



Phillip Booghier
Fine Homes & Luxury Properties

HALBROOK RANCH

A PICTURESQUE RANCH IN ELBERT COUNTY | EST 1979

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INTERNATIONAL REALTY



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WELCOME

With panoramic views, a walk-out ranch home, and unmatched land features, this is one of Elbert County's most remarkable offerings. Set atop rolling hills with dramatic rock outcroppings, open meadows, seasonal ponds, and a picture-perfect view of Pikes Peak, Halbrook Ranch is a once-in-a-generation opportunity. Whether you're building a legacy, developing a compound, or simply craving seclusion with convenience—this trophy parcel delivers.

No HOA. No covenants. AG-A zoning. Two legal parcels sold together—each with its own identity and potential. Country living, elevated.

5-BED | 3-BATH | 5,078SF | 75.56 ACRES | OFFERED AT \$2M

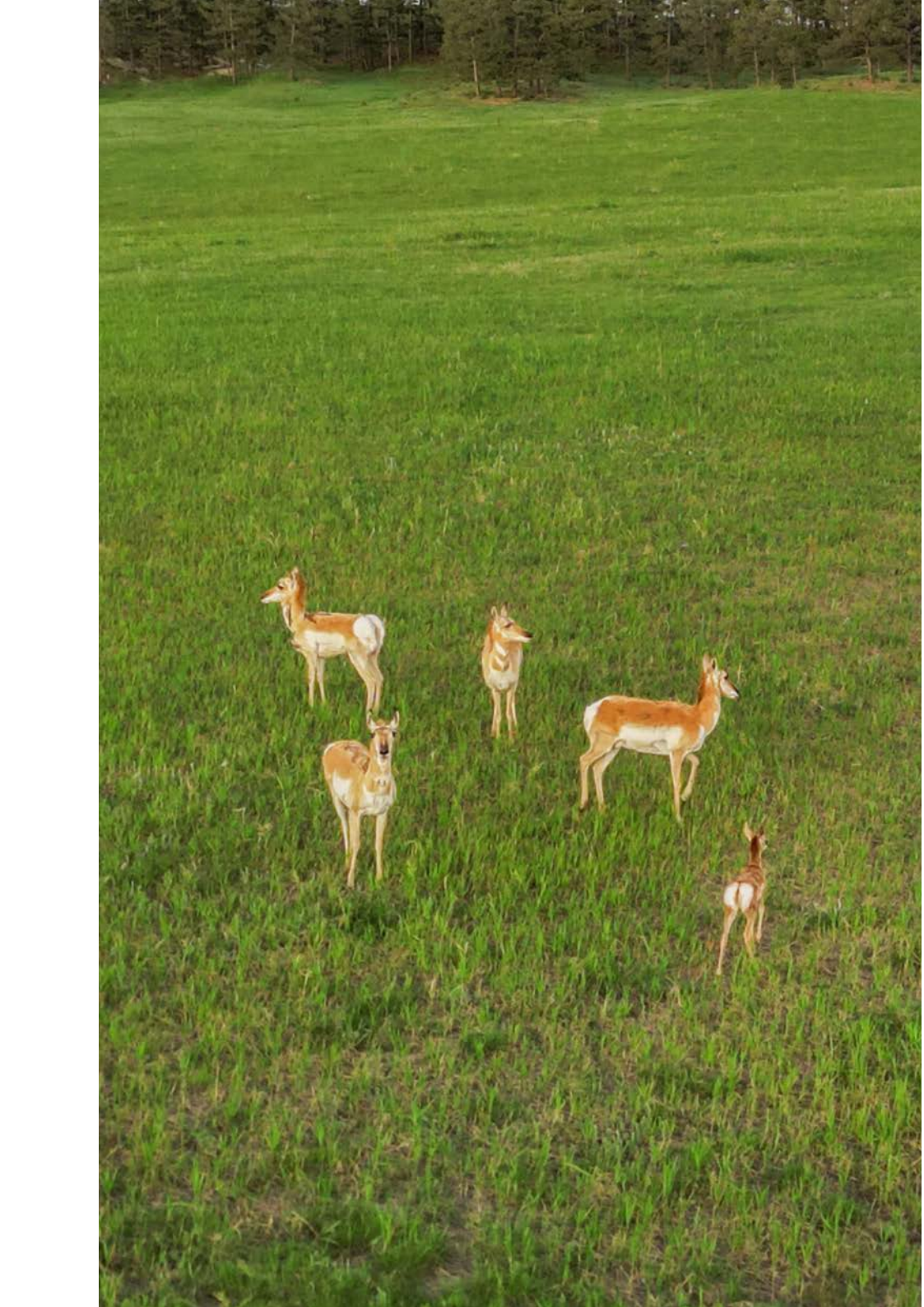
FEATURES

- ◆ 75.55-acre ranch estate just 3.5 miles from Elizabeth
- ◆ Two legal parcels sold together with independent access to Parcel 3
- ◆ No HOA, no covenants, AG-A zoning
- ◆ Panoramic mountain views including Pikes Peak
- ◆ Rolling hills, meadows, rock outcroppings, and two seasonal ponds
- ◆ Multi-generational walk-out ranch home with 5 bedrooms and 3 bathrooms
- ◆ Separate lower-level suite with kitchen, garage, and private entrance
- ◆ Newer roof, siding, and hot water heater
- ◆ 5,098 total square feet with two attached 2-car garages
- ◆ Permitted domestic/livestock well
- ◆ Multiple premium building sites throughout property
- ◆ Outbuildings include pole barns and utility sheds
- ◆ Peaceful, private setting with unmatched scenery and flexibility
- ◆ Ideal for custom estate, family compound, livestock, or future development





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THE PROPERTY

Halbrook Ranch is more than land—it's a legacy in the making.

