



Sitting on the Colorado New Mexico state line, Long Canyon Ranch is offered for the first time since it was originally homesteaded in the late 1800's.

LONG CANYON RANCH



RANCH MARKETERS

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RANCH PROPERTY BRIEF

\$1,399,000

| 1,400 ACRES

| BRANSON, COLORADO

| LAS ANIMAS COUNTY

Sitting on the Colorado New Mexico state line, Long Canyon Ranch is offered for the first time since it was originally homesteaded in the late 1800's. While the original ranch was much larger, Long Canyon Ranch has remained in the family and been utilized as a cattle operation for over 100 years.

The family has been an excellent steward of the land and the ranch. Ranch fences are good to brand new and unlike many ranches that have been in the same family for generations, Long Canyon Ranch has been kept free from rusting relics, stray fence wire, etc.

The ranch is situated for a new owner to build a home with incredible views and enjoy ranching and hunting. There is excellent trophy antelope as well as elk, bear and turkey to be hunted. Enjoy the peace and quiet of rural life and leave the cities behind.

Incredible Views

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LOCATION

LOCATED JUST 10 MINUTES EAST OF BRANSON COLORADO

Long Canyon Ranch is located just 10 minutes east of Branson Colorado just to the north of the New Mexico state line.

Access

Access to the ranch is provided by county maintained gravel road.

Elevation, Topography, Vegetation

The ranch sits at a little over a mile above sea level at about 5,900 feet. The terrain is rolling hills covered in western wheat, sideoats grama, and blue grama with some cholla interspersed.



IMPROVEMENTS

The ranch is improved with a set of functional working cattle pens, windmill and water troughs.

Ag Uses

Historically the Long Canyon ranch has been utilized as a cattle ranch and currently is leased for summer grazing of 80-90 pairs. It is strong grass country that will produce good calves and can also be used for horses and other livestock.

Hunting

Located in Game Management Unit 143, the ranch is allowed unlimited elk tags. Elk will come out of the canyon to graze up on top giving elk hunters opportunity.

Over-the-counter Antelope tags are also available for archery and draw tags for muzzleloader and rifle. There are private land only rifle tags that are fairly easy to draw.

There are occasional bears as well that will come up out of the canyon to feed. There is turkey hunting opportunities on the ranch as well.

Water and Power

There is power on the ranch and water is provided by water wells. There is also a cell tower on the ranch which allows area to have cell reception which is a big bonus in the area.

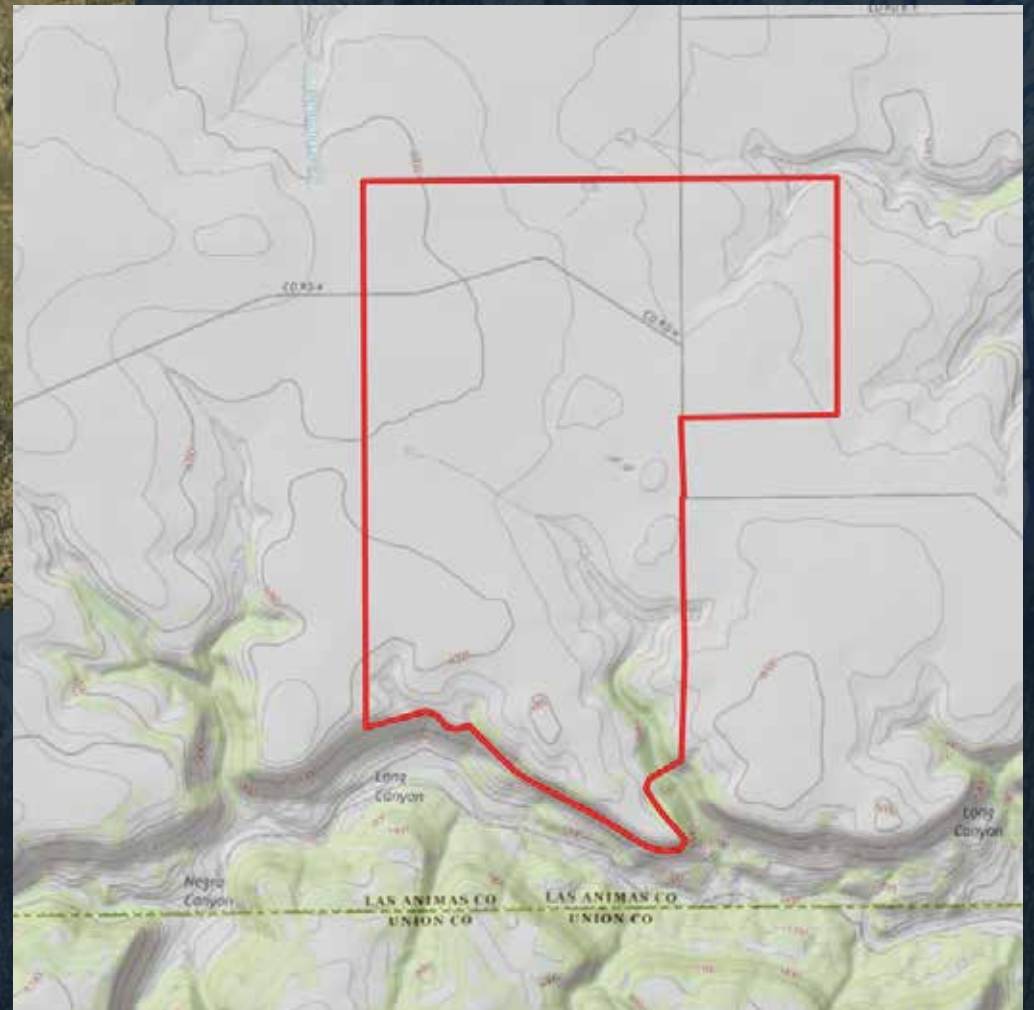
Minerals

Any and all owned will convey.





MAPS





RANCH MARKETERS

CONTACT US

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All units of measure and maps showing property boundaries are approximate. Buyer to verify to their own satisfaction.

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