



INDIAN HILLS RANCH

STERLING, COLORADO | 4,100 ACRES | \$6,250,000

The Indian Hills Ranch is a premier, highly productive grassland property situated along a paved highway near Sterling, Colorado. Spanning approximately 4,100 acres total, this ranch has excellent water resources and offers an exceptional blend of functionality and beauty. The property features top-tier improvements, including a stunning custom-built two-story stucco home that was completely remodeled in 2024. The 8,638 sq. ft. home, with its log accents, is perfectly positioned for privacy and seclusion. Complementing the residence is a historic horse barn, along with state-of-the-art working facilities. These include a state-of-the-art solar system, spacious new shop, a well-designed calving barn, covered working facilities, and robust pipe corrals, in addition to several auxiliary structures. Water resources are abundant, with multiple wells, pipelines, and strategically placed drinkers ensuring reliable hydration for livestock. With excellent access and a breathtaking, private setting, The Indian Hills Ranch is a remarkable showcase of efficiency, comfort, and natural beauty.

The ranch is located approximately 9 miles east of Sterling, Colorado. There is year-round access from paved State Highway 61. To access the ranch from Sterling, travel east on I-76 Business/US-6 E for 2.1 miles; turn right onto CO-61 S for 7.1 miles to the destination. Known as the Queen City of the Plains, Sterling is in Logan County in the Northeastern corner of Colorado on Interstate 76. Having the largest population, estimated at approximately 14,777, of those communities in Colorado east of Pueblo, Sterling is the regional shopping hub for Northeast Colorado and Southwest Nebraska. The Logan County Chamber of Commerce has links to the local businesses in Sterling.



ACREAGE

The deeded land consists of 1,517 acres and includes approximately 126.7 acres of dry cropland and 384 acres of improved pasture and meadow hay land, some of which was historically cultivated. Additionally, the State of Colorado lease associated with The Indian Hills Ranch covers a total of 2,584.12 acres, including approximately 137.6 acres of cropland. The lease has nine years remaining and the annual cost is \$32,000.

OPERATIONS

The Indian Hills Ranch has a strong history of supporting 200+ cow/calf pairs year-round or an equivalent number of yearlings. The high-quality grassland features a mix of hard grass species with excellent protein content, commonly producing weight gains of 1.8 to 2 pounds per day for yearling cattle.

For optimal grazing management, the ranch is cross fenced into 11 pastures, allowing for flexible rotation and efficient forage utilization. The improved pasture and meadow hay land contain a blend of native grasses, primarily western wheatgrass. Most fencing consists of four-strand barbed wire with steel posts and is in good condition.

WATER RESOURCES

- Six wells with a new well for the pipeline system that operates on solar with electric backup.
- 14 tanks strategically placed throughout the ranch, the majority are Montana fiberglass, insulated stock tanks
- New pipeline with 1 ½", 200 psi poly with a brass stop and waste valve at each tank
- 25,000-gallon storage tank on the pipeline system
- 7,000-gallon storage tank at the home

IMPROVEMENTS

Indian Hills Ranch has many amenities such as:

- Custom grade two-story home with seven bedrooms and three full and one-half bathrooms
- 2023 Modular Home, 3 bedroom, 2 bathrooms
- 2021 state-of-the-art, off-the-grid solar system with 30 – 370-watt Titan panels, Solar Edge inverter and storage batteries. This system will sustain the electrical system of the property.
- 2017 – 60'x80' Red Iron shop, insulated, heated, concrete floor, six pull-through doors, of which two are automatic.
- 2017 – 30'x70' Cleary calving barn, insulated in the ceiling to prevent sweating, heated vet room, maternity chute, and calving jugs.
- 2017 – 20'x30' processing barn with new pipe corrals and overhead arch supports on all gates, windbreak, cattle load out chute, 800 head capacity.
- 1992 – 18'x68' horse barn with heated tack room
- 26'x104' loafing shed
- 20'x30' garage/shop
- Several other outbuildings

The main home has recently undergone a major remodeling to make it a showcase home featuring 8,638 interior livable square feet plus a 3-car attached garage, decks and patios. The exterior is stucco with log accents and a metal roof. There is a large front and back porch. Mature and upgraded landscape and trees with an underground sprinkler system and automatic drip line. The main floor consists of 5,326 square feet including a 1,623 square foot pool area. The home's main floor features kitchen, eat-in dining, formal dining room, great room, and master bedroom. The kitchen has a Six burner gas cooktop, double ovens and dual sinks. The kitchen also has an extra-large refrigerator, microwave, dishwasher and large island. The cabinets are oak and the floors oak hardwood. The kitchen has a large breakfast bar and a dining nook. There is a butler's pantry that passes through to the large formal dining room. The pantry has numerous shelves a sink, refrigerator and dishwasher. The master bedroom on the main floor has a gas fireplace, full bath with double walk-in shower, and walk-in closet. A Great room has a wood fireplace and vaulted ceilings with exposed beams. There are granite counter tops throughout the main floor kitchen, bathroom and laundry. There is an office located off the main entrance foyer with built-in bookcases. Also located on the main level is a half bath and laundry room with built-in cabinets and a sink. There is a set of stairs that leads down to the basement (1,767 square feet) with a large bar/living area, four bedrooms, a full bathroom, laundry, storage and mechanical room. The second story (1,545 Square feet) of the home features two bedrooms and a bathroom, a playroom, sitting area, office and storage.

