



## ADAIR RANCH

*Kiowa, Colorado*

The Adair Ranch contains 940 acres of grass pastures, river bottomlands and ponderosa pine hills. The property is located about 11 miles east of Kiowa, Colorado or 55 miles southeast of Denver. The property is bisected by West Bijou Creek for nearly two miles. The improvements are extensive and include a 3,558 square foot Log Home, a large steel barn with customized indoor arena, stalls and office area, a large steel shop, tie stall barn, round pens, pipe corrals, wash rack and hot walker. The beautiful setting of this ranch provides privacy, mountain vistas including views of Pikes Peak, wildlife enjoyment in addition to its operational capabilities. The property would make an excellent equestrian operation or cattle ranch and its location close to the Rocky Mountain Front Range make it an exceptional investment opportunity.



The ranch has several grass pastures with ponds. The property is very private and surrounded by several large ranches, one of which is conservation protected.

There is a domestic well for the building improvements along with one stock well near the headquarters. There are 10 ponds, which collect runoff water from the surrounding hills. There are several strong springs along West Bijou Creek as well as live water from West Bijou Creek. The ground water is very stable with the underlying water from the Denver Basin, which has three known aquifers.

*Offered for \$2,950,000*  
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**MASON**  **MORSE**  
RANCH COMPANY

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