



Box Checker Ranch

102.12 Acres - Fremont County, CO

Property Highlights

- \$1,900,000
- 102.12 Acres
- Four Mile Creek Frontage
- Turnkey Hunter & Fisherman Paradise
- Taxes: \$3,449
- Water/Irrigation Rights
- New 1,568 Sq. Ft. Cabin
- Adjoins BLM with a 3,300 Grazing Allotment

Welcome to the Box Checker Ranch in Cañon City, Colorado. This extremely rare opportunity affords some of the most sought after grounds in all of North America. Located just 15 minutes north of downtown Cañon City, this ranch was named the Box Checker as it contains highly coveted amenities that the discerning rural property owner would desire. The 102.12 deeded acre ranch is contiguous with thousands of acres of BLM land and offers protection on the west side of its borders by a massive white and red rock ridge that acts as a natural barrier.

Box Checker ranch has exclusive grazing rights to almost 3,300 BLM acres. The east side of the ranch contains around 60 acres of pasture land that has irrigation rights from the Garden Park Ditch. Dividing the pasture from the rest of the ranch is nearly a half mile of the trout bearing 4 Mile Creek which spans through the entire ranch from the north and south borders. A plentiful number of Brook, Rainbow, Brown, and Cutthroat trout live and breed within the creek. The ranch's most lush sub-irrigated grounds are to the west of the 4 Mile creek. Massive cottonwoods and other deciduous trees garnish this area. Elk, deer, turkey, and other wildlife flock to this part of the ranch to feed and rest inside the shady park-like setting. Located in GMU 581, Elk and Turkey tags are over the counter with a combination of archery and rifle hunts.

Improvements on the Box Checker Ranch include a pristine 1,568 sq. ft. log cabin. The cabin features a hand peeled log system with high arched ceilings that are spanned with exposed log rafters. The home features 2 bedrooms and a loft that overlooks the kitchen, dining, and living room area. Large windows on the gabled front of the house afford passive solar and views that overlook the pasture and mountainous terrain. The master has a cantilevered deck that towers over the 4 Mile Creek and the western portion of the ranch. Other improvements include an outdoor entertainment area with fruit trees, an irrigated yard, outdoor kitchen, a stand alone bath/shower room, RV pad with electrical hookups, planter boxes for gardening, 2 steel outbuildings containing concrete floors, 2 carports, and a sitting area to relax in front of the stream. A gallery well fills two 2,000 gallon cisterns and feeds the home, outdoor kitchen, separate bathroom/shower house, and water hydrants in different portions of the land.



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