



Cedar Ridge Ranch Pueblo County, CO

Exclusively Listed by The Land Office LLC

\$12,089,500.00

Cedar Ridge Ranch consists of 7880 total acres. 6200 deeded acres, 1280 State lease acres, and 400 BLM lease acres. The ranch has been in the family since 1967. The east end of the ranch is less than 2 miles from Pueblo city limits. Red Creek Springs Road runs about 6 miles through the property. Soda Creek enters the ranch at the west end and merges with Rock Creek that enters the ranch from the south. Boggs Creek runs about a mile through the east end. 5 livestock wells, permit numbers 39044, 148579A, 32775, 76453, and 34079 are strategically located throughout the ranch. Minnequa Canal meanders for nearly 6 1/2 miles providing several water gaps for cattle and wildlife. Colorado State Wildlife provides game tags for the land owner that include elk, deer, and antelope. Other game include bobcat, mountain lion, and turkey. Elevations range from 4970 to 5600 feet. Seller's mineral interest, if any, shall transfer to Buyer. The ranch is currently not subject to a lease. Possession is immediate upon closing and delivery of deed. 2024 Property Taxes: \$2,231.64
Showings by appointment only.

0382 *The Land Office LLC and its brokers are working with the Seller as Seller Agent and Buyer as a Customer. Information contained herein, while not guaranteed, is from sources we believe reliable. The value from this investment is for the reader, his or her tax advisor, legal counsel, and/or other advisors to evaluate and is not to be based solely on the information provided herein. The prospect should carefully verify each item of information contained herein. Price, terms, and information subject to change.*



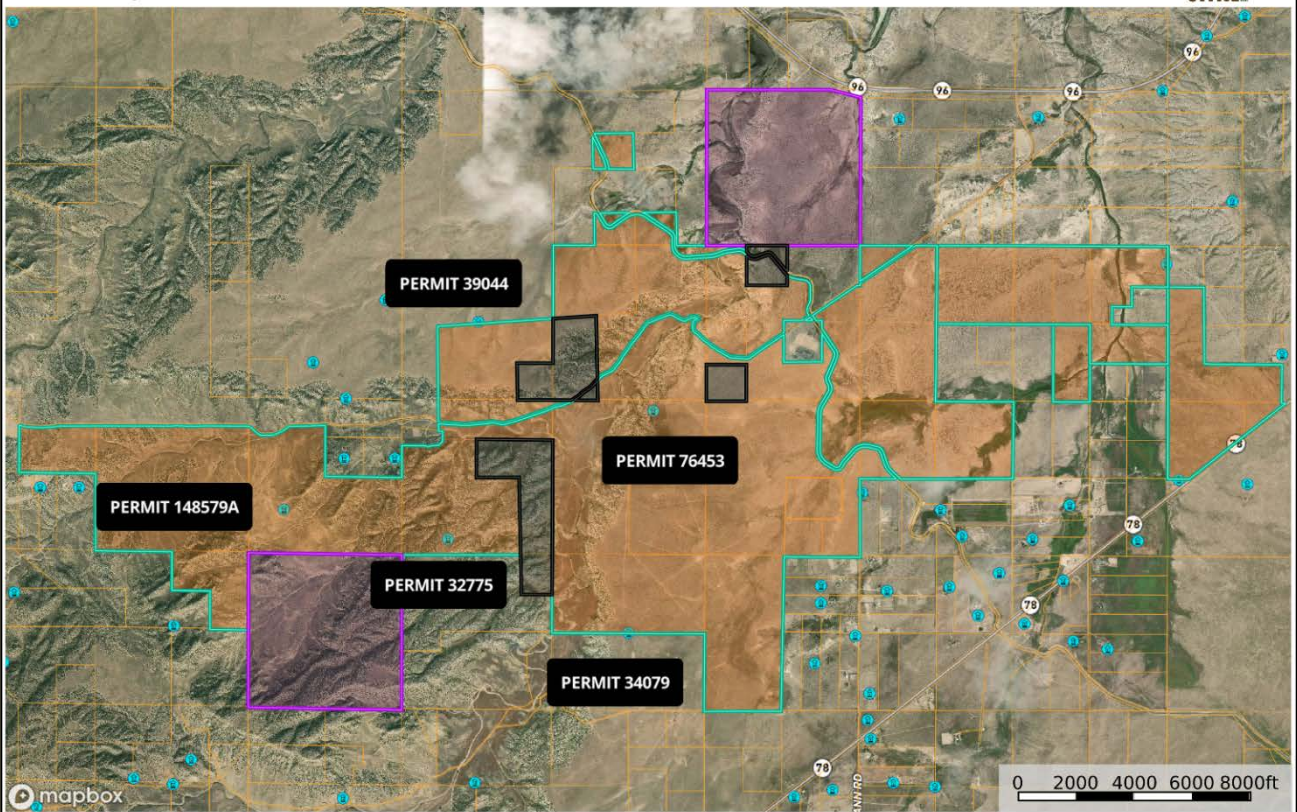
Dale K. Stull, Broker

1966 Rose Ave, Suite A • Burlington CO 80807

Cell 719-349-5710

Email: dalestull@thelandofficellc.com www.thelandofficellc.com

Cedar Ridge Ranch
Pueblo County, Colorado, AC +/-



Dale K. Stull
P: 719-349-5710 dalestull@thelandoffice.com 1966 Rose Ave, Ste A, Burlington, CO 80807

id. The information contained herein was obtained from sources deemed to be reliable. "id." Services makes no warranties or guarantees as to the completeness or accuracy thereof.



0382 The Land Office LLC and its brokers are working with the Seller as Seller Agent and Buyer as a Customer. Information contained herein, while not guaranteed, is from sources we believe reliable. The value from this investment is for the reader, his or her tax advisor, legal counsel, and/or other advisors to evaluate and is not to be based solely on the information provided herein. The prospect should carefully verify each item of information contained herein. Price, terms, and information subject to change.