



MONCKTON RANCH
New Castle, Colorado

This gem of a ranch property is located eight miles north of New Castle in Western Colorado. The picturesque 54-acres is bisected by Main Elk Creek and offers views of the Flat Tops Wilderness Area and the Cline Top mountains. The ranch features well cared for improvements, excellent water rights and an underground sprinkler system to the hay fields. Easily accessible year round from I-70 to a county maintained road, this ranch has all the aspects that make a great family retreat or an equestrian facility. Improvements include a well maintained three bedroom house, two barns, storage shed and approximately four acres in horse safe fencing. Main Elk Creek runs through the middle of the ranch's 54 acres.

The property is broken into two benches comprised of irrigated pasture/hay ground interspersed with mature stands of cottonwoods and a significant riparian area along the creek. The majority of the

54-acres is useable, with approximately half of the acreage productive under a sprinkler gun irrigation system. Excellent senior water rights dating back to 1908 provide the 5 CFS of water used on the ranch.

Offered for \$2,490,000

**CONTACT: RUE BALCOMB,
 ROBB VAN PELT**

MASON MORSE
 RANCH COMPANY

(877)207.9700 Email: sales@ranchland.com
www.ranchland.com

