



HIDDEN GEM GRASS RANCH

LAMAR, COLORADO | 5,620 ACRES | \$4,777,000

Hidden Gem Grass Ranch encompasses approximately 5,620 acres of productive grassland and recreational property in southeastern Colorado, an area known for high-quality grazing and excellent wildlife habitat. The ranch offers strong agricultural value alongside outstanding hunting opportunities, with elk, deer, and antelope commonly found on the property. A grazing lease with a local ranching family is in place through 2027, providing consistent income and including tenant maintenance of fencing and pipeline infrastructure. The ranch is cross-fenced into two main pastures and is well watered with multiple natural springs and a pipeline system supplying six drink tanks, supporting both livestock operations and wildlife throughout the property.

Hidden Gem Grass Ranch is situated approximately 25 miles south and 11 miles east of Lamar, Colorado, in southeastern Bent County. The property can be reached by a private easement located to the south, which begins on County Road C. County Road C is a well-maintained, all-weather county road that originates 12 miles to the east at US Highway 287, providing reliable year-round access to the ranch.



ACREAGE

Hidden Gem comprises approximately 5,620 acres of productive grassland and recreational land in southeastern Colorado, featuring diverse terrain that transitions from rugged, cedar-dotted hills in the southern portion to open, rolling prairie in the north. The ranch is divided into two cross-fenced pastures with well-developed pipeline water, stock tanks, and numerous natural springs along Mud Creek and East Mud Creek. Grass cover is excellent throughout the property, with a wide range of native species typical of the region that provide high-quality forage for both livestock and wildlife. An existing per-acre pasture lease with a local rancher generates consistent income. The varied topography and reliable water distribution support strong wildlife habitat, including a resident elk herd, along with year-round mule deer and antelope. The western boundary of the property will be subject to a future electric transmission line easement, with all associated payments retained by the Seller.

OPPORTUNITIES

Hidden Gem Grass Ranch presents an outstanding deeded land parcel that generates income from grazing through a pasture lease with a local rancher. In addition to its productive grasslands, the ranch provides exceptional recreational hunting opportunities for elk, deer, and antelope, which inhabit the property year-round.

SUMMARY

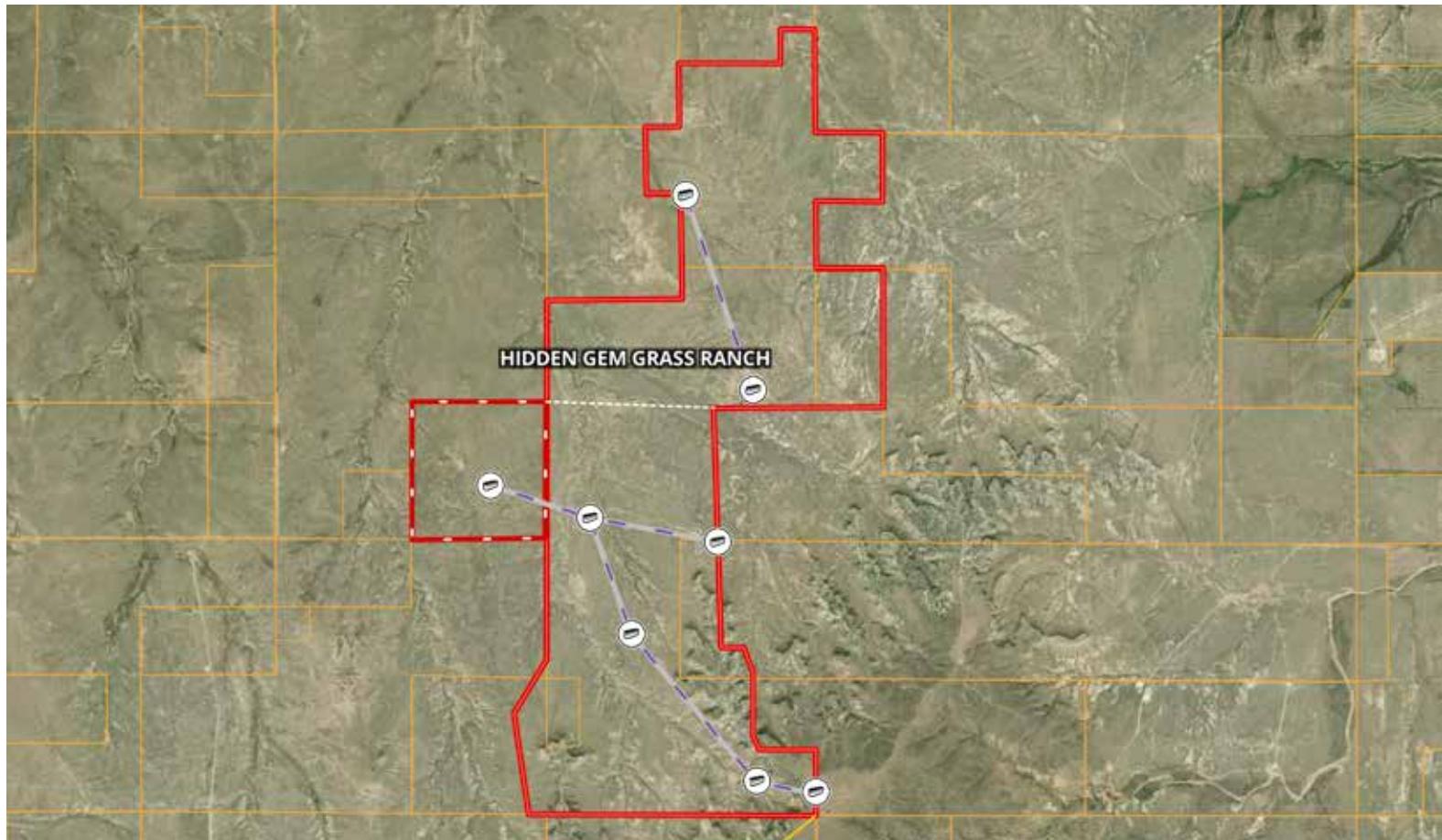
Hidden Gem Grass Ranch is an exceptional $5,620 \pm$ acre grassland and recreational property located in southeastern Bent County, Colorado, approximately 25 miles south and 11 miles east of Lamar with reliable year-round access from County Road C. The ranch features diverse terrain ranging from rugged, cedar-covered hills to open rolling prairie, with excellent native grass cover well suited for livestock grazing. The property is cross-fenced into two main pastures and is well watered by multiple natural springs along Mud Creek and East Mud Creek, supplemented by a pipeline system serving six drink tanks. A grazing lease with a local ranching family is in place through 2027, providing consistent income and tenant maintenance of fencing and water infrastructure. In addition to its agricultural value, the ranch offers outstanding recreational opportunities with a resident elk herd and strong populations of mule deer and antelope. The combination of productive grass, dependable water, income generation, and quality wildlife habitat makes Hidden Gem Grass Ranch a highly versatile ownership opportunity.











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