

Currant Creek Pass Ranch



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SUMMARY

CURRENT CREEK PASS RANCH

Lying at the top of Currant Creek Pass, above all other private land holdings, is the 1,540+/- acre Currant Creek Pass Ranch. The ranch boasts classic South Park, Colorado sweeping views with the added unique characteristics of timberland found above 9,000 feet in elevation. A short two-hour drive from Denver and an even shorter hour and twenty minutes from Colorado Springs will find you at the heart of the ranch. **The ranch is available for sale in three configurations: as a single 1,540+/- acre offering, as a 640+/- acre offering or as a 900+/- acre offering.**

Currant Creek Pass Ranch is draped on three sides by Pike National Forest. More than half of the ranch's 7 mile perimeter borders the National Forest. The ranch rests on the shoulder of the hulking, heavily treed 11,548-foot Thirtynine Mile Mountain. As a result, the ranch is a private haven for all the wild game that take advantage of this high-altitude timber. Elk, Mule Deer, Pronghorn, Bear and other species reside on and around Currant Creek Pass and they all water themselves on the ranch's four ponds. There is not a single trail cut on Thirtynine Mile Mountain affording the owner of the ranch an exclusive and private experience whether hunting, hiking or horseback riding.

Nearby attractions and amenities include both Spinney and Eleven Mile Reservoirs and their tributaries which collectively feature an abundance of world class fishing opportunities to appease conventional and fly fisherman alike. The town of Guffey, the ranch's hometown, is just south of ranch by 7 miles. About 30 minutes south are the conveniences and attractions of Canon City including restaurants and grocery stores as well as Colorado's Royal Gorge. About an hour north is the ski town of Breckenridge. With international air service about an hour away, nearby conveniences and attractions, sporting and adventure in the National Forest outside the ranch's backdoor and the agricultural opportunities to run cattle, the Currant Creek Pass Ranch truly affords it's owner the opportunity to do it all.

