



McElmo Creek Guest Ranch is a one of a kind gorgeous guest ranch where the desert Southwest meets the lush irrigated cottonwood creek bottoms of McElmo Creek.

MCELMO CREEK GUEST RANCH



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RANCH PROPERTY BRIEF

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| C O R T E Z , C O L O R A D O

| M O N T E Z U M A C O U N T Y

McElmo Creek Guest Ranch is a one of a kind gorgeous guest ranch where the desert Southwest meets the lush irrigated cottonwood creek bottoms of McElmo Creek. The owners brought back to life old homestead structures, painstakingly restoring, each designed and furnished to tell its own story. The ranch is complete with water rights and irrigated fields. Once in a lifetime opportunity to own a truly special property. Dreams are fulfilled and memories made at McElmo Creek!

Dreams

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AREA

Located in the southwest corner of Colorado, McElmo Creek Guest Ranch is in an area steeped in Native American culture and history. It is also a very popular area for tourists and recreation. The Four Corners Monument is less than an hour, Mesa Verde National Park just 40 minutes, and Canyon of the Ancients National Monument and Hovenweep National Monument lie just to the north.

The Area offers incredible southwest vistas of carved sandstone canyons and mesas. The sunsets will never disappoint and will leave you wondering about ancient cultures that once lived there.

Access

The property is accessed by paved county road frontage.

Elevation, Topography, Vegetation

The ranch sits along the banks of McElmo Creek surrounded by lush irrigated pastures with majestic cottonwoods shading the cool water as it makes its way to the San Juan River. The elevation of the ranch is approximately 5,100 feet above sea level.

Water Rights

Water rights in proportion to the irrigated fields will transfer. The ranch has approximately 52 acres of irrigated fields with plenty of water. In the arid warm climate of the Southwest, it is possible to get 3 cuttings of hay.





IMPROVEMENTS

IT WILL BE HARD TO FIND ANOTHER RANCH THAT HAS IMPROVEMENTS AS IMPECCABLY MAINTAINED.

It will be hard to find another ranch that has improvements as impeccably maintained. The current owners spent the past 15 years rebuilding, restoring, renovating, and adding to the old homestead structures. The quality and attention to detail are apparent in every direction. With a main ranch house, 3 guest cabins/houses, and a reception barn, McElmo Creek is set up for numerous operating options.

Ranch House

2500 +/- sqft
4 bedrooms
2 baths

Settler House

1800 +/- sqft
3 bedrooms
1.5 bath

Rock House

1500 +/- sqft
3 bedroom
1 bath

Log Cabin

400 +/- sqft
1 bedroom
1 bath

Caretaker Cabin

650 +/- sqft
1 bedroom
1 bath

Reception Barn

1800 +/- sqft

Metal Open-sided Hay Barn

Corrals
Livestock shelters
Greenhouse
Supporting structures.

Ag Uses

The ranch is an excellent small production agriculture operation that can offer farm to table guest ranch operations as well as supply produce and meats to local restaurants. The ranch is capable of raising, cattle, sheep, goats, chickens, and other domestic livestock as well as produce grass and alfalfa hay (approximately 2/tons per acre) and raise multiple crops in a large garden and greenhouse. There are also several types of fruit trees including pear, apricot, and apple trees. The ranch qualifies as organic as no chemicals have been used in 15 years.





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CONTACT US

Call: (719) 257-3484

Email: john@ranchmarketers.com

Web: ranchmarketers.com

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

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