



#### **LOCATION**

Elizabeth, Colorado

#### **ACRES**

144

#### **PRICE**

\$3,850,000

#### **CONTACT**

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## **ELIZABETH EQUESTRIAN RANCH**

### **PROPERTY HIGHLIGHTS**

- 144.23± acres near Elizabeth, Colorado
- 198.3 acre-feet of adjudicated Denver Basin water rights
- Premier private equestrian estate
- Custom 4,700+ sq. ft. executive home
- 4 bedrooms and 5 baths
- 120' x 200' indoor riding arena
- Roping chutes and return alleys
- Four built-in stalls with outdoor runs
- Tack room, exercise walker and round pen
- Multiple fenced grazing pastures
- Horse and cattle working facilities
- Sweeping Pikes Peak and Running Creek Valley views
- Potential for future ranchette development
- Ideal for equestrian, livestock and recreational use
- 4 miles north of Elizabeth and 10 miles southeast of Parker





## OVERVIEW

Elizabeth Equestrian Ranch offers 144 acres of beautiful gently rolling hills grading into the Running Creek valley with grassland pastures and excellent buildings including an executive class home, indoor arena and other equestrian facilities located a few miles north of Elizabeth, Colorado. The property includes 198 Acre Feet of Denver Basin water rights and is currently used for livestock ranching and equestrian activities. Boasting Pikes Peak Mountain views overlooking the Running Creek Valley, the property has a warm protected surrounding and is ideal for a livestock and/or horse operation and recreational activities. The property is ideally situated for future development into smaller ranchettes; however, its most promising opportunity is a private equestrian estate.

## LOCATION

Elizabeth Equestrian Ranch lies 4 miles north of the small cozy town of Elizabeth and 10 miles southeast of Parker, giving convenient access to Denver (30 miles) and Denver International Airport (35 miles). Elizabeth and Parker offer nearly all major services with the Denver area offering the best of everything. The growth along the Front Range of Colorado has spilled into western Elbert County, making the property a candidate for development into smaller tracts. The property is readily accessible from County Road 17 and County Road 154.

## LOCALE

The Parker and Elizabeth areas have become bedroom communities for the greater Denver area. Major highlights of the area among others are the Colorado Horse Park which is becoming one of the premier equestrian event centers in the nation for the English disciplines. The Elizabeth Stampede is a celebrated local PRCA rodeo voted "Best Small-Town Rodeo" for many years. Centennial Airport offers one of the finest private airports both along the Front Range and in Colorado with its proximity to the Denver Tech Center as well as the Inverness and Meridian business centers.

The Parker and Elizabeth areas are some of the most highly sought after areas of the Denver Metro-Plex. While Denver is growing at a rapid pace, the direction of development is hemmed in by the mountains to the West and restrictions in both Douglas and Boulder County, leaving the easterly corridor as the best alternatives. Parker and Elizabeth, CO have good arterial access via E-470, Highway 86 and Highway 83 to allow multi-directional transportation. The pine tree hills of western Elbert County are highly sought after locations with larger land parcels in limited supply.

## ACREAGE

The Elbert County Assessor shows 144.23 acres in the ranch property boundaries. The ranch consists primarily of upland grazing pastures and building sites. The main home overlooks the Running Creek Valley with hay fields and willow and Cottonwood lined scenic creek bottom. The indoor arena is large enough for all equestrian events and has been used as a roping arena. The property is divided into several grazing pastures. There are both working facilities for horses and cattle as well as a hay yard. The westerly orientation is ideally suited for the view corridor as well as views of Pikes Peak which looms to the southwest.

## WATER

Elizabeth Equestrian Ranch offers excellent water rights with both deep-water aquifer rights and a domestic/livestock well.

Domestic, lawn and livestock water are provided by well Permit No. 214671. The Upper Dawson well is 343' in depth and pumping 15 GPM from 125'.

The ranch has adjudicated the underground "deep" water rights which allow for withdrawal of the water from the deep aquifers within the underlying Denver Basin. The "deep" water rights exclude what the State of Colorado water engineer's project is necessary to domestic consumption for the next 300 years. The deep water can be accessed by commercial wells for nearly any purpose with the following amounts available for annual withdrawal from each of the aquifers:

Aquifer Acre Feet - Annually

Dawson (Upper & Lower) - 55.6

Denver - 48.1

Arapahoe - 56.6

Laramie/Fox Hills - 38.0

Total 198.3

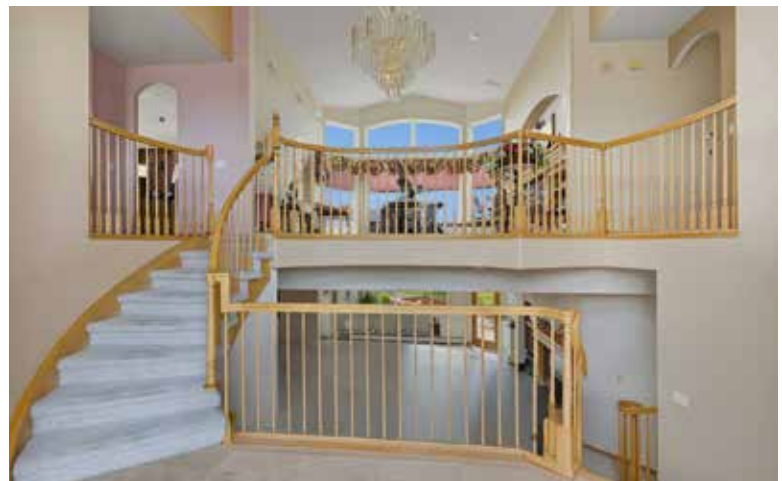


## IMPROVEMENTS

The center piece improvement is the custom built 4700+ square foot Main Home which is a wood frame, stucco sided, concrete tile roof built home. The interior shows the custom finishes throughout the 4-bedroom, 5 bath (2 full, 2 ¾ and 1 half) home which has a main floor master, beautiful great room with Pikes Peak views and custom kitchen with large granite tiled center island, dining room and office. The lower level has a large living area with walkout patio, additional bedrooms, bathrooms, fitness room and utility room. Complemented with 3 car garage, beautiful westerly facing patios and landscaping, the main residence has both stature and beautiful views of the scenic countryside.