STATE: COLORADO

BUILDINGS: NONE

COUNTY: PARK COUNTY

ZONING: AGRICULTURAL

CITY: GUFFEY

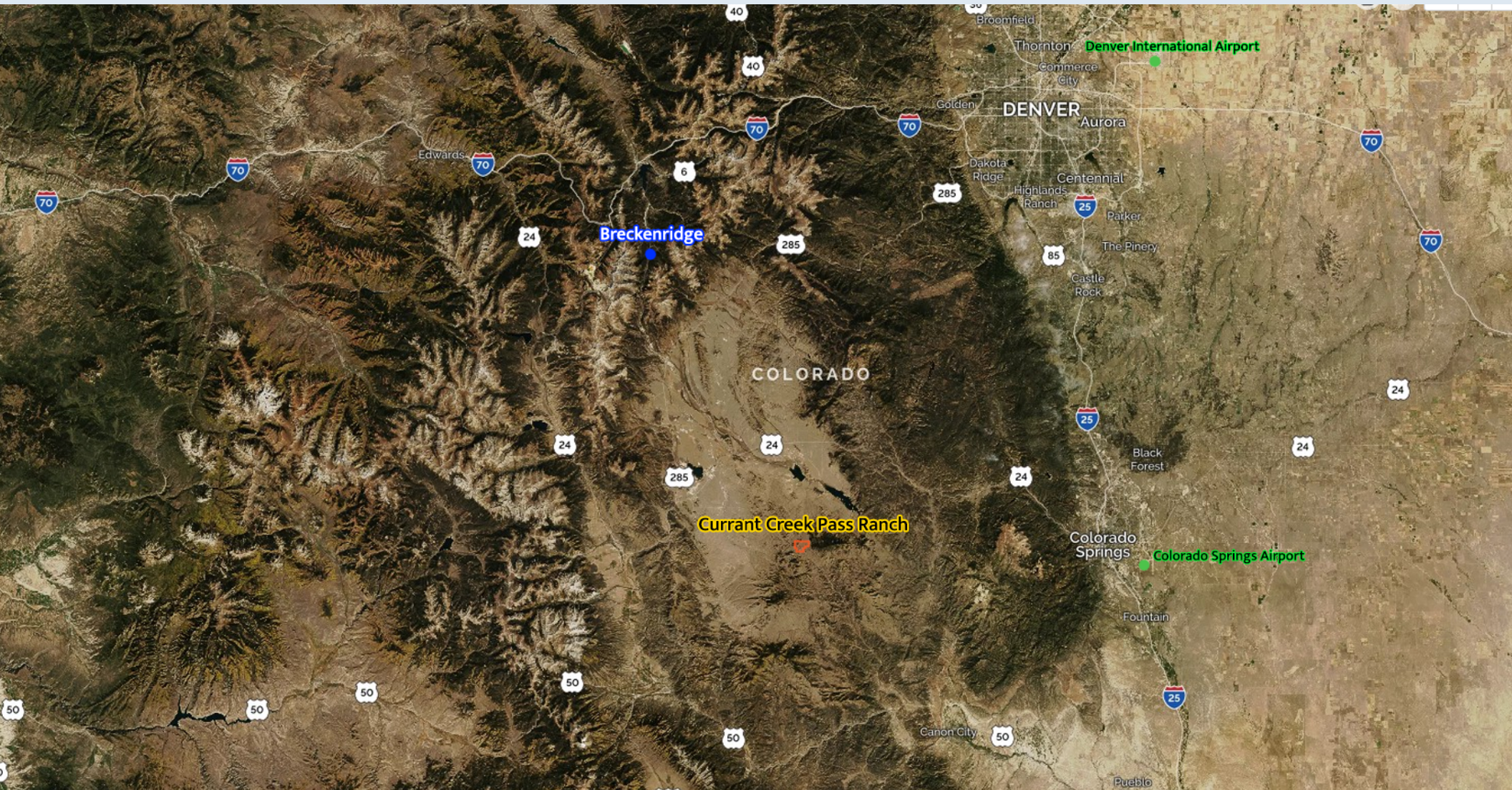
DEEDED ACRES: 640-1,540+/-



GENERAL LOCATION | CURRANT CREEK PASS RANCH

The ranch is located just one hour and twenty minutes south west of the city of Colorado Springs which is Colorado's second most populous city featuring a population of approximately 500,000 people. The ranch is two hours south and west of Colorado's largest and capital city of Denver which affords the ranch owner a choice of which international airport to move through. The ranch is entirely within Park County. The county seat city of Fairplay is just 30 minutes north and west.

The ranch is cradled by some of Colorado's "14ers" including Pikes Peak, Mt. Princeton, Mt. Columbia and Mt. Yale which surround South Park. With 14,000-foot peaks, a rolling and colorful river valley, mining history, twisting and ancient bristlecone pine and abundant wildlife, South Park is one of the state's most beautiful designated heritage areas. Just outside of South Park is the town of Breckenridge and Breckenridge Ski Resort at only an hour away.



LOCATION | CURRANT CREEK PASS RANCH

The neighboring public lands present significant value to the ranch. The ranch is bordered on three sides and almost 4 miles of the 7 mile perimeter by Pike National Forest. That provides an owner back door access to tens of thousands of acres including the rich Elk habitat of Thirtynine Mile Mountain. The ranch is a jumping off point into these lands for hunting, camping and hiking purposes.

