



## RED SILO RANCH

FRANKTOWN, COLORADO | 57 ACRES | \$2,900,000

Red Silo Ranch spans 57 serene acres, offering a private retreat with the comfort of a 6,420-square-foot custom ranch-style home. The grand foyer welcomes you into the main level, where floor-to-ceiling windows showcase breathtaking views of your very own rock canyon to the west. The updated chef's kitchen features top-of-the-line appliances, an open-concept layout, and seamless connectivity to the spacious great room, which boasts a fireplace, built-in media center, and wet bar. The expansive primary suite offers direct access to the patio, while a second bedroom with an ensuite bath, a dedicated office with built-ins, multiple dining areas, and a laundry/mudroom complete the main level. The finished lower level provides ample space for entertainment and relaxation, featuring a massive rec room, playroom, theater room, two additional bedrooms, and two baths. To the east, a 60' x 96' Morton barn with drive-through doors provides ample space for stalls and runs, while to the west, a 40' x 42' insulated Cleary shop building offers concrete floors, heating, and air conditioning. Enhancing the property's charm, a hilltop gazebo, a covered BBQ patio with a fireplace, lush landscaping, and native grass pastures complete this exceptional ranch.

The property is located in Douglas County, Colorado which is well known as a horse community. The lush 57 acres is perfect for your horses and livestock. The property borders Hidden Mesa Trail consisting of 1,224 acres and Douglas County Open Space on two sides. Castlewood Equestrian Center borders the land on the east side. Douglas County is known as the center of horse country in Colorado. Equestrian facilities, riding trails and events are bountiful in this horse community. Adjoining towns include Castle Rock and Parker. Every amenity including fine restaurants and shopping are within 15 minutes away. The property is ¼ mile off of State Highway 83 to the north and is an end of the road property with privacy gates.





### ACREAGE AND DESCRIPTION

The ranch spans 57 secluded acres, nestled among scenic bluffs, a charming rock canyon, and mature natural landscaping. Ideal for grazing both horses and cattle, the land features mostly flat terrain with two elevated plateaus of fenced and cross-fenced native pasture, complete with shelters and water access. A pond in the northwest corner can be filled with irrigation water, enhancing the property's functionality. Perched on the upper plateau, a covered gazebo offers breathtaking views of the Cherry Creek Valley and Franktown, Colorado, providing the perfect vantage point to take in the surrounding beauty.

### OPERATIONS

In the past this ranch has supported a cow/calf operation. There are steel pens, chutes and processing equipment in place. There is also a large chicken or fowl coup that is fully fenced with water. The Morton Barn houses a 12' x 80' enclosed, climate controlled, complete Fodder system that can produce 5000 lbs per day, year-round, of green grass, complete with a conveyor and all necessary equipment, for year-round income. The balance of the barn is open and ready for your design and installation of a new horse barn interior, including stalls, wash bays, tack, hay, trailer and equipment storage.

### WILDLIFE AND RECREATION

Douglas County has a diverse population of wildlife due to the terrain, water ways, native grasses, pine and scrub forest areas. Deer, elk, birds of prey are frequent in this area. As far as equestrian venues, this is horse haven for trails, open space, parks and events.

### WATER RIGHTS & RESOURCES

The high capacity well (Permit #77124-F) installed in 2013, accesses the Lower Dawson Aquifer. The approved maximum pumping rate of the well is 50 gallons per minute and the average annual amount of ground water to be withdrawn is 7.4 acre-feet. The approved beneficial uses are: irrigation, commercial, stock watering and domestic. Copy of permits and State Engineer findings are available on request.









## IMPROVEMENTS

### Home

This stunning 6,420-square-foot custom ranch-style home features four bedrooms, five baths, and a spacious 2.5-car garage. Thoughtfully designed with high-end finishes and modern conveniences, it offers both comfort and elegance.

**Chef's Kitchen:** The gourmet kitchen is a chef's dream, equipped with top-tier Viking appliances, including a Dutch door steam/convection oven, warming drawer, and microwave. A Jenn-Air five-burner gas cooktop and a Sub-Zero refrigerator—complemented by two additional refrigerator drawers—add to its functionality. The one-of-a-kind granite countertop, with a chiseled edge, is beautifully paired with a copper tile backsplash. A walk-in pantry and a large breakfast nook complete the space.

