

\$7,800,000 - 1738 County Road 185 Road, Ramah

MLS® #3019438

\$7,800,000

4 Bedroom, 3.00 Bathroom, 4,762 sqft
Residential on 7779.00 Acres

UnKnown, Ramah, CO

A 10,681 acre all contiguous ranch with 7,779 deeded acres and 2,902 leased acres including a 960 acre Colorado state school lease and a 1,942 acre private lease. All upland range is short grass prairie. The owner rates the carrying capacity at 400 cow calf pairs year around. With 10,681 total acres total, the ranch is optimally fenced and extremely well watered for extremely efficient operations. The ranch has 160 acres of dry land hay ground and 68 acres of irrigated under two pivots. The gorgeous sprawling main home boasts 4,762 square feet of living area and includes 4 bedrooms, 3 full baths, a bonus room and a wonderfully appointed living area with dramatic stone appointments. The home features a huge master suite with a fireplace, sitting area and attached master bath. The country kitchen features Spanish tile, and wood accents and beams. 150 ft x 360 ft indoor roping arena, complete with roping boxes, roping chute and alley, 2nd story birds nest observation area and a well appointed 2nd level apartment. This arena isn't your run of the mill indoor barn, but a commercial quality facility built by world champion barrel racer and gold medalist Marlene Eddelman McRae and her husband, former PRCA calf roper Doug McRae.

Other Improvements:

6 stall horse barn with tack room, turnouts and wash rack

Open 200X20 loafing shed with 10 runs used



in the past for horse runs, now used for
equipment storage
Shop with overhead door
Calving barn and pens
3 bed mobile home
Loafing sheds in the Bull pasture
Airplane hanger and runway
Numerous solar wells, electric wells and
windmills and a pipeline system
Excellent fencing and cross fencing that works
incredibly well for cattle rotation
Several sets of corrals and pens
Two pivot irrigation sprinklers
Two grain bins
Several stock sheds
several stock dams

See website for additional descriptions.

Built in 1968

Essential Information

MLS® #	3019438
Price	\$7,800,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	4,762
Acres	7,779.00
Year Built	1968
Type	Residential
Sub-Type	Single Family
Status	Active

Community Information

Address	1738 County Road 185 Road
Subdivision	UnKnown
City	Ramah
County	Elbert
State	CO

Zip Code 80832

Amenities

Utilities Electricity, Propane, Telephone

of Garages 2

Garages Even with Main Level

Interior

Interior Features Great Room, Vaulted Ceilings

Appliances Kitchen Vent Fan, Oven, Refrigerator, Range Oven (Gas/Elec), Range Top (Gas/Elec), Self Cleaning Oven

Heating Baseboard, Hot Water, See Prop Desc Remarks, Wood

Cooling None

Fireplace Yes

Fireplaces See Prop Desc Remarks

of Stories 2

Stories 2 Story

Exterior

Exterior Stone, Stucco

Lot Description 360-degree View, Backs to Open Space (OS), Level, Meadow, Mountain View, View of Pikes Peak, See Prop Desc Remarks, Rural, Spring/Pond/Lake, Stream/Creek, Trees/Woods

Roof Composite Shingle

Construction Existing Home

Foundation Not Applicable

School Information

District 100J-Big Sandy

Elementary Simla

Middle Simla

High Simla

Additional Information

HOA Fees 0.00

HOA Fees Freq. Not Applicable

Listing Details

Listing Office 00001107-Hayden Outdoors LLC

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