

\$4,950,000 - 10667 Highway 9 Highway, Guffey

MLS® #9346927

\$4,950,000

Bedroom, Bathroom,
Land on 1700.00 Acres

UnKnown, Guffey, CO

Elk Highlands Ranch contains approximately 1,700+/- diverse deeded acres consisting of pasture, rolling hills, ponds, lush gulches with year-round spring fed creeks and high-altitude saddles. All within approximately two hours are both of Colorado's most populous cities and their international airports. On the west are multiple peaks rising to nearly 10,700 feet. On the east Thirtyninemile Mountain, the hulking monument of the southern end of South Park, rises to nearly 11,600 feet. The ranch shares a 2.5 mile portion of its western border with Pike National Forest making this not only the ranch incredibly convenient to access for 12 months but a jumping off point for some of the most remote National Forest in the area for your hiking, camping and big game hunting enjoyment. From the western high point on the ranch which is itself one of the many homesites on the ranch is a complete view of Pikes Peak to the east which rises to over 14,000 feet is one of Colorado's famed "14ers".

Careful consideration was given to renovating and restoring the historic homestead and cabin. As was the decision to power them using off grid, sustainable methods. The structures are served by both solar and wind power that have proved to be even more reliable than grid power. Power production is at a level that the back up generator is rarely needed. Choose your level of connectivity on the ranch. Broadband internet through multiple



providers, Starlink and cellular services are all available. Elk Highlands Ranch can be your get away, while staying connected.

Sporting opportunities abound in this draw only Game Unit 58. Opportunities for Pronghorn Antelope, Elk and trophy Mule Deer exist. The ranch is eligible for Colorado's Landowner Preference Program. The ponds on the ranch have historically been stocked with trout. These opportunities afford a landowner a complete wildlife experience. This ranch can be expanded by over 2,000 acres and various sizes in between.

Essential Information

MLS® #	9346927
Price	\$4,950,000
Acres	1,700.00
Type	Land
Status	Active

Community Information

Address	10667 Highway 9 Highway
Subdivision	UnKnown
City	Guffey
County	Park
State	CO
Zip Code	80820

Amenities

Features	Existing Survey, Fence-Cross, Fence-Perimeter, Horses Allowed
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Exterior

Lot Description	360-degree View, Borders Natl Forest, Hillside, Level, Meadow, Mountain View, Rural, Sloping, Spring/Pond/Lake, Stream/Creek, Trees/Woods, View of Pikes Peak, See Prop Desc Remarks, View of Rock Formations
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School Information

District

Re-2-Park

Listing Details

Listing Office

00000729-Confluence Land Company



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