



## **The Buffalo Ridge Ranch – 660 Acres**

### ***Big Views and Good Hunting***

This ranch backs up to BLM land which backs up to the Pike National Forest Black Mountain area. The ranch has big views of the Buffalo Peaks, Black Mountain and more. The property is surveyed and taxed as 17 lots known as the Buffalo Ridge Ranch at the Park County tax office. A commercial road builder has completed good roads to the 17 tracts and has prepared some building sites. This is a remote and secluded ranch with good Elk hunting. It also has the potential of being sold in 17 parcels of approximately 35-56 acres each. No building permits have been issued to-date for any of the tracts; the buyer would need to discuss development with the Park County offices.

The topography of the ranch is rolling hills, partly treed with big mountain views from most all building sites. There are historical cabin ruins on the property. There is a complete survey for the ranch completed in November of 2006 by Stewart Surveying, L.L.C. of Penrose, CO.

No recent appraisal has been completed. There is no electric power on the property. The ranch is owned free and clear. Taxes in 2007 were approximately \$80; the ranch is leased for cattle grazing by Mr. Vern Wagner.

The ranch is located approximately 13 miles west of the intersection of Hwy 9 and Agate Creek Road/CR 108. It is 22 miles to Eleven Mile State Park; 25 miles to Guffey; 47 miles to Fairplay; 54 miles to Canon City; 57 miles via State Highways to Buena Vista and 68 miles to Breckenridge, CO.

The sale price for the ranch is \$850,000, approximately \$1288 per acre. This property has potential for selling in 35-56 tracts.