



**HIGBY MOSCA RANCH**

Comprised of three, very diverse, parcels. The Higby, which is the headquarters parcel, has a total of 911 ac. including approximately 450 irrigated ac. The Huerfano, a free-stone river, runs thru the Higby for about one mile and provides some very good fly-fishing. Stream improvements have not been performed on this stretch of river, and would enhance the fishing experience even more. Improvements include, a three bedroom, two bath, adobe house with a state-of-the-art commercial kitchen; all cattle working facilities; a 100' x 50' metal workshop / equipment storage, a 12-car garage, and a three bedroom employee house built in 2008. The Mosca is a mountain parcel with 4,560 +/- deeded ac. and 1,360 ac. State and BLM land. This parcel is a combination of open rangeland and areas of Aspen and conifer trees. Elk hunting is excellent.

The Cottonsack parcel is 320 deeded and 1,520 BLM acres and provides excellent deer hunting. Price: \$9,950,000 for entire ranch, 5,791 deeded acres, 2,880 State of Colorado and BLM leased acres.



**Offered for \$9,950,000**

Or

Higby - \$3,495,000

Mosca - \$7,350,000; Cottonsack - \$450,000

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