



**GUETZ
LAND & CATTLE CO**
Kiowa, Colorado

The ranch has 463 +/- acres in three contiguous sections, and is made up of relatively flat grassland rising up to moderately sloping grassland interspersed with Ponderosa pine trees. There are numerous Ponderosa covered ridges, grassy open meadow areas and beautiful valleys filled with a variety of different trees including: Cottonwood, Ponderosa pine, a few Aspen trees and Gamble Oak brush. A draw in the upper pasture has a live spring. There is a well approximately 200 feet deep with a solar powered pump which feeds a stock tank. The ranch is fenced and cross-fenced into three pastures. Also included are corrals with a metal wind-break. The wooded valley areas mentioned above are main places in which to find Mule deer, which are abundant on the ranch, and elk.



The ranch is currently used for grazing yearling steers in the summer and fall months. Depending on moisture and management the ranch will handle 40 to 60 head. The

ranch would be ideal for a horse operation, whether it be for breeding, cutting horses or reining horses. The upper portion of the ranch has numerous building sites, and views in all directions.

Offered for \$825,000

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