

PATTON ARROYO RANCH FOR SALE TRINIDAD, CO



PRICE REDUCED



The **PATTON ARROYO RANCH** consists of **3,091 acres** of grassland currently being used as cattle pasture. Part of the Ranch has been placed in a Conservation Easement to protect further development. The **68.36 acre** improvement site consists of a plateau overlooking the ranch grasslands with great mountain vistas and is not part of the easement.

LOCATION: The grassland is located approximately 4.5 miles from US Highway 160 at the east end of Trinidad, CO via both paved and gravel county roads. The improvement parcel is located approximately 6.6 miles from the same intersection at US Highway 160. These roads are well maintained and allow for great year around vehicle access.



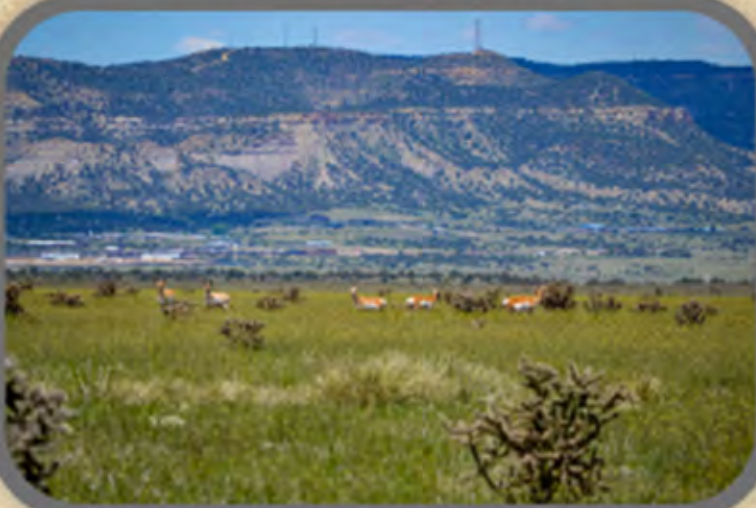
WATER: The main source of livestock and domestic water for the Patton Arroyo Ranch is from the town of Trinidad. A pipeline from the town delivers water to 5 steel livestock drinking tanks throughout the ranch. The same line delivers treated drinking water to the improvements. In addition to the pipeline water, there are 13 dirt ponds developed on drainages throughout the Ranch. Many of these ponds have been developed with extensive dirt work to the drainage areas to improve the runoff water delivered to the ponds.



TERRAIN: The Patton Arroyo Ranch has a very diverse terrain. The grassland is a combination of level plains areas, rough draws, and undulating areas with smooth flat bottom draws. Some of these draws are treed and brushed. Much of the steeper mountainous area is covered with cedar and pine. Elevation on the Ranch ranges from a high of 6,440 feet in the southwest corner to a low of 5,960 feet in the northeast corner.



VEGETATION: The Ranch has an excellent sod cover across the entire ranch. The grasses are typical for the area which will include most of the following grass and other vegetation varieties: blue grama, side-oats grama, bluestems, buffalo grass, western wheatgrass, true mountain mahogany, gambel's oak, winterfat, fourwing saltbrush, yucca, and miscellaneous perennial forbs.



HUNTING AND RECREATION: The Patton Arroyo Ranch is located in Colorado Game Management Unit 140. A variety of wildlife can be found on the Ranch including deer, elk, pronghorn, and an occasional cat or bear. Other recreational enjoyments are hiking, horseback riding or ATVing across the varied terrain enjoying the ranch amenities or the great mountain vistas to the west. Located at the north end of the Ranch is the site of a WWII German prisoner of war camp.



