



Central Colorado Mountains  
Recreational Ranches ~ Land ~ Homes ~ Cabins

## Colorado Ranches For Sale

TrueWestColorado.com

CabelasTrophyProperties.com

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719.687.9200

821 W Lafayette Ave, Ste 100, Woodland Park, CO 80863

### "RANCH OF THE RUNNING BEARS"

334+/- Acres ~ \$895,000

(2) Ponds ~ (2) Creeks ~ Rustic Mountain Home ~ Historic  
Settler's Cabin ~ No Covenants ~ Mineral Rights

Guffey, Colorado (Park County)



***Ranch of the Running Bears*** - a place where cattlemen & cowboys once roamed & settlers made their livelihood from the land. Step back in time as you cross over the year-round Current Creek which flows along the northern portion of property. Near a quiet aspen grove rests an original one-room log cabin reminiscent of the early days. It has been quaintly furnished w/a quilted bed, wood burning stove & has a sitting area w/games & books still enjoyed today. Aside the cabin is a refurbished dug-out root cellar. As you continue through the ranch you pass by another creek (Dick's Creek) which feeds a small pond & waterfall. A 2,096 SF log home awaits you in the southwest area of the ranch. This rustic home has a western welcome w/ its vaulted timber beam ceilings & tongue & groove walls. It's cozy kitchen w/old style woodstove & corner windows leads to a spacious great room-dining area w/an impressive natural stone wood-burning fireplace. The windows frame the ranches sweeping mtn vistas & thousands of acres of pristine mountain country. The ranch has a blend of open meadows w/timbered areas of pines & scattered aspens. Wildlife includes elk, mule deer, turkey &, of course, those occasional running bears! The property is perfect for hunting, horseback riding, grazing stock or exploring by ATV or foot. The ranch is fully fenced & operates on solar & propane energy. Other improvements include a hay pen, barn, detached 2-car garage w/oil pit & large shop to accommodate your tools & other storage. Ranch of the Running Bears is a modern day opportunity to experience the legendary days of the old west!

The information presented is deemed reliable by True West Properties however its accuracy or completeness cannot be guaranteed. Prospective Buyers should independently verify all information.





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### ~ Property Details ~

#### Improvements

##### Structure (s):

- Main Home: 2,096 SF
- Year Built: 1974
- Bedrooms: (2)
- Baths: (1)
- Garage: Detached 2-Car, 1,288 SF
- Historic Log Cabin & Root Cellar: 1,288 SF
- Loafing Shed: 658 SF

Well (s): (1) Domestic

Water Rights (other than well): Partial

Mineral Rights: None

Utilities: Solar with Generator Backup, Propane, Phone, Satellite

Internet / TV

Septic: (1)

Fencing: barbed wire

#### Land Attributes

Live Water: Current Creek - 1.1+/- Miles Dicks Creek - 5,350+/- Feet - (2) Ponds

Mountain Views: Sweeping, 39 Mile Mountain

Other Views: Timbered Hillsides, Meadows, Rock Outcroppings

Topography: Level, Sloping, Hillsides, Steep, Rolling Meadows

Tree Coverage: Moderate - Ponderosa, Spruce, Fir, Aspen,

Pinon, Cottonwood

Vegetation: Wild Grass, Wildflowers

#### Recreation

On Site: Equestrian, Fishing, Hiking, Wildlife Viewing, Camping, Hunting (Big Game & Waterfowl)

Hunting Permitted: Yes

DOW Area Hunting Unit (s): 58

#### Taxes & Zoning

Annual Taxes (estimated): \$841

Zoning: A-1 Agricultural

Lease (s): Grazing

Protective Covenants / Amenities: No Covenants, No HOA

Conservation Easement: None - Potential Exists

Income Potential: Ranching, Grazing, Hunting, Rental, Fishing, Animal Boarding

#### Location & Access

Nearest Town (s): Guffey, Canon City

Nearest Airport (s): Colorado Springs, Pueblo, Denver

Access: Maintained Year-Round. Paved State Highway to Driveway

#### Elevation

8,900 - 9,600

#### Bordering Properties

Private