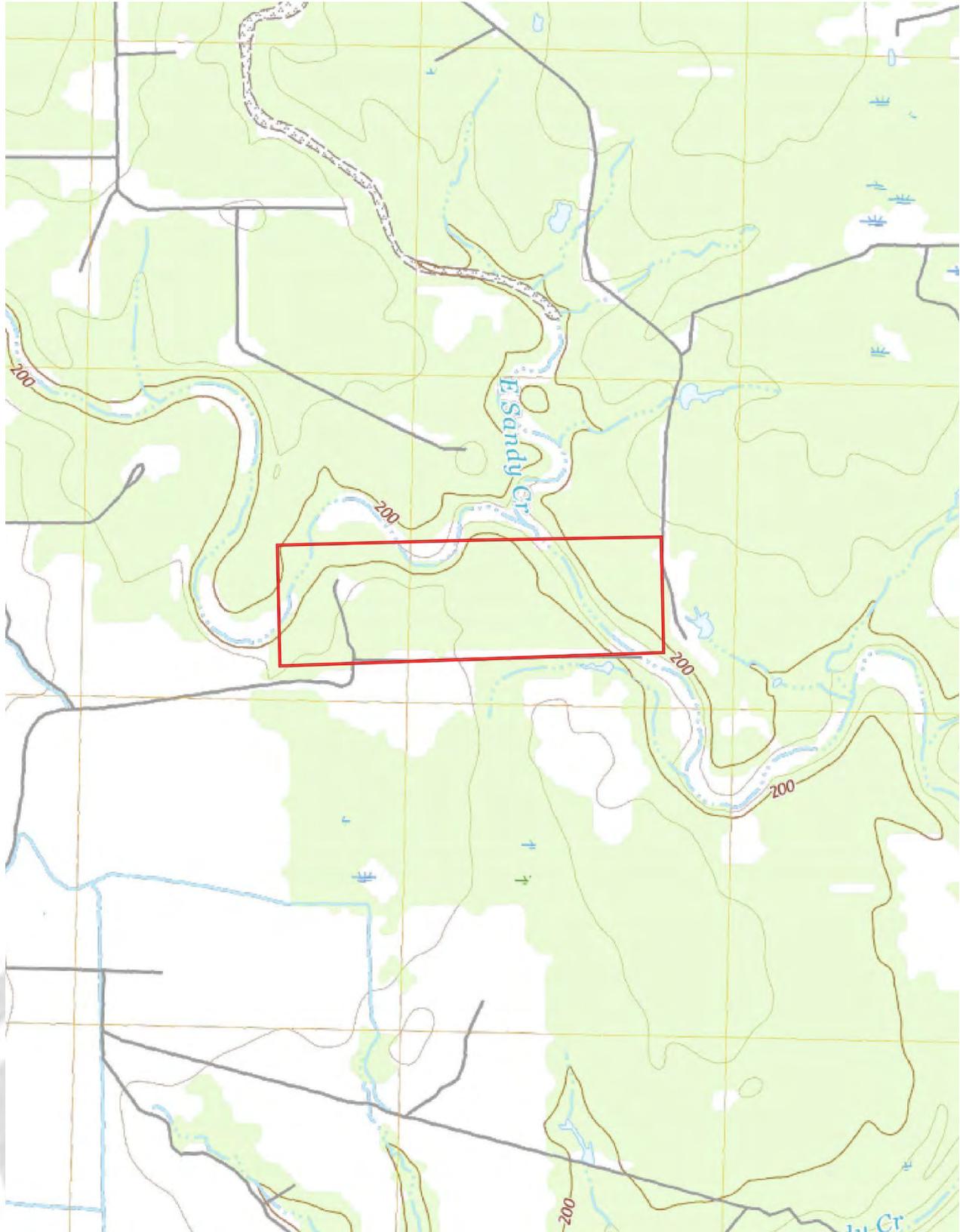
PROPERTY AERIAL



# SANDY CREEK RANCH

102.87+/- ACRES

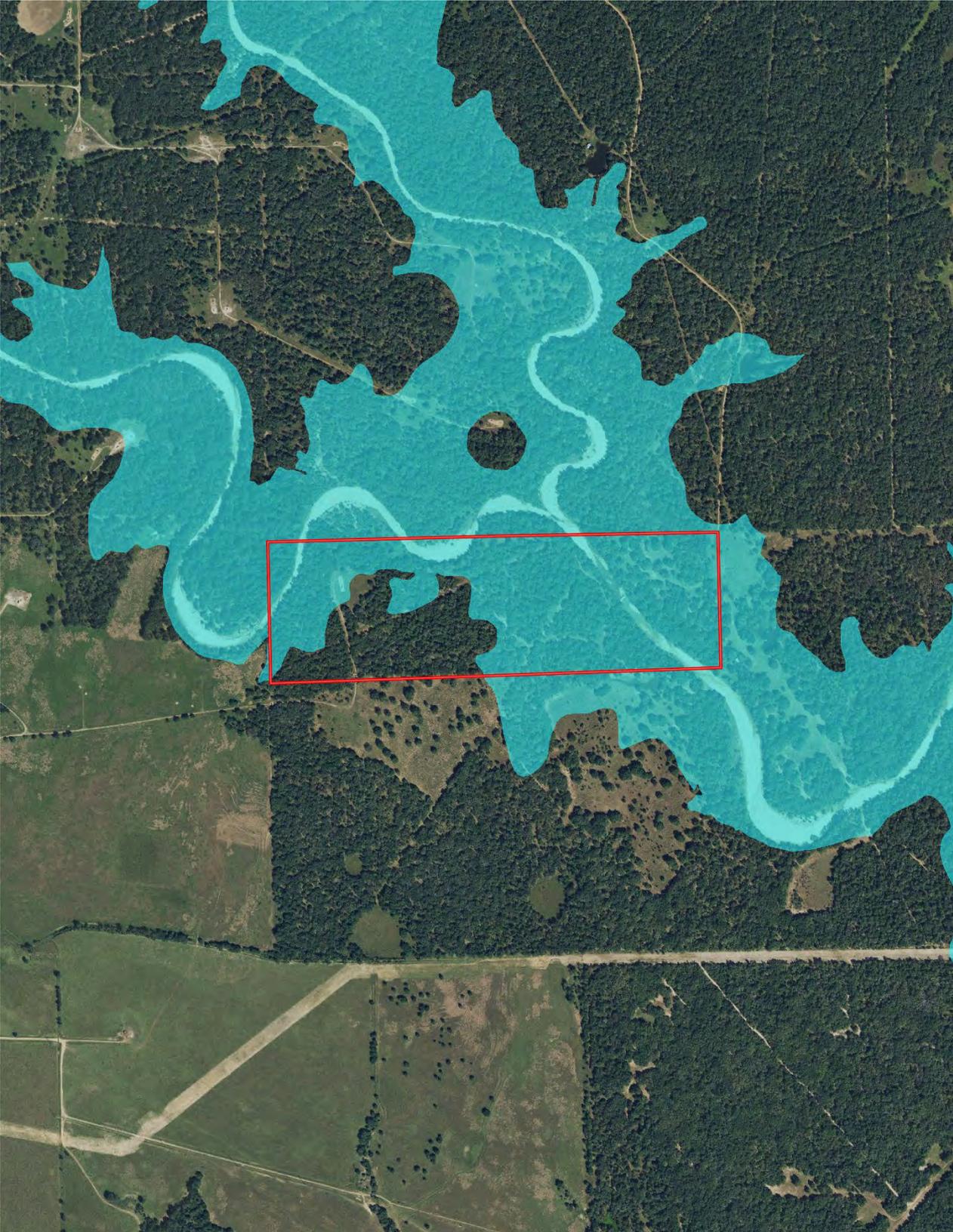
PROPERTY TOPO



# SANDY CREEK RANCH

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PROPERTY FLOOD



# SANDY CREEK RANCH

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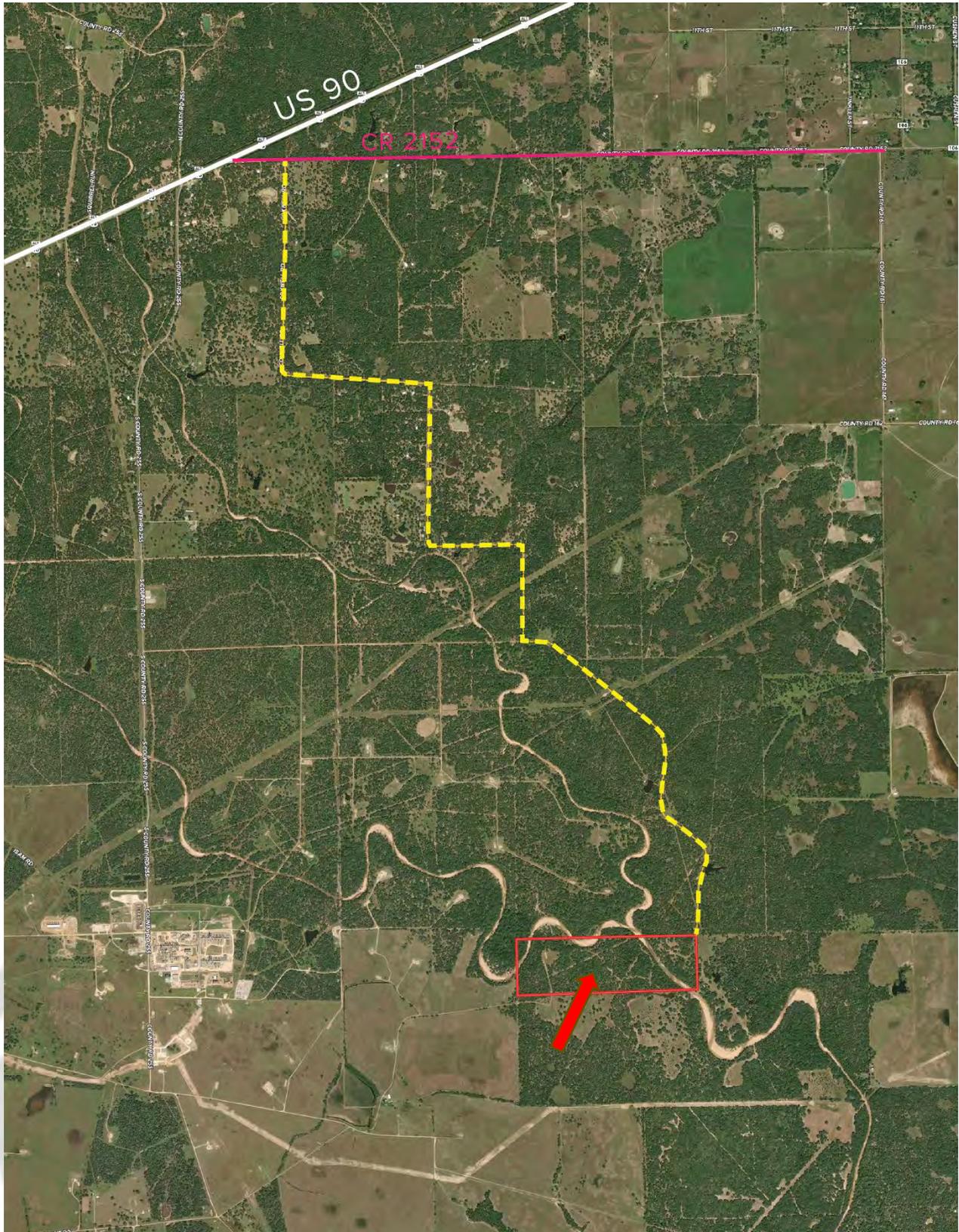
PROPERTY PIPELINE/TRANSMISSION LINE MAP



# SANDY CREEK RANCH

102.87+/- ACRES

PROPERTY EASEMENT ROAD



# SANDY CREEK RANCH

102.87+/- ACRES

PROPERTY SOILS MAP



# SANDY CREEK RANCH

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## PROPERTY SOILS MAP

|  Boundary 105.28 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
KuB	Kuy sand, 0 to 5 percent slopes	70.53	66.99	0	31	3s
MfB	Milby sand, 0 to 2 percent slopes	33.85	32.15	0	44	3e
RuB	Rupley fine sand, 1 to 5 percent slopes	0.9	0.85	0	31	3e
TOTALS		105.28(*)	100%	-	35.18	3.0

(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

### Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability

								
	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

### Grazing Cultivation

- (c) climatic limitations (e) susceptibility to erosion
- (s) soil limitations within the rooting zone (w) excess of water