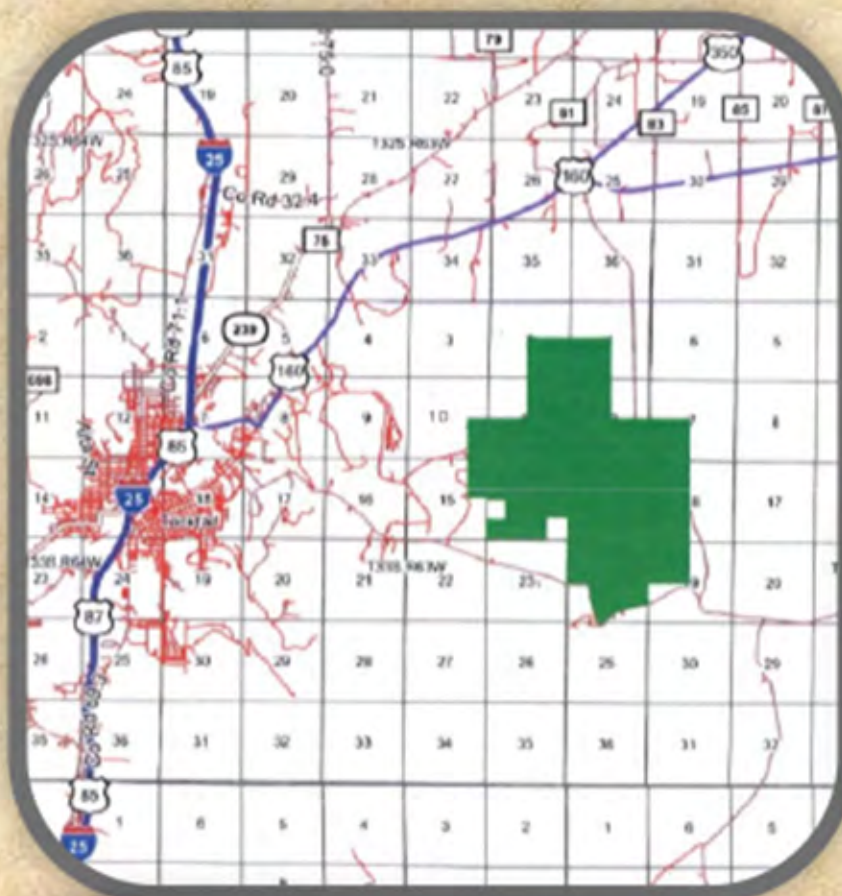
Patton Arroyo Ranch
3,088.36 Acres
\$1,900,000.00

POND/DIRT TANK
STEEL TANK
WWII POW CAMP
HOUSE & IMPS

68.36 AC IMPROVEMENT AREA

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**AERIAL MAP**



ENTRY



LIVING ROOM



LIVING ROOM



KITCHEN



KITCHEN



DINING AREA



MASTER BEDROOM



MASTER BATH



MASTER BATH

THIS IS A MUST SEE HOME !!!!

IMPROVEMENTS: The 68.36 acre improvement site includes the following:

House: 5,589 sq. ft., 4 bedroom, 3.5 bath home with a Chefs Kitchen, Dining Room, Living Room with large vista windows to enjoy the great views, Master Suite, Media Room, Office, Exercise Room, Large Laundry Room, and a 3 Car Garage.

Guest House: 987 sq. ft., one bedroom with an upstairs sleeping loft, Kitchen, and one bath.

Shop: 1,200 sq. ft.

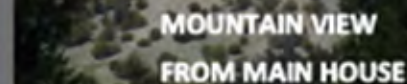
Horse Barn: 18' X 30' four stall with sheltered area



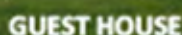
LAUNDRY ROOM



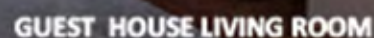
Secure privacy, thoughtful improvements, easy access, accessible location, and stunning views are just a few of the key phrases that help to describe the Patton Arroyo Ranch. The valley vistas, rock formations, and meandering Patton Arroyo are gracefully accented by a custom built modern home. A spacious three car garage, comfortable guest quarters, ample work shop, and a barn with 4 stalls accentuate the thoughtful layout of these property improvements. The 68.36 private acres are positioned to overlook the backdrop of the rest of the ranch. The exclusive location makes this ranch a spectacular place to own.



**MOUNTAIN VIEW
FROM MAIN HOUSE**



GUEST HOUSE



GUEST HOUSE LIVING ROOM



GUEST HOUSE KITCHEN



SHOP



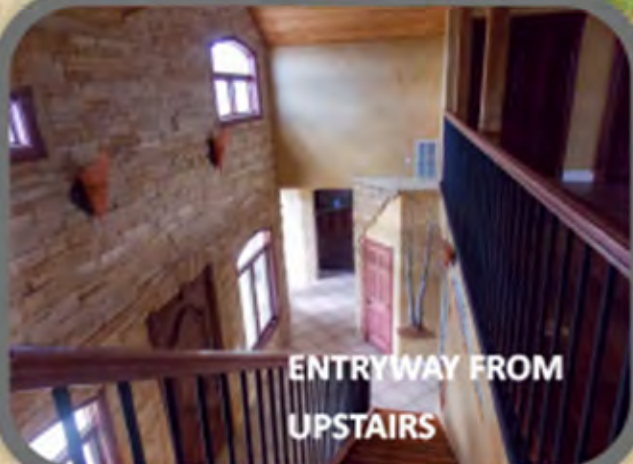
BARN/OFFICE



PENS AT BARN



MAIN HOME



**ENTRYWAY FROM
UPSTAIRS**



**MAIN HOME
OFFICE**



**ENTERTAINMENT
ROOM**



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Owner/Broker

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