

Bell S Spanish Peaks Ranch

6,865 ± Acres - Huerfano County, CO

PROPERTY HIGHLIGHTS

- **\$ 5,585,000**
- **110 ± acres irrigated crop**
- **Taxes \$4,253**
- **Senior Water Rights**
- **Cross fenced into 9 pastures**

Located on the southern periphery of Walsenburg, Colorado, the Bell S Spanish Peaks Ranch offers a multitude of possibilities to the discerning buyer. The ranch spans 6,865 deeded acres (+/-) and is afforded ease of access from frontage roads that parallel Interstate 25, making the loading/unloading of cattle a streamlined process. Approximately 900 of the 6,865-acres are contained on the west side of the Interstate. The direct frontage and visibility along Interstate 25 presents the possibility of future commercial development as evidenced by the recently constructed Love's Truck Stop. Restaurants, retail amenities and a modern hospital are located a short five-minute drive into Walsenburg.

The Bell S is perimeter and cross fenced into (9) pastures ranging from 321 to 975- acres, a rotational system that has promoted good pasture management over the years. The primary forage sources on the ranch include wheat and grama grasses. In addition, the ranch contains approximately 110-acres of irrigated crop currently planted in an alfalfa/brome grass mix and sorghum. Annual hay production for 2024 is forecasted at 1.5-tons per acre. A sizable arroyo extends through the central portion of the ranch that serves as both a wildlife corridor and shelter for the livestock. Pronghorn Antelope and Mule Deer are common inhabitants with the occasional sighting of Elk.

The Bells S is one of the better watered ranches in the area. Two gallery wells distribute water to (12) above ground stock tanks dispersed throughout the individual pastures. When drilled in 2014, those wells were producing at notable rates of 50 and 98 gallons per minute. Well number (1) is electric powered with a dedicated meter, while well number (2) was recently upgraded to solar. There are also several dirt tanks and ponds that gather seasonal rain fall and run-off. The ranch contains senior water rights originating from the Cucharas River that will also convey:

- Gomez Ditch – Priority #10 for 3.2 c.f.s. – irrigation up to 160-acres (appropriation date of June 8, 1868)
- Gomez Ditch – Priority #124 for 7.0 c.f.s. – irrigation up to 350-acres (appropriation date of April 10, 1888)
- Sharps Orchard Storage Reservoir Priority #11
 - La Jolla Reservoir Priority #7
 - La Jolla Ditch
 - Overflow Ditch
 - Underflow Ditch
 - Farr Seepage Ditch

Seller will also convey 100% of all owned mineral rights.

Existing improvements, located at the original ranch homestead, are limited to grain bins and a Quonset building (varying utility and limited contributory value). A recently updated set of working pens are positioned in the north-central portion of the ranch and all fencing is in good working order.

Though not encumbered by a conservation easement, the ranch is considered an ideal candidate. A property of this size, and containing adjacent interstate access, is becoming increasingly difficult to obtain along the ever-expanding Colorado Front Range. As far as potential alternative uses, the Walsenburg area, including the Bell S, have received interest from a number of solar and/or wind energy firms over the recent past regarding possible future development.

Give Brent Hedrick a call to schedule a private showing.



BRENT HEDRICK

Employing Broker - CO
Associate Broker - NM

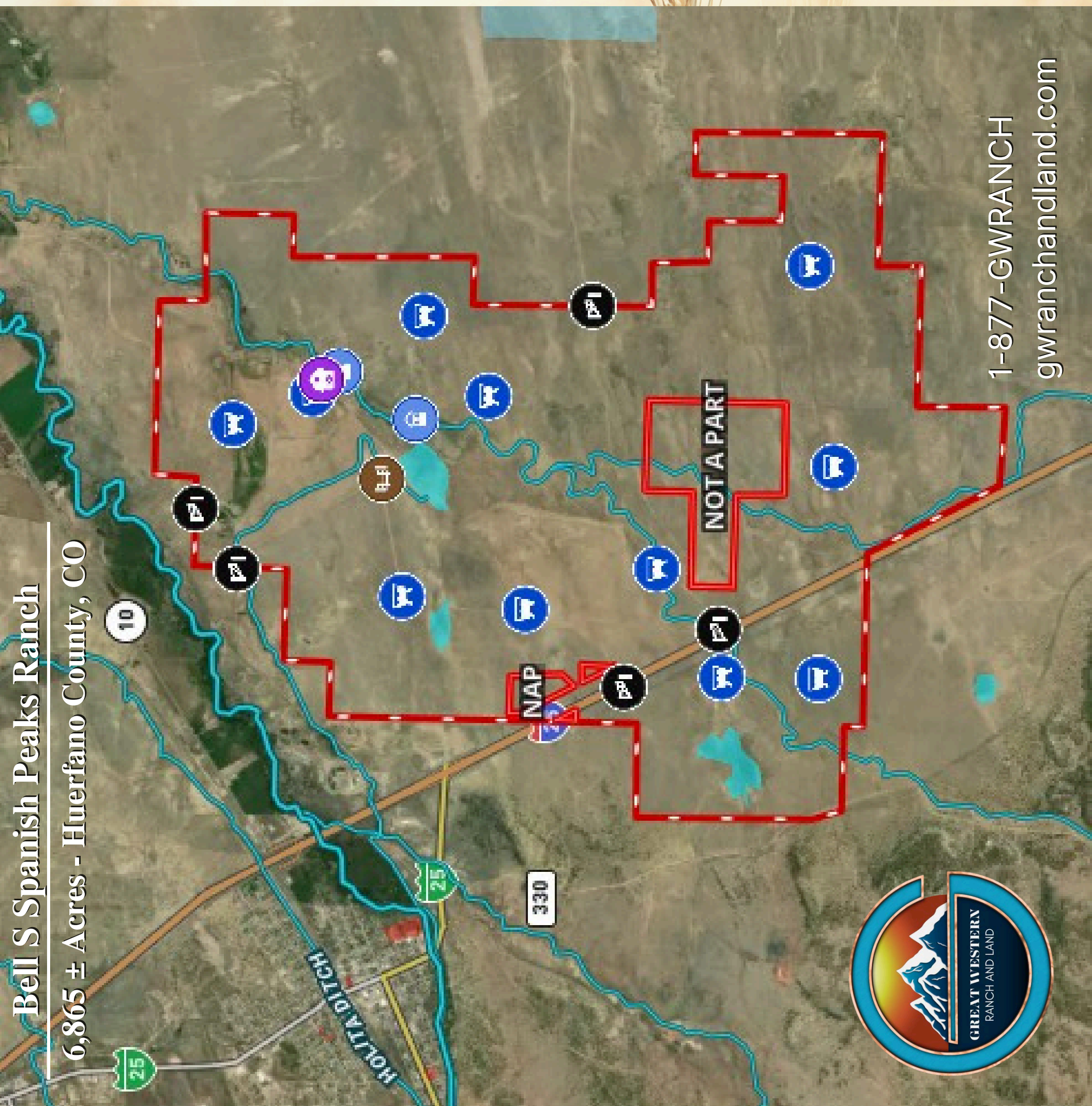
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