



BEAVER CREEK EQUESTRIAN PROPERTY

PENROSE, COLORADO | 108 ACRES | \$1,325,000

Beaver Creek Equestrian Property is a versatile 108± acre equestrian ranch perfectly suited for a wide range of equine disciplines and agricultural operations. Of the total acreage, 30± acres are irrigated hay pasture, supported by 31 shares of Beaver Park Water, ensuring reliable production.

The main residence is a charming 2,915± square-foot Spanish-style adobe home, showcasing classic adobe character with exposed wood beams, luxury vinyl plank flooring, and tile throughout the main level. This level features a large family room, separate living room, dining room, laundry room, and a kitchen with a spacious walk-in pantry. Upstairs, a third bedroom and full bathroom with a private outdoor entry provide excellent flexibility—ideal for guests, a rental unit, multigenerational living, or an office/studio. The home is largely self-sufficient, powered in part by a 72-panel solar array.

The ranch includes numerous outbuildings, highlighted by a 50' x 100' barn with nine horse stalls (including one oversized foaling stall), a tack room, wash rack, and hay storage. Additional facilities include a 1,200± square-foot heated shop with a concrete floor, a detached garage next to the home, multiple loafing sheds, and an additional single-wide home. Beaver Creek Ranch also features a 155' x 300' roping arena that can easily accommodate other equine activities or livestock-related uses.

Further income potential comes from a discreet internet tower leased to SECOM, positioned out of sight on a nearby bluff. An older mobile home on the property provides options for guest housing, hired help, or rental income. For recreation, a designated shooting range area is located on the back side of the ranch, adding to its versatility and appeal.





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SCOT OLIVER

719-283-3079

soliver@ranchland.com

www.ranchland.com

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