



## **The Ruby Gulch – 632 Acres**

### ***Three Sides National Forest Land & Big Views of the Continental Divide***

Besides this view of Eagle Rock, which sits at the north end of the property, the views of the Continental Divide are unequalled. The Ruby Gulch, as it is known by the locals, borders Pike National Forest land on the east, north and west sides and the 2,800 acre Eagle Rock Ranch to the south. The Tarryall Reservoir is just 4 miles away on CR 77. The Ruby Gulch runs through the property past the cattle pens, barn and historic ruins. The Cowboy Cabin sits by itself secluded in a valley, hidden from view on all sides, yet it has big views of its own. The cabin is wired and can run on a generator; solar panels could be added. The Ruby Gulch would make a great cattle or horse ranch or recreational retreat. Fishing at the Tarryall, Eleven Mile or Spinney Reservoirs; hiking or Elk hunting in the Pike National Forest.

The Ranch is located 17 miles from Jefferson, 40 miles from Bailey and 69 miles from Denver I470. The ranch can be entered from CR 23, CR 36 and NF 146. It is just 4 miles from the Tarryall Reservoir located on paved CR 77. A survey of corner points was completed in 2007. Mr. Tom Berg, Conservation Easement Attorney, Colorado Springs, thought much or all of the cost could be recouped if the tract was placed into a Conservation Easement.

The ranch is owned free and clear. No recent appraisal has been completed. There is a grazing lease in place with the Eagle Rock Ranch; Taxes for 2007 were \$601.52. The ranch is comprised of several smaller tracts/legal descriptions. These smaller tracts could be sold individually without having to legally divide the ranch. Electric power has not been brought to the property but is on adjoining ranches.

The sale price for the ranch is \$1,150,000, approximately \$1,820 per acre.

