Five Gully Ranch
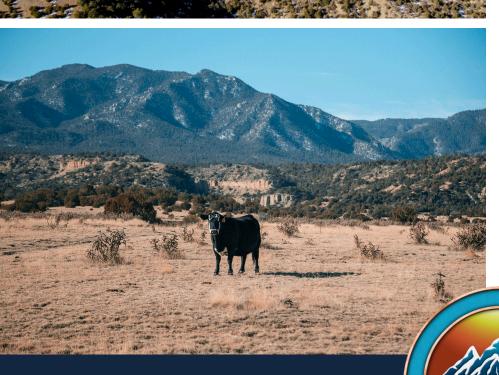## 1,920 ± Acres - Fremont County, CO

PROPERTY HIGHLIGHTS

- **$3,400,000**
- **Taxes $530**
- **360-Degree Panoramic Views**
- **GMU 69**
- **15 surveyed 35+ acre build sites on southern portion.**

The Five Gully Ranch spans 1,920 deeded acres in Fremont County, Colorado, located just south of Florence and north of Wetmore. Access to the ranch has easy entry off Hwy 67 and a deep history for running cattle within its borders. The land is accessible year-round via the well-maintained County Road 103, ensuring convenient ingress and egress. Surrounding the ranch are a handful of ranchettes with homes tucked away into the contoured surroundings.

The landscape has a striking desert-like quality on its northern portion with natural canyons and cliffs winding through the terrain . Positioned at the foothills of the Sangre de Cristo Mountains, the area is home to wide open skies and expansive views. The ranch is full of many kinds of vegetation including a good variety of grasses, shrubs, cactus, pine, spruce, fir, and junipers. The southern part of the land has deciduous trees and seasonal creeks. This rich environment supports a variety of wildlife, such as elk, deer, antelope, and smaller game species. Occasionally, larger predators like bear and mountain lions may also be seen in the area. While the property has not been actively hunted, it offers the potential for the acquisition of owner tags in Game Management Unit (GMU) 69. There are hidden springs in the mid-portion of the ranch that attract an abundance of wildlife.

The southeastern portion of the property has been surveyed into fifteen 35+ acre build sites, each offering vast potential for development or recreational use. With its expansive layout, the land provides ample space and flexibility, making it ideal for a wide range of creative projects and opportunities.

Give Manny Trujillo a call to schedule a private showing.

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