

Land - Walsh, CO

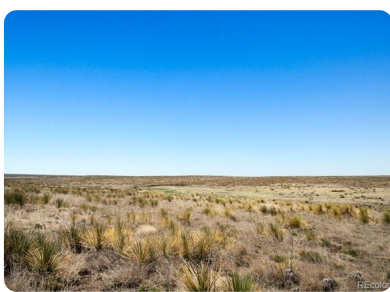


0 CR 1, Walsh, CO, 81090

Offered at \$2,250,000

A beautiful working ranch just North of the Cimarron River in Southeast Colorado. This ranch is unique in that it provides "spot and stalk," whitetail and mule deer hunting, far lines of sight for predator and varmint hunts, dove throughout, along with pheasant and quail in the CRP to the north. All this goodness wrapped up in a 2,695 acre package! Being nestled between the Cimarron river to the south and winter wheat fields on the north this ranch holds game. Located in hunting unit #145. The secluded terrain varies from farm ground on the north end and slopes southward with shallow ravines spilling out toward the Cimarron. 583 acres is farm ground that is enrolled in the Conservation Reserve Program (CRP). The ranch has water throughout with seasonal ponds and 6 solar wells. Included is a set of corrals, working pens, and chutes for cattle. The vegetation and south sloping terrain allow this ranch to support 100 head of cattle annually with ample water throughout. Don't miss out!

	0 Bedrooms
	0 Bathrooms
	Unknown sqft sqft
	2,695 acre (lot size)
	Built: Unknown year



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