

LAND

FOR SALE

Las Animas County, CO

160
+/- ACRES

Broker- Jacob Hart: Lic# MN-40438432 IA-B635461000 WI- 58203-90 MO-2022039556 CO-ER100093474 Phone# 507-259-1065

SCAN FOR MORE INFO



KYLE LOPEZ

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HIGH POINT LAND COMPANY

Real Estate License:
FA100093612

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Summary of Property

160+/- Acres • Las Animas County, CO

Listing Price: \$289,000

DESCRIPTION

High Point Land Company is honored to offer the Turkey Run Ranch in beautiful Las Animas County Colorado. Turkey Run Ranch is one of the last large portions of the old Picket wire Ranch. The Owners have held this parcel together since 1998. With Private access through a local gated community this property is a gem that is extremely rare in today's world.

Turkey Run ranch is 160 acres of mature Ponderosa Pine, Pinon, Cedar, Gambrel Oak, Mountain Mahogany and native subalpine grass meadows. Views of the Spanish peaks, the Culebra Range and Fischers Peak are endless on the property. Access into the ranch is via the northern boundary upon the highest ridgetop. From there the main valley of the ranch meanders southward a half mile to the bottom of the canyon. At the bottom of the canyon is a 1-acre pond that is filled via runoff water from the higher elevations of the ranch. Dotted along the western boundary are numerous 1-5-acre meadows. This ranch has the makings of being a great hunting property at an even better price point!

Hunting is the current use and current recreational opportunity with this one. The area is home to Elk, Deer, Bear and the occasional Turkey. Located in GMU 85 which boasts a 90%-unit wide private land ownership, tags are easy to come by for elk taking 1 point or less for the draw seasons and two over the counter rifle seasons. Deer tags can be acquired through the draw as well, only taking 2 points to draw on average. Property will meet the minimum requirement to receive a landowner preference program application allowing the new owners to draw landowner deer tags. Bear tags and Turkey Tags are offered over the counter in their respective seasons. This is a property you don't want to miss! The new owners can build a nice hunting tract in the mountains of Southern Colorado! If you or someone you know is looking for a sizable tract in a private location away from county roads don't wait on this one as it won't last long!

Property Address:

TBD County Road 69.8, Trinidad, CO 81082

Property Features:

- Private Access
- Pond
- Meadows
- Gorgeous Views
- Hunting – Elk, Deer, Bear, and Turkey
- Pond and Timber
- Spanish Peaks
- Culebra Mountains
- Fischers Peak
- Las Aminas County
- Agricultural Land
- Ponderosa Pines
- Gambrel Oaks
- Pinon Trees

75,000
ACRES SOLD

Property Photos



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Aerial View



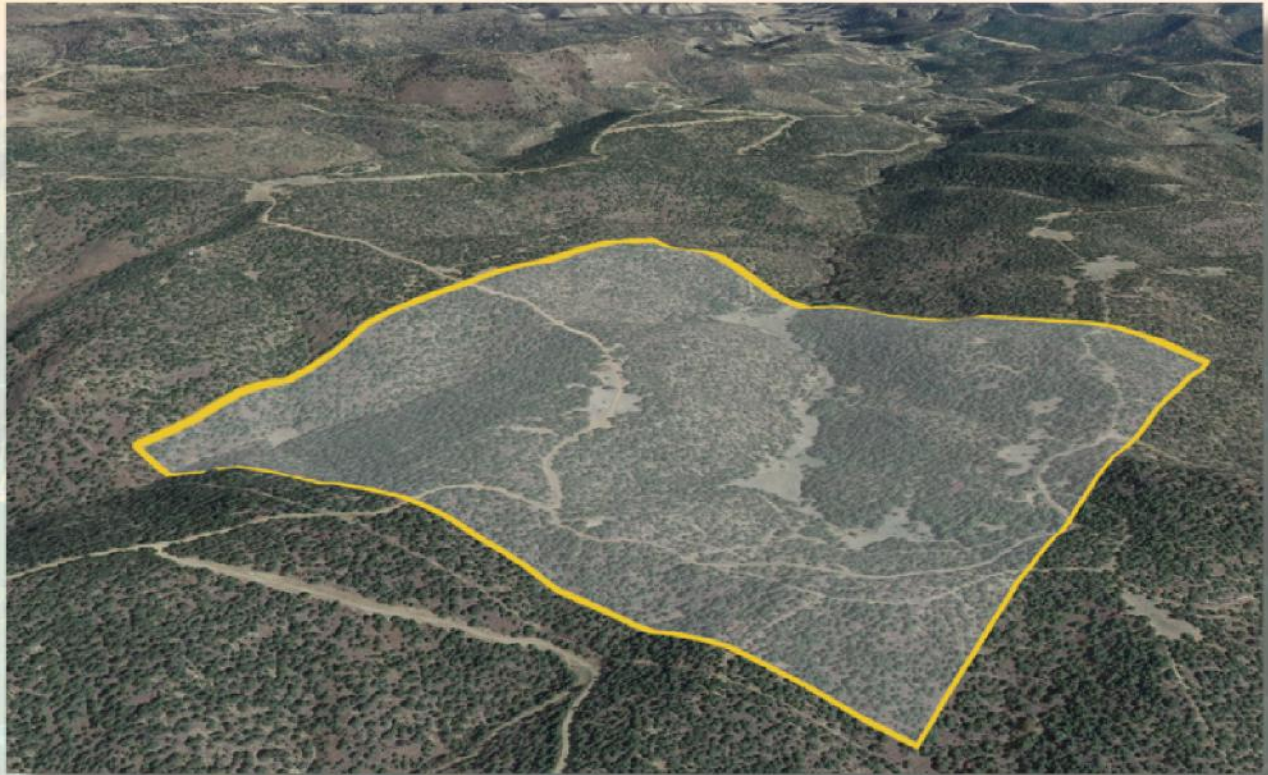
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Aerial View



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Aerial View



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