

### LOCATION

The Old Cow Town Ranch is an authentic reproduction of an 1880's Old West town. Nestled in a beautiful horseshoe shaped rim-rock valley in the mountains of south central Colorado, it abuts public lands on three sides. The adjoining Rio Grande National Forest and Bureau of Land Management lands total nearly 2 million acres of prime recreation. Access to this secluded ranch is approximately 14 miles southwest of the town of Saguache, Colorado via Colorado Hwy 114 and then one mile of gravel road. Gunnison is located 60 miles northwest of the ranch and has the nearest commercial airport. Elevation on the ranch is approximately 8,500 feet.

### PROPERTY

This one-of-a-kind 320+ acre ranch is limited only by one's imagination. It is well suited to be run as a guest/dude ranch, horse/cattle operation, church/boys and girls camp, a corporate retreat, or a trophy hunting/recreational ranch. Some of the highlights include the seasonal Mill Creek and Harence Irrigation Ditch that run thru the property; a Pond which provides water for livestock and allows pumping to main house and to Mill House for actual running streams throughout the town. The perimeter is fenced and some cross fencing is in place. The water well on property is 140+ feet deep with a 5,000 gallon holding cistern. Of the 320+ acres, 60+ acres are in lush meadows and pasture, with the remainder being

rolling to mountainous terrain, scattered rock outcroppings, pinion, juniper and ponderosa trees. Historic remnants of the old Hoglund stage coach line consist of the 3 cabins, built circa 1880, and an old barn on the ranch. The actual stage stop is located one mile north.

### IMPROVEMENTS

A spectacular 3,500+ sq. ft. log home serves as the owner's home. Some of the highlights of this beautiful home are a massive stone fireplace, which envelops both floors. Water flows from the "weeping wall" into an in-home stream, creating a soothing and relaxing atmosphere. The home has radiant in-floor heat throughout. The massive master suite has an indoor hot tub with deck overlooking the outside waterfall and pond. Water flows from the house to the pond as a rushing stream, falling over boulders along the way. A bit of peace and tranquility await you. The "Town" consists of 10 buildings along with an outdoor stage and amphitheatre, a hay barn, a horse barn with 5 stalls and a 20 x 30+ cattle barn with corrals. The "Town" can accommodate 28 overnight guests and has outdoor lighting and an outdoor sound system. Materials, construction and craftsmanship of all buildings are done to the highest quality with attention to every detail. All construction has taken place in the past four years. Currently a 20-stall horse barn and outdoor riding arena are under construction.

### RECREATION

Saguache sits on the northwest edge of the spectacular geologic feature known as the San Luis Valley. The high peaks of the Sangre de Cristo Mountains lie a few miles to the East. The Great Sand Dunes National Monument is less than an hour drive to the South. This property, situated in big game unit 68, offers excellent hunting. This area is a "4-point plus" area and offers some of the finest trophy bull elk, deer and antelope hunting in the world. Two National Wildlife Refuges are located in the Southern San Luis Valley with numerous springs and wetlands encouraging a local population, as well as migrating, ducks and geese. There is abundant fishing in nearby lakes with "Gold Medal" trout water on the Rio Grande River.

### TAXES

2008 - Agricultural only = \$1,200+

### PRICE

\$10,000,000.00

### BROKERAGE TEAM

Gary Pearson  
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*Saguache County, Colorado*



A one-of-a-kind ranch in the mountains of Colorado featuring an authentic Old West town!



# Old Cow Town Ranch



Saguache County, Colorado

