



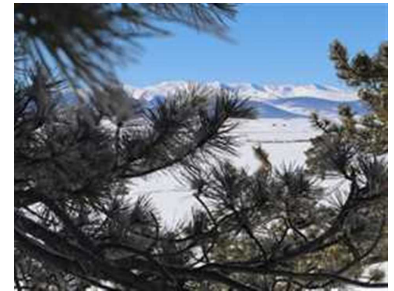
Elk Ridge Ranch

\$2,689,000 / 1084.00+/- Acres

About This Property

ELK RIDGE RANCH

1,084 MAGNIFICENT ACRES: Elk Ridge Ranch is suited perfectly for a family legacy ranch is located 45 minutes south of Breckenridge with convenient State Highway access. Conservation Easement free providing huge Federal tax benefits for the new owners. Bordering Bureau of Land Management that provides a short 5-minute hike to the Middle Fork of the South Platte River for a six mile stretch of exceptional public trout fishing. This ranch is known for holding elk and deer and is only minutes to the 30,000 acre James Mark Wright wilderness area in Trophy Game Management Unit #50. The Continental Divide snowcap 14,000 foot peaks 240 degree views are beyond spectacular. The terrain is varying and is 85% useable, and heavily treed with aspen, ponderosa pine, blue spruce, douglas fir, and bristlecone pines. No covenants or HOAs, annual taxes are only \$251 per year. Multiple homes and wells can be drilled providing irrigation, livestock, wildlife, and domestic use. The ranch has IREA electric on both eastern and western borders.



Property Facts & Features

Main Structure

- No Structure

Other Structures

- N/A

Rights

- N/A

Water Access

- River

Fishing

- N/A

Wildlife

- Bear
- Big Game
- Elk
- Mule Deer
- Turkey

Recreation

- ATV Trail Riding
- Hiking Trails
- Bird Watching
- Equestrian Trails
- PublicLandAccess



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