Other features include an indoor heated pool (heated with forced air gas), icemaker, exercise room, steam shower and sauna and full bathroom with a shower. The home is heated with two boilers with hot water baseboards. There is a three-car attached garage (963 square feet), which is heated and insulated, with shelves and a workbench. Each door has an automatic door opener.











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RECREATION

The City of Sterling has over 17 parks, five with dedicated concrete walking paths. Pioneer Park, the largest city park, located on the west edge of town also has a wooded walking area. The Parks, Library, and Recreation Department is currently working to develop new paths and trails along the riverside property. The Overland Trail Recreation area provides a nice stop for residents and visitors to picnic in natural surroundings. It is a nice leisure walk around the pond and fishing too.

TAXES: \$8,704 (2023)

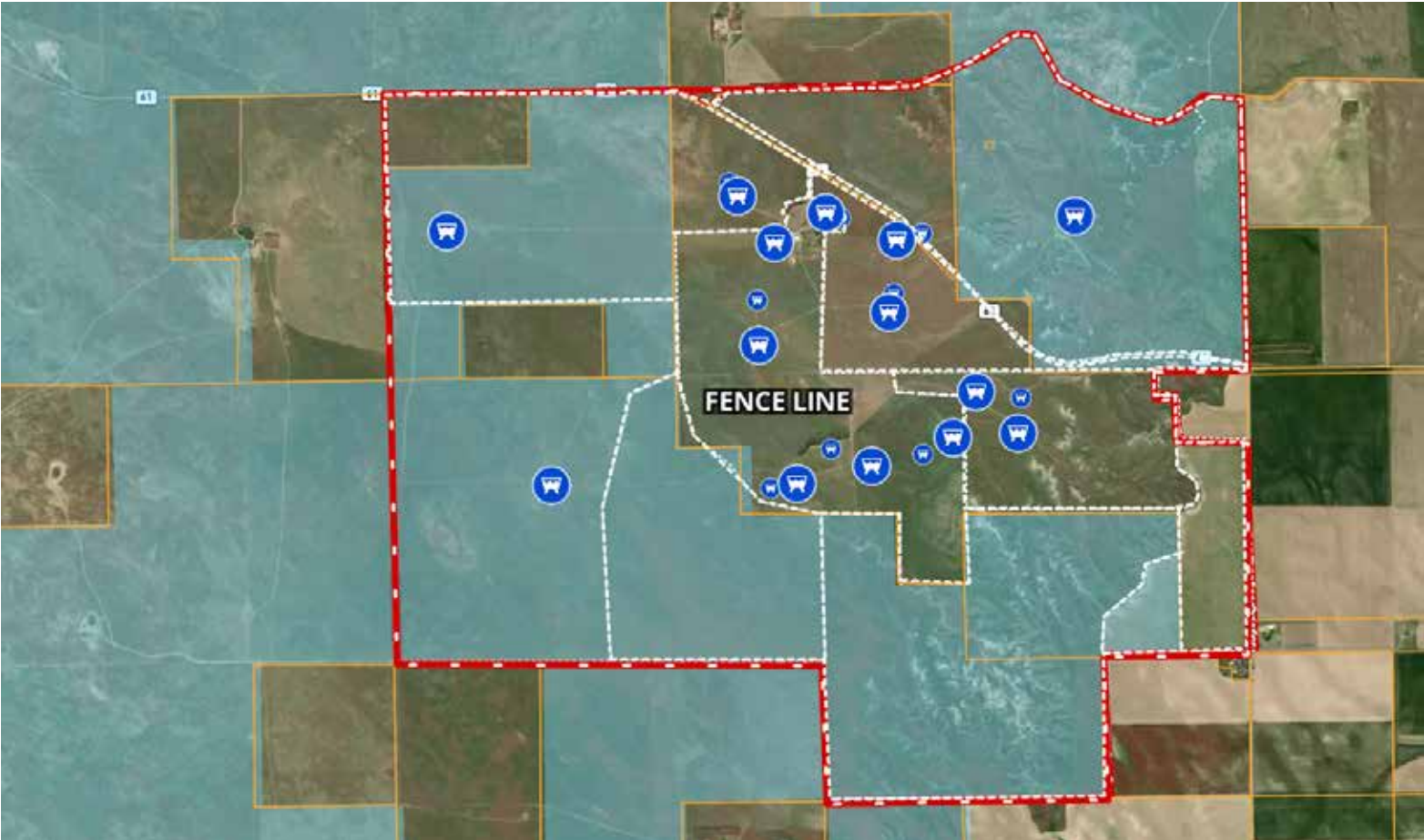
AIRPORT INFORMATION

Crosson Field Municipal Airport serves Sterling, but there are no scheduled flights available from there. The closest airport served by scheduled flights is Denver International Airport, located 121 miles west of Sterling.

Denver, Colorado: Denver International Airport is open 24-hours-a-day, seven days a week and is served by most major airlines and select charters, providing nonstop daily service to more than 130 national and international destinations.

SUMMARY

Indian Hills Ranch embodies the best of what the Great Plains has to offer—highly productive land, abundant and reliable water resources, top-of-the-line working facilities, and a beautifully crafted home with premium finishes. It’s a rare find that combines functionality, comfort, and quality. As the saying goes, “You’ll wear out your tires trying to find one better.”



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