

INSPIRIT RANCH

888± Acres | Guffey, Colorado

WBR LAND
GROUP

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INTERNATIONAL REALTY

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Inspirit Ranch is in Southeastern Park County near the town of Guffey, Colorado. This incredible hunting and recreational property boasting 888 +/- acres leaves nothing to be imagined. The ranch is a rare confluence of natural resources, containing an abundance of water, productive fertile grasslands, off grid living, and diverse wildlife. Inspirit Ranch is nestled among tall Ponderosa pines and sits at the southern base of the iconic Thirty-nine Mile Mountain at an elevation of 8,000 ft. Frontage on Hwy 9 for almost one mile allows easy access to the ranch and all its excellent improved road systems.

The breathtaking 3,575sf log and stone lodge provides views of the ranch and its wildlife while being completely off grid and self-sufficient. The lodge is an open floor plan with 3 bedrooms and 3.5 bathrooms, living area, full kitchen, entertainment room, study area, and a large mud room. The lodge was designed for comfort and style and includes a spacious wrap around porch, and a capacious 3 car attached garage with plenty of storage room. The rolling and rugged topography of mesas, draws, valleys and vistas interposed with open rangeland give the feel of the western ranch lifestyle in the famed fertile buffalo plains of yesteryear. The property itself is rich in water, containing 7 adjudicated wells and springs, making the watering of wildlife and livestock effortless.

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Inspirit Ranch is home to many species of big game including Trophy Mule Deer, Elk, Black Bear, Pronghorn Antelope, Mountain lion and an array of other small mammals and numerous species of wild birds. Located in Game Management Unit 58, which is a trophy unit for Mule Deer, the ranch historically receives 4 Landowner tags for deer and elk. Additional tags for Antelope can be applied for in the future. Gold Medal Trout waters including Eleven Mile Reservoir, Spinney Mountain Reservoir and the tail waters in between “the Dream Stream” are very close in proximity. The Royal Gorge, Arkansas River, and popular ski resorts such as Breckenridge and Keystone are under two hours away. In addition, the historic community of Cripple Creek with its gambling and dining are 20 minutes from the ranch. Inspirit Ranch’s proximity to metro areas, and attractions, along with an array of opportunities for additional enhancements provides a strong investment strategy.



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Location

- Located near Guffey, Colorado
- 80 minutes - Colorado Springs
- 2 hours - Denver
- 1 hour - Breckenridge
- 50 minutes - Buena Vista
- 28 minutes - Royal Gorge

Topography

Inspirit Ranch encompasses 880 +/- acres of rolling Ponderosa pine forest and meadows with several Aspen stands, Flat top mesas, wooded draws that feed down from Thirty-nine Mile Mountain, valleys and vistas interposed with Buffalo grass open rangeland. This Region is considered the lower Montane zone which generally occurs between 7,500ft and 9,000 ft. elevation. Vegetation on the ranch consists of Ponderosa Pine Forest intermingled with meadows of Arizona fescue, Buffalo grass, and other bunch-grasses. Additional trees include Aspen and Douglas Fir. The property provides stunning views of Thirty-nine Mile Mountain, the Sangre de Cristo Mountain Range, and the Pike National Forrest. The land has excellent drainage and low erosion. The ranch has road frontage on Hwy 9 on the Southwest boundary which gives easy access to all areas of the property, as well as being a blanket for future development.

Water

- 4 – Water Wells – Permit #'s 286585, 286583, 263318, 318121
- 4 – Adjudicated Springs – Solar powered pumps for livestock/wildlife



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Wildlife

Located in Game Management Unit 58, the property is rich in wildlife, including Elk, Trophy Mule Deer, Antelope, and the occasional Black bear and Mountain Lion. It is a mecca for wildlife due to its location and excellent food sources. Thirty-nine Mile Mountain is in the front range of the Pike National Forest and its valleys create a migration path for big game to the lower elevations during hunting season and winter months. This area is a Trophy Mule Deer Unit, and the ranch has received 4 Landowner tags each year for deer and Elk. An additional 2 tags for antelope could possibly be received each year if applied for. Elk, Trophy Mule Deer, Pronghorn Antelope, Mountain Lion, Black Bear, GMU 58

Improvements

Log and Stone Home:

- 3,575 sq ft built in 2015, 3 spacious bedrooms and 3.5 modern bathrooms
- Custom designed out of River Rock and Douglas Fir (Canada)
- Open living area and dining area
- Large open wrap around porch with views of the ranch
- Practical mud room and 3 car attached garage and storage area

Additional Improvements:

New high tensile wire fencing on all boundaries except the east boundary to allow wildlife easier access.

- 2 Additional water wells drilled.
- Addition of Off Grid utilities.
- Solar powered automated gates throughout the ranch.
- Captivating ranch entrance with automatic gate.
- Solar powered pumps for Adjudicated Springs and Wells.

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Roads and Fences

A very good road system provides access to all corners of the ranch. The property also has Hwy 9 frontage on the Southwest boundaries of the property. The property is fully fenced for enhanced security and efficient livestock management. Fencing was upgraded with high tensile wire on all boundaries except the east boundary – to allow wildlife easier access. Automated gates allow for easy exploring around the property.

