



MILLER CREEK RANCH

VILLA GROVE, COLORADO | 360 ACRES | \$1,150,000

Located in Colorado's majestic San Luis Valley, the Miller Creek Ranch sits at the base of the Sangre de Cristo Mountains. This cattle operation is 360 deeded acres with two BLM leases, is fenced and currently running cattle. The property also has the possible assignment of two agricultural leases with the Colorado State Board of Land Commissioners. These state leases total 960 additional acres. Nestled between the Sangre de Cristo and San Juan mountains, this is an excellent location to raise high altitude cattle.

Miller Creek Ranch is in Villa Grove, Colorado, a tiny village located on Highway 285 in the northern tip of the San Luis Valley. The property lies in the north end of the San Luis Valley and Northeast of the town of Villa Grove. Villa Grove is an unincorporated community situated at 7,986 feet, about 30 minutes south of Salida via Poncha Pass.



ACREAGE

The Miller Creek Ranch is open grazing land. In addition to the 360 acres of deeded land, there are two BLM leases. The Kelley Creek BLM lease consists of 6609 acres and the Steele Creek BLM lease has 2526 acres. The purchase of this ranch may also include the assignment of the Kelly Creek State Lease of 320 acres and the Steele Creek State Lease consisting of 640 acres. These state leases will need to be reviewed and approved by the Colorado State Board of Land Commissioners.

WATER RIGHTS

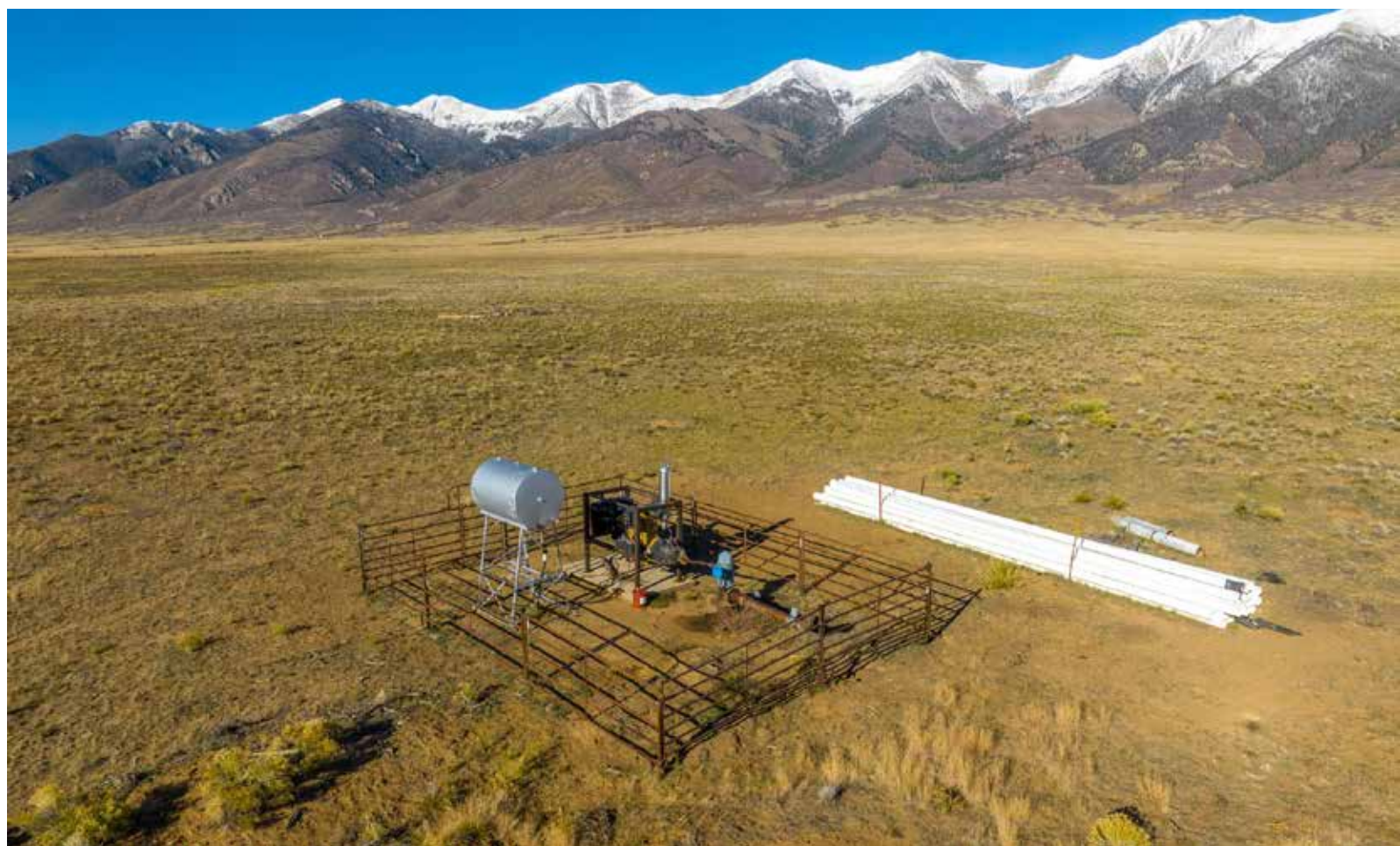
The ranch has surface water rights from Driscoll and McNulty ditches totaling five cfs when available. There are five additional permitted wells, all of which are solar and are connected to a livestock watering system. In addition, the property has a 600 gpm well approved for a pivot to irrigate 60 acres with 460-acre feet of pumping approved yearly.

