



## Seven Mile Creek Ranch For Sale

- \$7,750,000.00
- Trinidad, CO
- 9,744 MOL

Acreage : 9744

Address : County Rd 81.5 Trinidad, CO 81082

Offered at:\$7,750,000

Roughly 9,744 acres of ranching and recreational acreage for running cattle, big game hunting and long range shooting all within 10-15 minutes of Trinidad, CO. The landscape of Seven Mile Creek Ranch varies from small mesas, canyons and arroyos to gentling rolling hills and flat grazing land. Water springs in and out of the cottonwood dotted creek bottom for over 7 miles creating a source of water for both livestock and wildlife alike. The mesas and canyons are covered in pinyon and juniper while the balance of the ranch has scattered yucca as well as native shrubs and grasses. You simply cannot beat the views!

### The Land:

+/- 9,744 deeded acres

Over 30 miles of new perimeter and internal cross fencing on 8K acres

New spring fed water delivery system currently being installed

Strong Candidate for Conservation Easement

Over 7 miles of Frijole Creek drainage

Excellent Road System

Deeded Water Rights

Cattle/Bison Ranch

Big Game Hunting

The ranch is located in game management unit 140 which is known for producing trophy quality big game. Resident big game animals include mule deer and antelope with a few elk and black bear coming down from the high country (check back soon for updated big game pictures). Other recreational hunting opportunities include small game hunting for coyote, fox, bobcat, badgers and rabbits as well as wing shooting for quail and dove. The ranch qualifies for mule deer landowner tags and elk tags as well as archery antelope tags are over-the-counter.

Location is about 2 hrs. south of Colorado Springs, 1:15 hrs. south of Pueblo and 10 mins east of Trinidad, CO. There is daily jet service into Colorado Springs and Denver International Airport as well as a local landing strip in Trinidad.

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