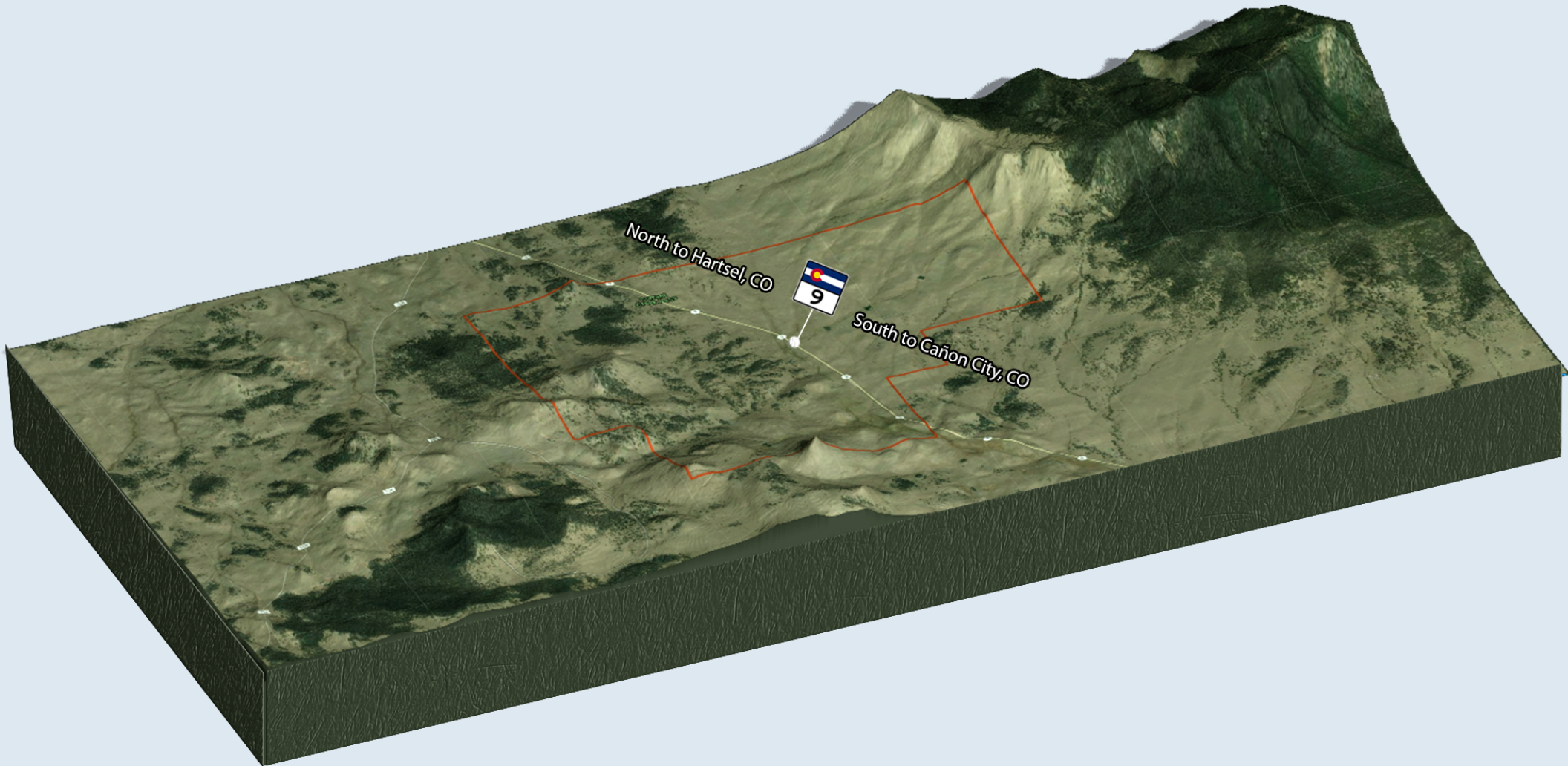
The 138 mile long State Highway 9 which runs through central Colorado intersects the ranch almost in the middle. This well maintained and quiet highway provides year round access to the ranch and the towns of Hartsel and Guffey- the two towns closest to the ranch each featuring convenient amenities like restaurants and gas stations. The 16,000 person city of Canon City and it's attractions like the Royal Gorge, the Arkansas River and amenities such as grocery stores and restaurants are just 30 minutes south.



LAY OF THE LAND | CURRANT CREEK PASS RANCH

Nestled between perimeter high points on the east, west and north sides, the ranch's low point is in a hay meadow on the south side of the ranch at an elevation of 9,275 feet. The ranch's high point near the northern boundary lies at approximately 9,800 feet. Because of the high perimeters, there are countless areas on the ranch which provide dramatic views of the south park valley floor and Colorado's Mosquito Range which borders the valley to the west. This range plays host to many high mountain peaks including five of Colorado's famous "14er" mountains.

