

**RESIDENTIAL LAND FOR SALE**



Airport Rd

Parcel Size0

Date Listed

09/05/2024

Walsenburg, Colorado

Listing ID

GL-

United States

1726343325

Asking Price

\$3,150,499

Listed by: Realtyww Info

For more information, visit:

<https://www.globallistings.com/11344924>

## Overview

This is a great cattle ranch with multiple other opportunities. The ranch is separated into multiple pastures with good grass which has been carefully managed for the past several years. Excellent fences make rotational grazing seamless. Two wells feed a pipeline to multiple drinkers along with three sets of quality working pins for ease of management and convenience. I25 splits the property with access off of two County maintained roads as well. The East portion of the ranch is flaked by a rail line with an approved rail spur. There is also an active gravel pit on the property with more reserves available. The West portion of the ranch has a transmission line crossing it creating an opportunity for wind, solar or other energy options. A 280 acre State lease along with a small amount of BLM land push the useable acreage to over 6, 000 acres.

For more details:

Listed by: Russell Hickey

**Contact**

**Email**

**Phone**

