

# \$1,250,000 - 20655 County Road 101, Ramah

MLS® #7219759

**\$1,250,000**

3 Bedroom, 2.00 Bathroom, 2,314 sqft

Residential on 160.00 Acres

None, Ramah, CO

Presenting Ramah Springs Ranch. A secluded 160 acre ranch with live water and extensive improvements and outbuildings. 160 acres of rolling hills located at the headwaters of Reed Springs Creek, a tributary to Bijou Creek. The ranch has a large spring fed live water stocked pond. A mixture of Hay meadows and pasture makes this private and secluded ranch ideal for a ranch headquarters or stand alone livestock operation. The spacious 2313 square foot home is a completely improved and upgraded manufactured home and boasts 3 bedrooms and 2 full bathrooms. It boasts a fully updated and remodeled kitchen with new cabinets and countertops. And upgraded and remodeled bathrooms. The home is nestled among mature trees and a mature windbreak. The property has a good water well. Outbuildings are extensive. This well watered ranch boasts good habitat for Mule deer, Whitetail Deer, Pronghorn, Coyote, Fox and Mourning Dove. The pond which was previously stocked provides a great fishing opportunity. The ranch is perfect for Hunting, Fishing, shooting and Equine activities. Located just north of Ramah in Elbert County Colorado on the High Plains, the ranch receives 14-16 inches of annual moisture. The region is known for its good productive ranches and rural living. Ramah is a small quiet town along Highway 24 east of Colorado Springs. The ranch is located 47 miles from Denver Metro and 49 miles from Colorado Springs, Colorado, both boasting highly rated



international airports, world class dining and entertainment and both at the base of the Rocky Mountains. For closer shopping options, both Falcon and Elizabeth Colorado are about 30 miles from the ranch.

Built in 1994

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | 7219759       |
| Price          | \$1,250,000   |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 2,314         |
| Acres          | 160.00        |
| Year Built     | 1994          |
| Type           | Residential   |
| Sub-Type       | Single Family |
| Status         | Active        |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 20655 County Road 101 |
| Subdivision | None                  |
| City        | Ramah                 |
| County      | Elbert                |
| State       | CO                    |
| Zip Code    | 80832                 |

**Amenities**

|              |                                                        |
|--------------|--------------------------------------------------------|
| Utilities    | Electricity, Propane, See Property Description Remarks |
| # of Garages | 10                                                     |
| Garages      | See Property Description Remarks                       |

**Interior**

|         |                     |
|---------|---------------------|
| Heating | Forced Air, Propane |
| Cooling | Evaporative Cooling |
| Stories | Ranch               |

**Exterior**

|                 |                                                                                                                                                            |
|-----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior        | Wood                                                                                                                                                       |
| Lot Description | 360-degree View, Backs to Open Space (OS), Level, Mountain View, Rural, Sloping, Spring/Pond/Lake, Stream/Creek, View of Pikes Peak, See Prop Desc Remarks |
| 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 | Hayden Outdoors LLC |
|----------------|---------------------|



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