



TRINITY RANCH

WETMORE, COLORADO | 803 ACRES | \$3,613,500

Trinity Ranch spans 803 acres of recreational beauty, ideally located near Wetmore, Colorado, just south of the charming town of Florence. This remarkable property features diverse landscapes, from open grasslands and rolling oak hills to dense pine forests and striking rock formations. Rich with history and teeming with wildlife, Trinity Ranch offers direct access to the San Isabel National Forest, providing endless outdoor adventures. With end-of-road privacy, live water, and secure water rights, this property presents a rare chance to own a truly versatile Colorado retreat. Whether you envision building a dream home, a cozy cabin, or simply a quiet camping spot, Trinity Ranch is ready for enjoyment now and for generations to come.

Nested in the foothills of the Wet Mountains, the locale offers amazing views of Pikes Peak and the Arkansas River Valley. Wetmore is a small unincorporated town and has a rural, tranquil atmosphere, with a close-knit community feel. The San Isabel National Forest in this region abuts the Sangre de Cristo Mountain Range and offers a multitude of recreational opportunities from hiking, biking, horseback riding, hunting, fishing among others.



AREA & LOCATION

The convenient location from the Front Range of Colorado makes travel to the Trinity Ranch very desirable by avoiding the I-70 and Hwy 285 corridors. Located one hour south of Colorado Springs and a half-hour from either Pueblo or Canon City, the ranch has plenty of options for services and supplies. The local area has a desirable climate at a comfortable elevation ranging from 6400 feet to 7400 feet. The terrain of the adjoining national forest climbs steadily to 10,000 feet, offering unlimited opportunities to explore nature.



ACREAGE

Consisting of 803 acres with 1000 feet of vertical rise, the Trinity Ranch has a large feel. A trail road throughout the property provides access to the far reaches of the property and is ideal for horseback riding, cycling and four wheeling. Running the length of the property is Fourmile Creek, a small mountain trickle that feeds a beautiful mountain lake called Lake Stinemeyer. Throughout the ranch there are excellent camping spots along the creek in the pine forest. In addition to the live water stream, the ranch has excellent water resources, including irrigation rights out of Fourmile Creek and 3 water wells. The ranch is home to deer, elk, bears and many other native animals and birds.

Largely unimproved other than fences and road/trail, there is a horse shelter and corral for the equestrian enthusiast. The ranch does run cattle to maintain its ag status via a short duration lease with a neighboring rancher.





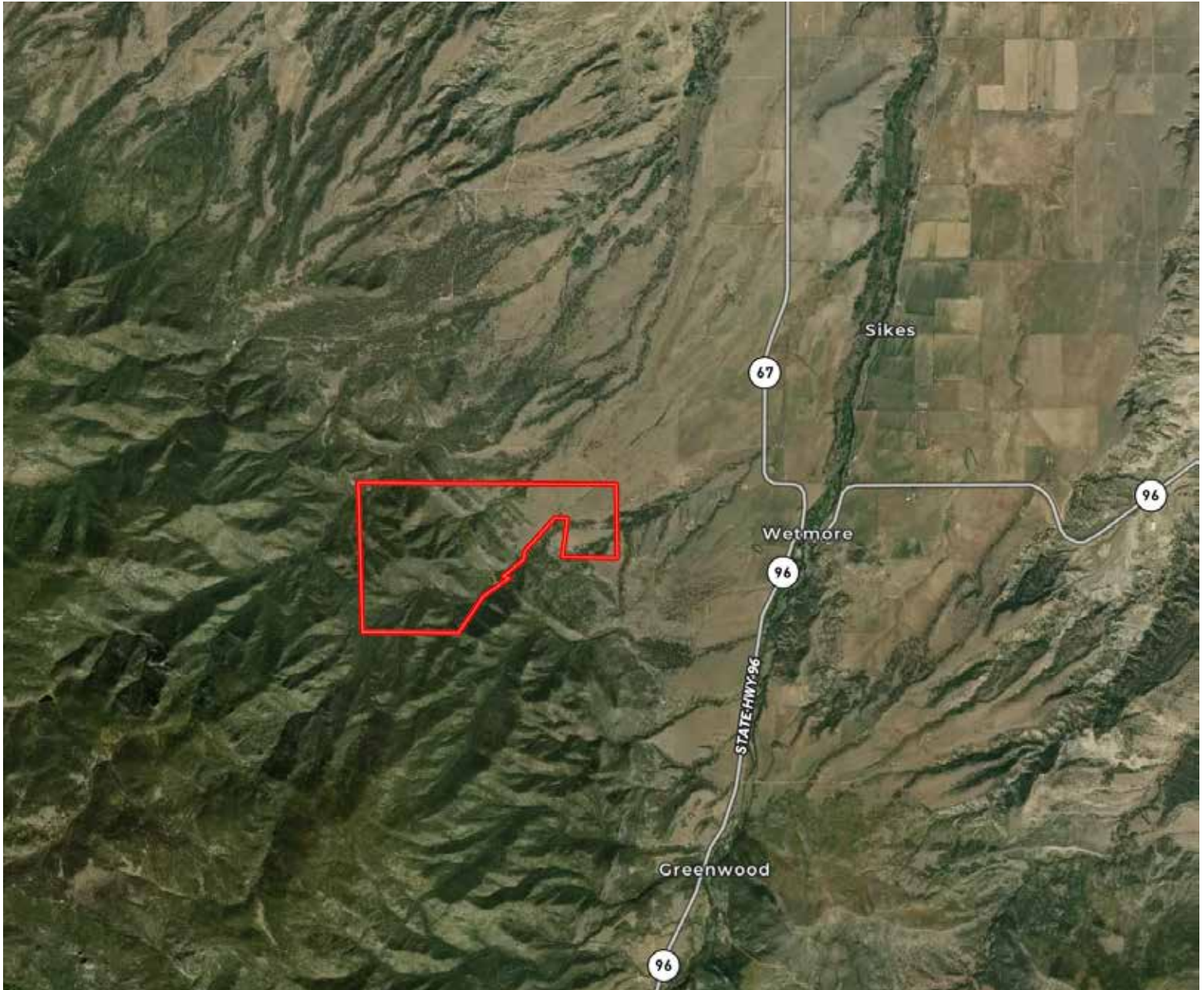


HISTORY

The history at Trinity Ranch is rich with evidence of some of the earliest inhabitants' settlements like Draper Cave, Hardscrabble Settlement, Slumber Heights and Lake Stinemeyer. Exploring these points of history gives one time to pause and wonder. In recent history (1970's) Trinity Ranch was a church camp for the Diocese of Colorado. A large water storage tank and yurt like building provide evidence of the use by the camp.

SUMMARY

Trinity Ranch offers the perfect recreational ranch in Colorado with end of road access, bordering national forest, live water attributes and water rights to go with its diverse terrain and historical past. Whether one chooses to build their dream home or create a cabin or camping spot, the Trinity Ranch is ready to be used and enjoyed now and for many years to come.



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