**Main Living Areas:** Designed for effortless entertaining, the kitchen flows into a spacious casual dining area and a great room, where floor-to-ceiling Pella windows and a sliding door open to a covered patio with breathtaking views of the rock canyon. The great room features a built-in wall of shelves, cabinets, and drawers for entertainment equipment. A full wet bar—tucked in the corner next to the office—includes Viking beverage refrigerators and an ice maker. The office itself is well-appointed with a built-in desk, shelves, and storage.

Off the grand foyer, a charming powder room adds character with a wine barrel vanity, copper sink, and an old-fashioned pull-chain commode. A comfortable guest bedroom with an ensuite bath and walk-in closet completes this side of the home.

**Primary Suite:** The spacious primary suite offers direct access to the covered patio and includes a cozy sitting area framed by floor-to-ceiling windows. The luxurious five-piece ensuite features a separate vanity area, a large jetted tub, a custom two-head shower, an oversized linen closet, and a generous walk-in closet.

**Lower Level:** The finished lower level is designed for entertainment and relaxation, featuring a vast recreation room complete with a pool table, dry bar, and TV area, along with an attached bonus playroom. Down the hall, a dedicated theater/media room is equipped with a projector and screen for the ultimate movie experience. Two additional bedrooms and two full baths provide comfortable accommodations, while two separate finished storage areas add extra convenience.



**Additional Features:** This exceptional home is equipped with a whole-house sound system and a security monitoring system. Auto on/off lighting is installed in bathrooms, closets, and other areas for added efficiency. The newer Lennox water heaters, heating, and A/C units feature Smart zoned thermostats for optimal climate control.

Outside, a covered living space includes a built-in BBQ, refrigerator, and wood-burning fireplace—perfect for year-round entertaining. Adjacent to this area, a fenced vegetable and fruit garden provides a touch of country living.

























## Barn

The 60' x 96' steel barn, built by Morton in 2017, offers exceptional functionality with 15' side walls and dual 12'-wide sliding doors on both the east and west sides for easy access. The north and south sides each feature a 12' shed roof overhang, providing ample shelter for horses or additional equipment storage. Inside, a dedicated fodder system is housed in a 12' x 80' enclosed area with concrete flooring, while the remaining barn space features dirt floors, ready for your custom design—whether for stalls, a wash bay, tack room, hay storage, or equipment needs. The barn is fully equipped with power (including 240V), interior and exterior lighting, and a water supply. Adjacent to the barn, fenced pastures and turnouts, each with convenient water hydrants, provide excellent space for livestock. Additionally, a new Amber Waves 1,500-bushel grain bin sits on the barn's east side, enhancing feed storage capabilities.

## Shop Building

The 40' x 42' Cleary metal building, built in 2012, is fully insulated and equipped with a propane furnace and air conditioning, ensuring year-round comfort. A commercial-grade 12' x 14' overhead door with an automatic opener provides easy access, while the building is fully outfitted with water, electricity (including 240V power) for heavy-duty equipment, welders, and tools. Inside, a 10,000-pound vehicle lift is included, along with permanent compressed air and dust collection lines for added efficiency. A separate washroom and bathroom, complete with a water heater, add convenience to this well-equipped workspace.

## Miscellaneous Structures and Features

12' x 12' chicken coop with power, lights, water and a concrete floor. A 6' mesh fence with posts for overhead cover installed.

12' x 24' lean to livestock shelter in pasture by house

12' x 48' lean to pasture shelter with fenced runs in east pasture

13' x 30' tack and feed shed with lighting.

Numerous hydrants, most with electric boxes, are scattered though out the acreage and in pastures at stock tanks.

Welcome to your dream ranch—57+ acres of privacy, open space, and premier amenities, perfect for your family, horses, and livestock. Nestled among scenic bluffs, a rock canyon, and rolling plateaus, this exceptional property features a custom ranch-style home, a well-equipped shop building, and an expansive barn surrounded by lush pastures. Perched at the end of a private road, the ranch offers breathtaking hilltop views and direct access to adjoining open space and trails, ensuring endless opportunities for riding and exploration.







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