Utilities

The ranch is completely off grid and electricity is provided by Solar with two expensively upgraded Lithium-ion batteries for better performance. There is also a backup generator for additional security. Two wells were drilled to provide water to the lodge, and private septic was added. Propane provides fuel to the lodge from two 1,000-gallon underground propane tanks. Large Solar Panel with two upgraded Lithium-Ion batteries, Backup Generator, 2 - 1,000 Gallon underground propane tanks and 1- water well.



Minerals

All the gold, silver or other metal bearing ore is included on all 888 acres. (There were placer mining claims, but it does not appear any mining actually occurred, at least there is no evidence of prior mining)

Coal rights were reserved by the US government in 1922, Water - 100%, Wind - 100%, Oil and Gas – 100% of all owned oil and gas will be conveyed with an acceptable offer. The ranch owns 89% +/-.

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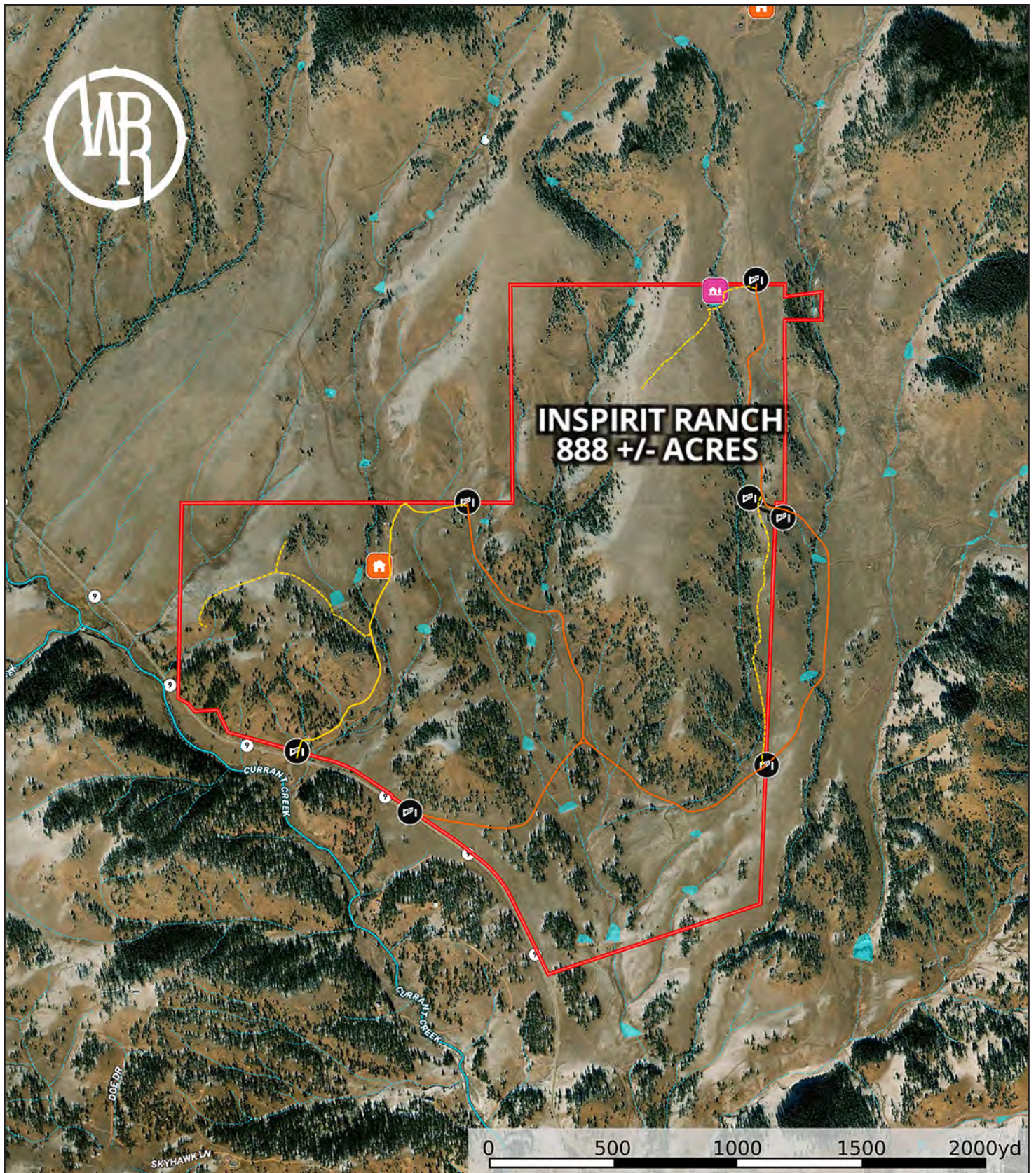
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Broker and Commission Disclosure

Buyer's Agent/Broker must be identified upon first contact with Listing Broker/ Listing Agent and Buyer's Agent/ Broker must be present at the initial property tour to participate in the real estate commission. Commission splits will be at the sole discretion of the Listing Broker.

Property Disclosure

Despite our careful collection and compilation of this information, it is important to note that all surface acreages, measurements and depths should be considered approximate. While we strive for reliability, WBR Land Group does not guarantee the accuracy of this information. Note that all information is subject to change without advance notice. All rights as to photographs and graphics are reserved by WBR Land Group.

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