HUNTING & RECREATON

The San Luis Valley is a sportsman's paradise with access to gold medal fishing, hunting for big game (elk, mule deer, etc.) and waterfowl. Other recreational options include skiing at Wolf Creek Pass, hiking, horseback riding and ATV trails abound.

SUMMARY

This is a very well-watered, high-altitude ranch with majestic views of the San Juan and Sangre de Cristo mountains. Don't miss the opportunity to become the owner of this unique ranch.





A BRAND YOU CAN TRUST



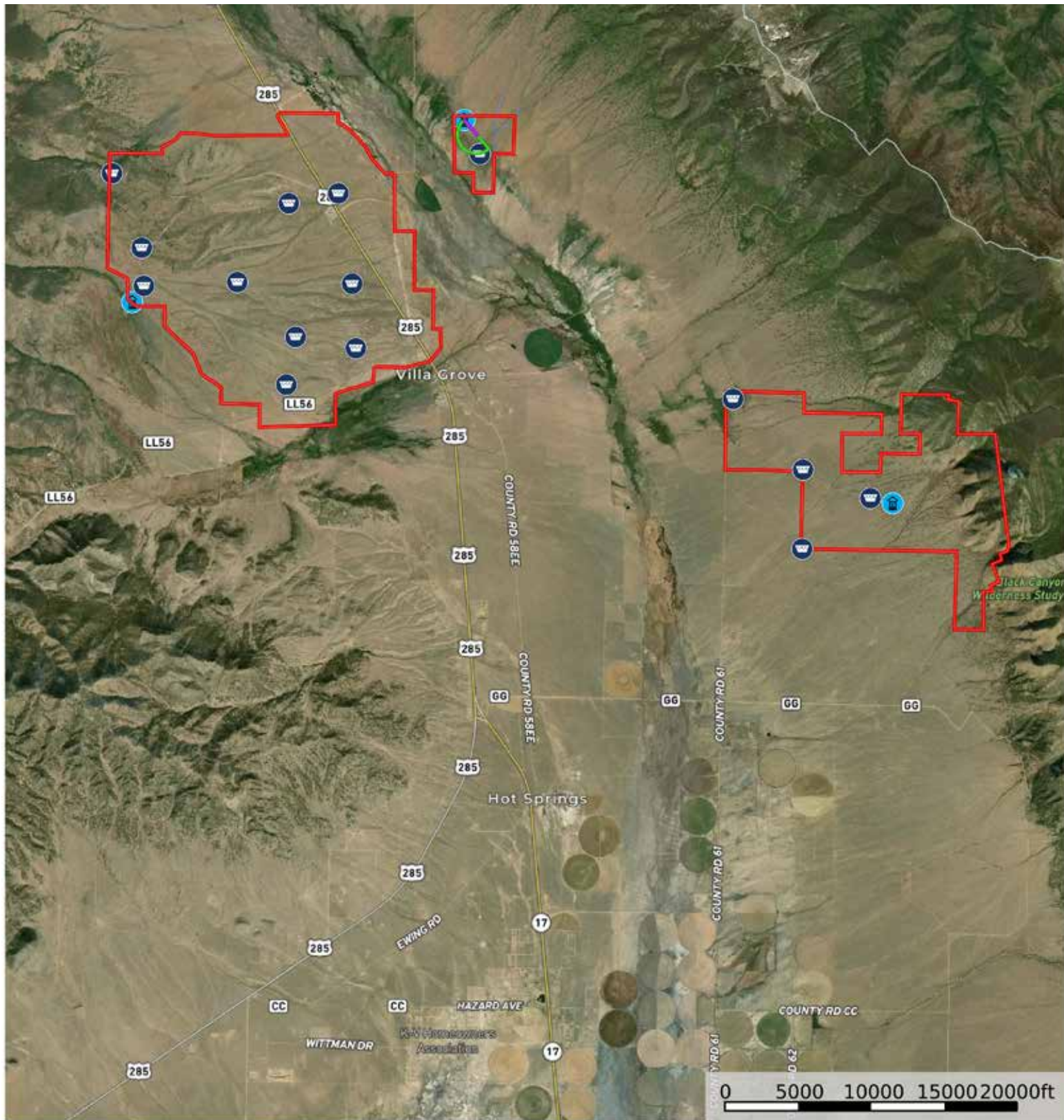
WWW.RANCHLAND.COM



A BRAND YOU CAN TRUST



WWW.RANCHLAND.COM



JOHN BRALY

303-330-3858

jlbaly@ranchland.com

www.ranchland.com

RANCH@COMPANY
REAL ESTATE BROKERAGE & AUCTION SERVICES

* The information contained in this brochure has been obtained from sources believed to be reliable and is believed to be correct, but the owners and brokers do not guarantee its accuracy. Offering is subject to errors, withdrawal without notice. All distances, sizes, capacities, and similar measurements and figures are approximate. All information about properties should be independently verified by interested purchasers. All rights reserved. ©

** A division of Mason & Morse Ranch Co., LLC.