



## CORDOVA RANCH

COLORADO SPRINGS, COLORADO | 320 ACRES | \$1,340,000

Cordova Ranch is a well-maintained 642-acre grass ranch located just east of Colorado Springs, offering convenient access to the city, Colorado Springs Airport, and Schriever Space Force Base, along with exceptional views of Pikes Peak. The property includes quality ranch infrastructure with reliable fencing, multiple livestock water sources, functional corrals, barns, and equipment storage facilities. Improvements feature a 2,160-square-foot updated home with four bedrooms and two bathrooms, a detached four-car garage with heated workshop, a Quonset building, livestock shed, and six-stall barn with tack room. Protected by a conservation easement held by the Colorado Cattlemen's Agricultural Land Trust, the ranch supports continued agricultural use while preserving its rural character and includes two building envelopes with allowance for an additional residence.

The property is conveniently located approximately 23 miles east of downtown Colorado Springs and 16 miles from the Colorado Springs Airport, with Schriever Space Force Base situated just a few miles to the north. The surrounding area is characterized by a blend of small ranch operations and rural residential acreages.



## ACREAGE

The property encompasses 642 acres across two tax parcels. Enoch Road traverses the ranch east to west, providing convenient access to the ranch headquarters. The ranch is fully perimeter fenced with four-strand barbed wire supported by a combination of wood and steel posts. A fenced livestock trap located near the headquarters facilitates efficient handling during branding and shipping operations.

Water resources are well distributed throughout the property. A solar-powered well and storage tank serve the northern half section north of Enoch Road, while a windmill well is situated in the southern quarter section. In addition, the headquarters site supplies water to the central portion of the ranch.

Improvements include a tin-roofed livestock barn equipped with a hay rack and tack room, as well as a quality set of pipe corrals designed for livestock feeding and handling. Overall, the ranch is considered adequately improved with reliable fencing, water infrastructure, and functional building improvements.

The property is protected by a conservation easement held by the Colorado Cattlemen's Agricultural Land Trust. The easement includes two designated building envelopes, and permits one additional residential dwelling. While parcel subdivision is prohibited, the easement does allow for continued historical agricultural uses.



## IMPROVEMENTS

The Cordova Ranch is improved with a complete set of improvements that have been well kept and are in good condition as described as follows:

**Residence:** 2,160-square-foot home featuring a metal roof, updated flooring, and a 2017 addition, offering 4 bedrooms and 2 bathrooms.

**Garage:** Detached four-car garage equipped with electric door openers and a heated workshop room.

**Quonset Building:** 40' x 40' structure on a concrete stem wall with two large sliding doors, ideal for shop use and machinery storage.

**Livestock Shed:** Tin-roofed, open-front livestock shelter with hay storage and feeding rack.

**Barn:** Six-stall barn complete with tack room.

**Domestic Water:** Domestic well supplying the residence, corrals, hydrants, and yard area.

**Livestock Water:** Solar-powered water well and windmill providing water for livestock operations.

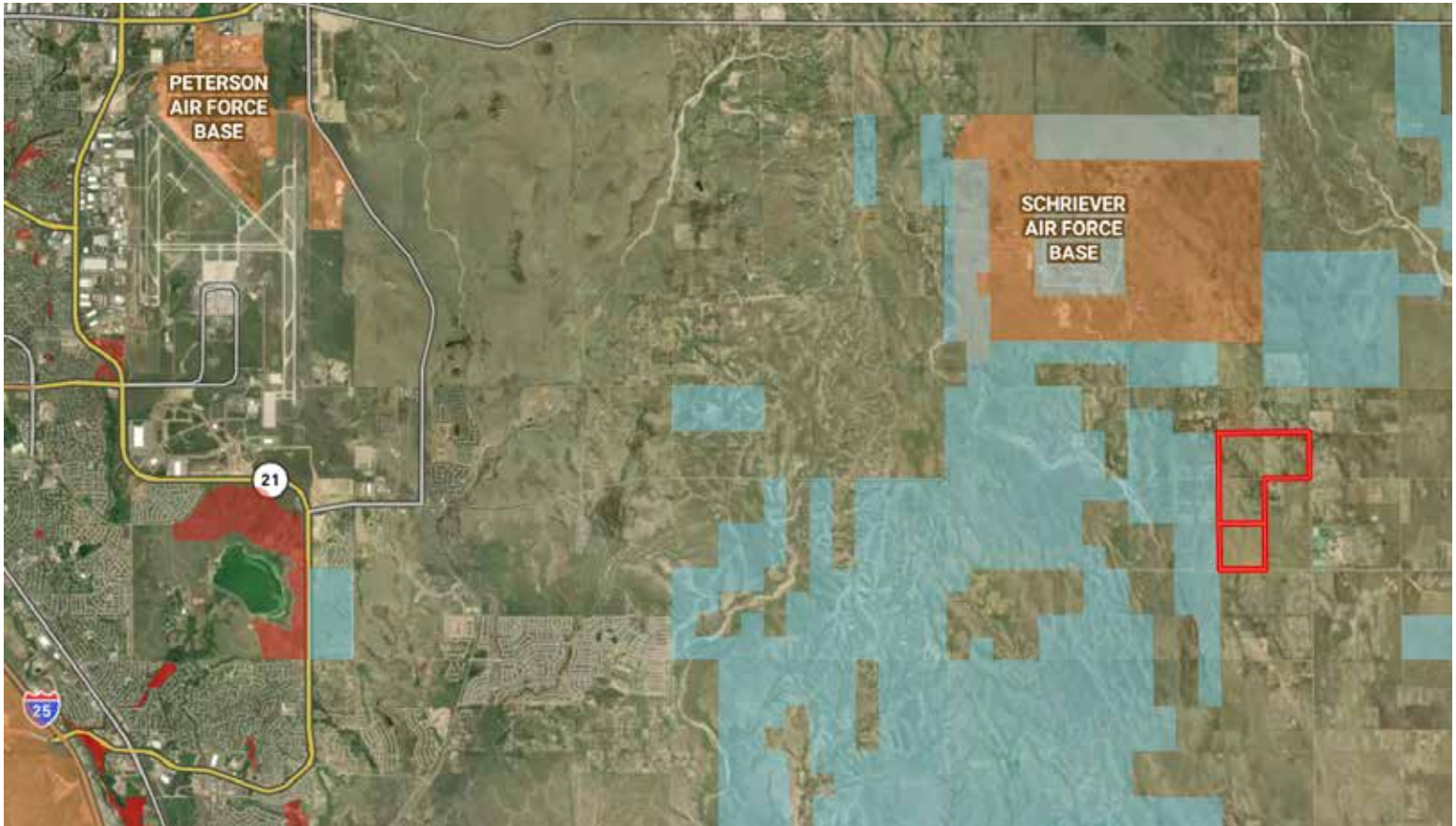
**Additional Feature:** A small family cemetery will remain on the property.

## SUMMARY

Cordova Ranch offers a complete ranch setup for agricultural operations and provides good access to all the amenities of Colorado Springs. The home and improvements are in good condition and are move-in ready.







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