At 75.56 acres, this estate offers a rare balance of freedom and refinement. Rolling meadows, pine-covered hills, dramatic rock outcroppings, and two seasonal ponds create an atmosphere that feels wild and welcoming. The panoramic mountain views are uninterrupted—Pikes Peak sits squarely in view from the hilltop home, precisely aligned with the front entrance.

Privacy is absolute, yet the conveniences of town are only minutes away. With no HOA, no covenants, and AG-A zoning, the possibilities are as open as the landscape itself.

The property includes two legal parcels sold together, offering future flexibility for resale, family use, or development. Parcel 3 has its own 60' recorded easement through Bluebird Estates, making it a true build-ready site or independent investment opportunity.

From ranching and recreation to generational living or custom estate building, Halbrook Ranch delivers rare ground—and room to dream.



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THE RESIDENCE

The walk-out ranch-style home sits proudly at the highest point on the property—perfectly positioned for maximum light, privacy, and sweeping views.

With approximately 5,100 total square feet, the home offers a flexible layout that can accommodate a wide range of living needs. The main level features three bedrooms and two bathrooms, along with expansive living areas that invite gathering and flow naturally to the outdoors.

Downstairs, the finished walk-out basement transforms into a fully equipped suite, complete with two additional bedrooms, a full kitchen, bathroom, living space, and its own attached 2-car garage. Whether used for long-term guests, extended family, or private quarters, this space is ready for multi-generational living or future customization.

Additional upgrades include a newer roof, updated siding, and a newer hot water heater. Heating is provided by propane-fueled hydronic baseboards and a wood-burning fireplace adds rustic charm.

The home is served by a permitted domestic/livestock well (15 GPM) and septic system, offering functionality for both residential and agricultural use.







LAND & LIFESTYLE

Halbrook Ranch offers more than space—it offers a sense of place.

The 75.56-acre property unfolds in a natural rhythm of open pasture, wooded ridgelines, seasonal ponds, and dramatic rock formations. From every angle, the land reveals something different—sunset views from the hilltop, wildlife in the meadows, or the distant silhouette of Pikes Peak anchoring the western sky.

This is land with flexibility: two legal parcels, no HOA, no covenants, and AG-A zoning. Parcel 3 includes its own recorded 60-foot easement through Bluebird Estates, allowing for independent access, a second homesite, resale value, or future development—without affecting the serenity of the primary homesite.

Whether you envision equestrian use, livestock, private trails, or building a compound for generations to come, this land adapts to your vision.

And with just a 5-minute drive to the grocery store, coffee shop, and schools in Elizabeth, you're never far from what you need—while still feeling a world away.





OUTBUILDINGS & INFRASTRUCTURE

Halbrook Ranch is as practical as it is beautiful. With multiple agricultural outbuildings already in place, the property is well-equipped for a range of uses—from livestock and storage to workshops, hobbies, or future expansion.

Included Structures:

- 900 SF Pole Barn (1977)
- 480 SF Utility Shed (1977)
- 192 SF Pole Barn (1984)
- 320 SF Wood Utility Building (1996)

Each structure sits on Parcel 1 near the home and is accessible by the property's internal drive. The domestic/livestock well (Permit #88251) delivers a strong 15 GPM yield, supporting both residential needs and agricultural operations. The home and utilities are powered by propane with hydronic baseboard heat.

Parcel 3 is unimproved but has its own recorded 60' easement access from Bluebird Estates—ideal for a future homesite, shop, barn, or private entrance for family or guests.

With basic infrastructure already in place and space to build whatever comes next, this property offers both vision and execution.



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An aerial photograph of Halbrook Ranch, showing a vast green landscape with scattered trees, a winding road, and a small cluster of buildings. The sky is blue with white clouds. A white line is drawn across the lower portion of the image, possibly indicating a property boundary or a path.

LOCATION & ACCESS

Private and peaceful—yet remarkably connected.

Halbrook Ranch offers the rare blend of true seclusion without sacrificing convenience. Nestled at the end of a quiet private road, this 75-acre estate feels worlds away, yet sits just minutes from everyday amenities and key Front Range destinations.

Quick Drive Times

- 3.5 miles to Elizabeth (grocery, schools, Starbucks)
- 20 miles to Parker
- 18.9 miles to Castle Rock
- 33 miles to Denver Tech Center (DTC)
- 45 miles to Colorado Springs
- 45 miles to Downtown Denver
- 45 miles to Denver International Airport (DIA)

Whether you're commuting, entertaining out-of-town guests, or escaping the city for the weekend, Halbrook Ranch is ideally positioned for both access and solitude.



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OPPORTUNITY

Properties like Halbrook Ranch rarely come to market. With unmatched natural beauty, legacy-level potential, and the kind of flexibility that today's buyers dream of, this is one of Elbert County's finest offerings. Whether you envision building a multi-generational estate, creating a private retreat, running a working ranch, or securing a long-term investment with development upside—this land delivers.

This is Colorado, unfiltered. No HOA. No restrictions. Just freedom, views, and a future that's yours to define. Schedule your private showing today.

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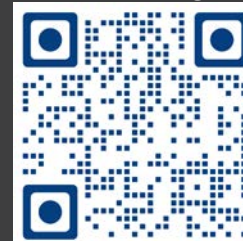


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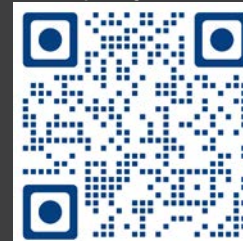


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View Listing



Property Video



Interactive Map



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