The ranch's valleys are lush for the area and typically shine bright green during Colorado's monsoon season. The valley's and rolling hills provide protection for the ranch's many home sites and livestock alike. The west side of the ranch is thicker with timber including Aspen, Lodgepole pine and Ponderosa Pine. The east side provides more expansive and gentle rolling terrain as it unfolds into Highway 9 off of the shoulder of Thirtynine Mile Mountain. In addition to a pond on the west side, the east side features three, cascading ponds which offer respite for both livestock and big game alike.





SPORTING & RECREATION

The Ranch lies completely within Colorado game unit 58. Unit 58 consists of approximately 50% public land and contains mixed terrain from flat valley floor to higher elevation timbered areas. In all 874 square miles of GMU 58 the most productive elk habitat happens to border the ranch. Thirtynine Mile Mountain provides elk the perfect high altitude habitat. In the winter, elk come down off mountain and graze and water themselves on the ranch. At a landowner's disposal are all of the resources of Colorado's Landowner Preference Program (LPP) which is built to encourage private landowners to maintain

habitat for wild game. The ranch has historically received up to five landowner tags and have been a mix of elk, mule deer and antelope tags. Landowner tags can be used by the landowner or monetized through transfer to hunters and outfitters. A waterfowl program could be fostered on the ponds of the ranch. Outside of the ranch, world class trout fishing on gold medal water can be found within close proximity on the South Platte River and excellent still water fishing can be had on Spinney Mountain and Elevenmile Canyon Reservoirs.

Currant Creek Pass Ranch is eligible for Colorado's Landowner Preference Program. Because private land holdings in this game unit are typically smaller, competition for landowner tags are less than in other areas. Therefore, they can be easy to draw.



DEVELOPMENT VALUE | CURRANT CREEK PASS RANCH

Currant Creek Pass Ranch currently hosts no livable structures and is a blank slate for a buyer to construct their custom ranch home and outpost buildings. There are multiple building sites on the ranch and a landowner could take advantage of a closed loop solar system to sustainably power the structures with low long term utility overhead. Whether located for the intention of best views or down in the valley of the ranch, the most discerning builder could find a variety of options to build a dream home.



CONSERVATION VALUE

Currant Creek Pass Ranch is surrounded by wild, public lands. For decades it has complimented those lands because it has gone virtually unused except by the cattle that graze in its valleys. A recreational minded buyer could continue that use and might consider working with one of potentially many groups to place conservation easements on the ranch.

Currently, conservation easements are receiving a lot of attention from state government. Both in terms of simplifying the process and increasing benefits to landowners. Now, more than ever, is a great time to explore these options as a landowner.



HISTORY



Currant Creek Pass Ranch lies within the famed South Park area of Colorado. The term South Park was first used in the 1840s by hunters and trappers who traversed the Rocky Mountains. Ten years later, word spread across America of three successful gold strikes in Colorado. Fortune seekers flocked to the area and gold camps sprang up overnight. From 1860-1863, Park County boasted \$1.5 million in gold extraction. By the 1880s the area was known for its mineral springs, hunting, fishing and wildflower meadows. With 14,000-foot peaks, a rolling and colorful river valley, mining history, twisting and ancient bristlecone pine and abundant wildlife, the real South Park in Colorado's Park County is one of the state's most beautiful designated heritage areas.*

The ranch is just minutes from the town of Guffey, Colorado. Guffey celebrated its centennial in April of 1995. In the late 1800's Guffey was a mining town. Gold, silver and iron were all mined in the area. Sustaining the undependable mining in the area was cattle and sheep ranching. It was common for these ranchers to rent homes in the town of Guffey so that their children could attend school. Traveling from their ranch land into town during the winter months proved to be an incredibly difficult task due to high snow pack. Guffey's gold mining boom lasted from 1895 to 1902 and the population of Guffey surged to 500 residents and 40 businesses. Today, Guffey hosts a population of just over 100 residents.

*sourced colorado.com







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DETAILS CONCERNING CURRANT CREEK PASS RANCH



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