The owner's home lies towards the middle of the property with a Priefert wood post and rail fence highlighting the driveway leading into the home site which lies along a ridgeline with mountain and Running Creek views.

The property has first class equestrian facilities that would fold in well for any equestrian discipline. The steel framed metal indoor arena (120 x 200) has been used extensively for team roping and working ranch horse events. There are roping chutes and return alleys in the building along with 4 built in stalls with outdoor runs as well as a tack room. A level area exists to install an outdoor arena if desired. A Priefert exercise walker, round pen and several paddock sheds add to the well thought out design.







Virtually Staged

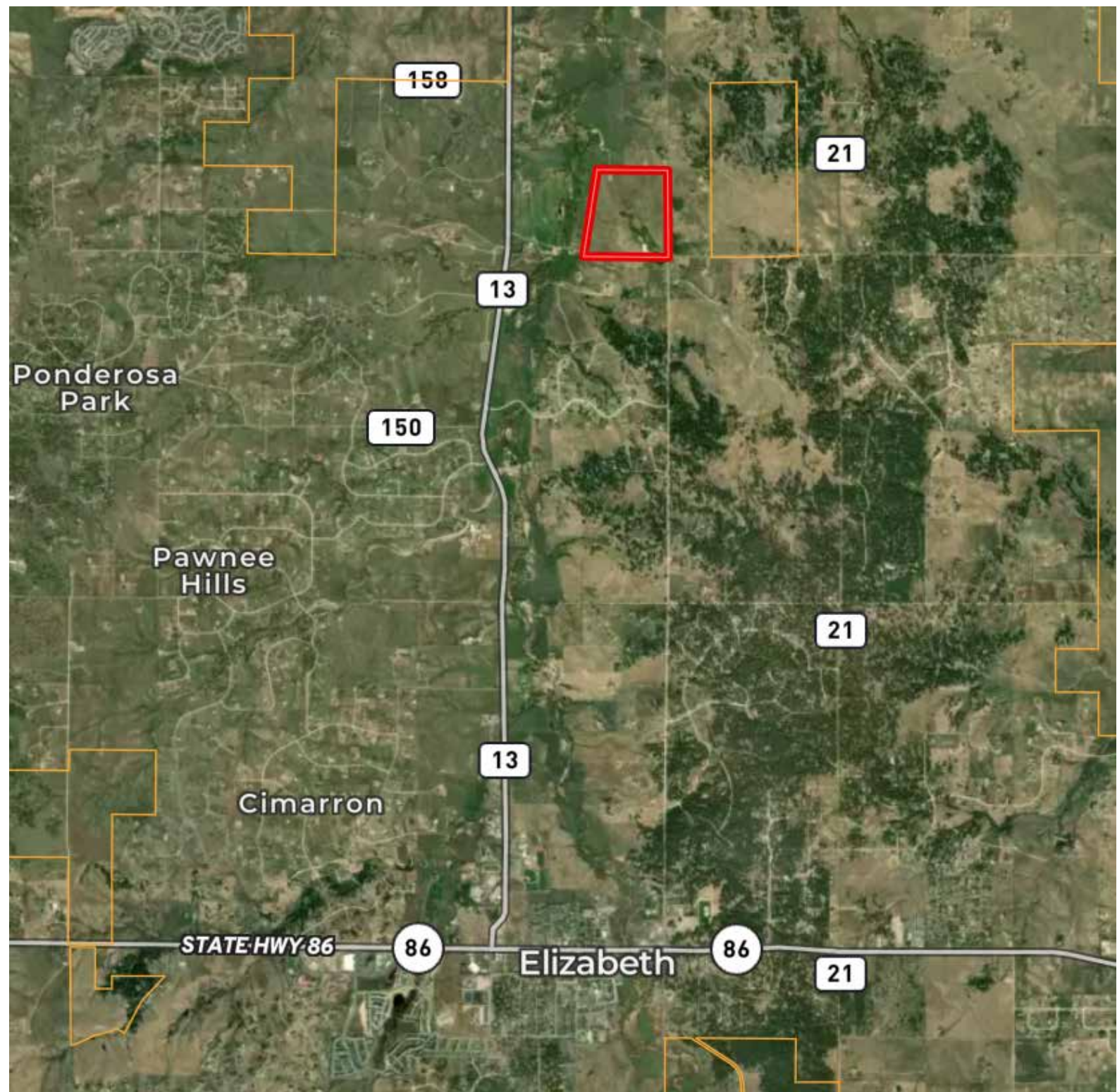






## SUMMARY

Elizabeth Equestrian Ranch offers an extensive holding offering equestrian estate improvements and exceptional water characteristics. The location of the land and water allows for one of the best future development opportunities available. The capability for a first-class equestrian operation and/or small cattle operation with a beautiful owner's home provide a rare combination in today's marketplace allowing the next owner to chart the course of the future while owning a property that is well poised to continue appreciating.



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