

Box Checker Ranch
4241 Garden Park Road
Canon City, CO 81212

\$1,900,000
102.120± Acres
Fremont County



Box Checker Ranch
Canon City, CO / Fremont County

SUMMARY

Address

4241 Garden Park Road

City, State Zip

Canon City, CO 81212

County

Fremont County

Type

Hunting Land, Ranches, Recreational Land, Residential Property, Riverfront

Latitude / Longitude

38.5467 / -105.2225

Taxes (Annually)

3449

Dwelling Square Feet

1568

Bedrooms / Bathrooms

2 / 2

Acreage

102.120

Price

\$1,900,000

Property Website

<https://www.landleader.com/property/box-checker-ranch-fremont-colorado/62280/>



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PROPERTY DESCRIPTION

Welcome to the Box Checker Ranch. This 102 deeded acre ranch, with nearly a half mile of the trout bearing 4 Mile Creek spanning through the entire ranch from the north and south borders, is contiguous with thousands of acres of BLM land and offers protection on the west side of its borders by a massive white and red rock ridge that acts as a natural barrier. The ranch has exclusive grazing rights to almost 3,300 BLM acres. The east side of the ranch contains around 60 acres of pasture land that has irrigation rights from the Garden Park Ditch. A plentiful number of trout live and breed within the creek. The ranch's most lush sub-irrigated grounds are to the west of the 4 Mile creek. Massive cottonwoods and other deciduous trees garnish this area. Elk, deer, turkey, and other wildlife flock to this part of the ranch to feed and rest inside the shady park-like setting. Located in GMU 581, Elk and Turkey tags are over the counter with a combination of archery and rifle hunts.

Accessed through the fully paved Gold Belt Scenic Byway, also known as Garden Park Road, the ranch is ideally located in an area that contains some of the most scenic landscapes around. Cañon City is in close proximity to world class attractions such as the Royal Gorge Bridge, the Arkansas River, the Red Canyon Park, and the Pike-San Isabel National Forest. Located approximately 1 hour south of Colorado Springs and 2 hours south of Denver, all of the amenities of the famous Colorado Front Range are within a short distance away.

Improvements on the Box Checker Ranch include a pristine 1,568 square foot log cabin. The cabin features a hand peeled log system with high arched ceilings that are spanned with exposed log rafters. The home features 2 bedrooms and a loft that overlooks the kitchen, dining, and living room area. Large windows on the gabled front of the house afford passive solar and views that overlook the pasture and mountainous terrain. The master has a cantilevered deck that towers over the 4 Mile Creek and the western portion of the ranch. Other improvements include an outdoor entertainment area with fruit trees, an irrigated yard, outdoor kitchen, a stand alone bath/shower room, RV pad with electrical hookups, planter boxes for gardening, 2 steel outbuildings containing concrete floors, 2 carports, and a sitting area to relax in front of the stream. A gallery well fills two 2,000 gallon cisterns and feeds the home, outdoor kitchen, separate bathroom/shower house, and water hydrants in different portions of the land.

If you are looking for a property that has everything, look no further, this ranch checks all the boxes.

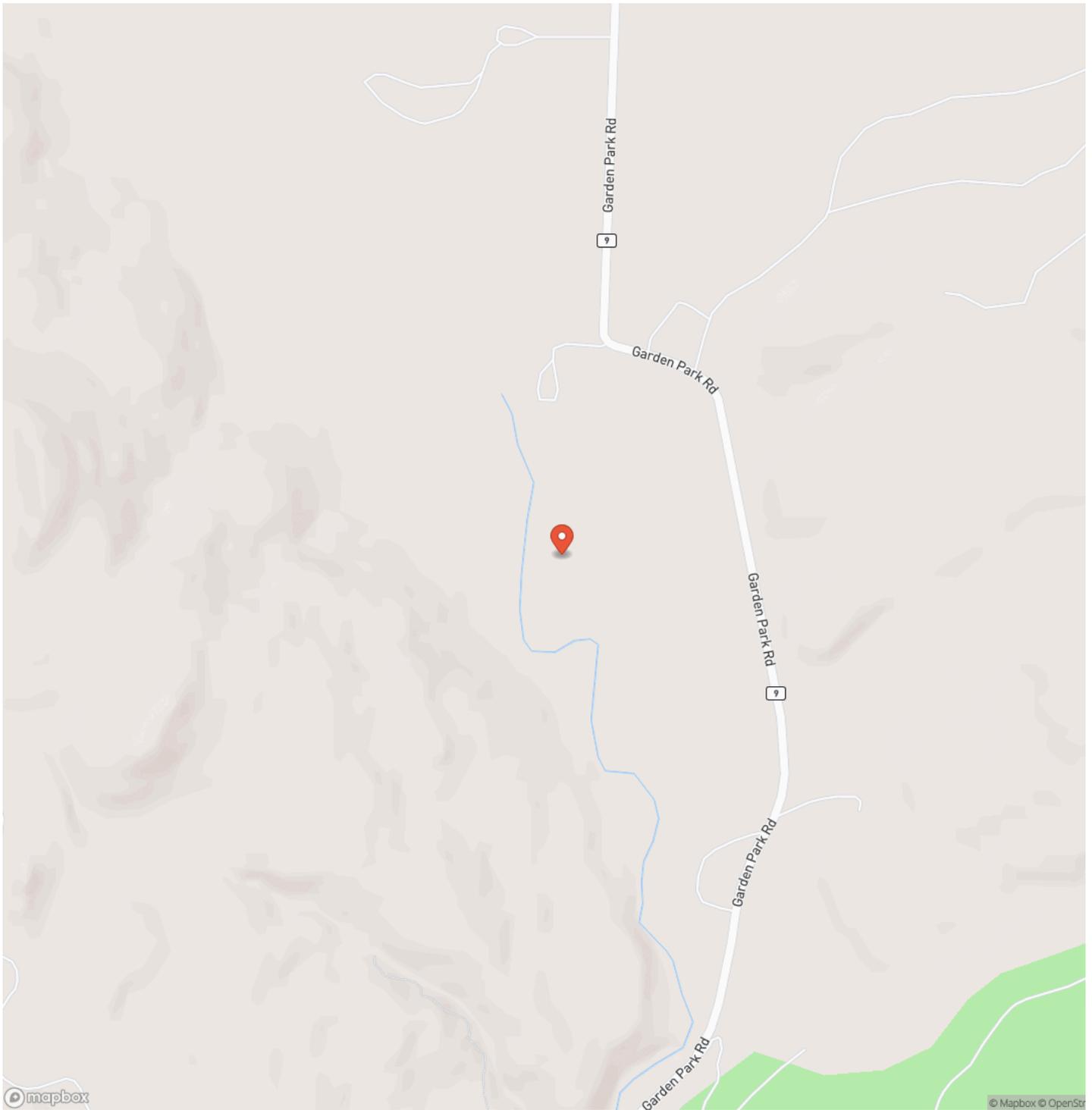
For further information or to schedule a tour to see the Box Checker Ranch, please give Manny Trujillo or Brent Hedrick a call.



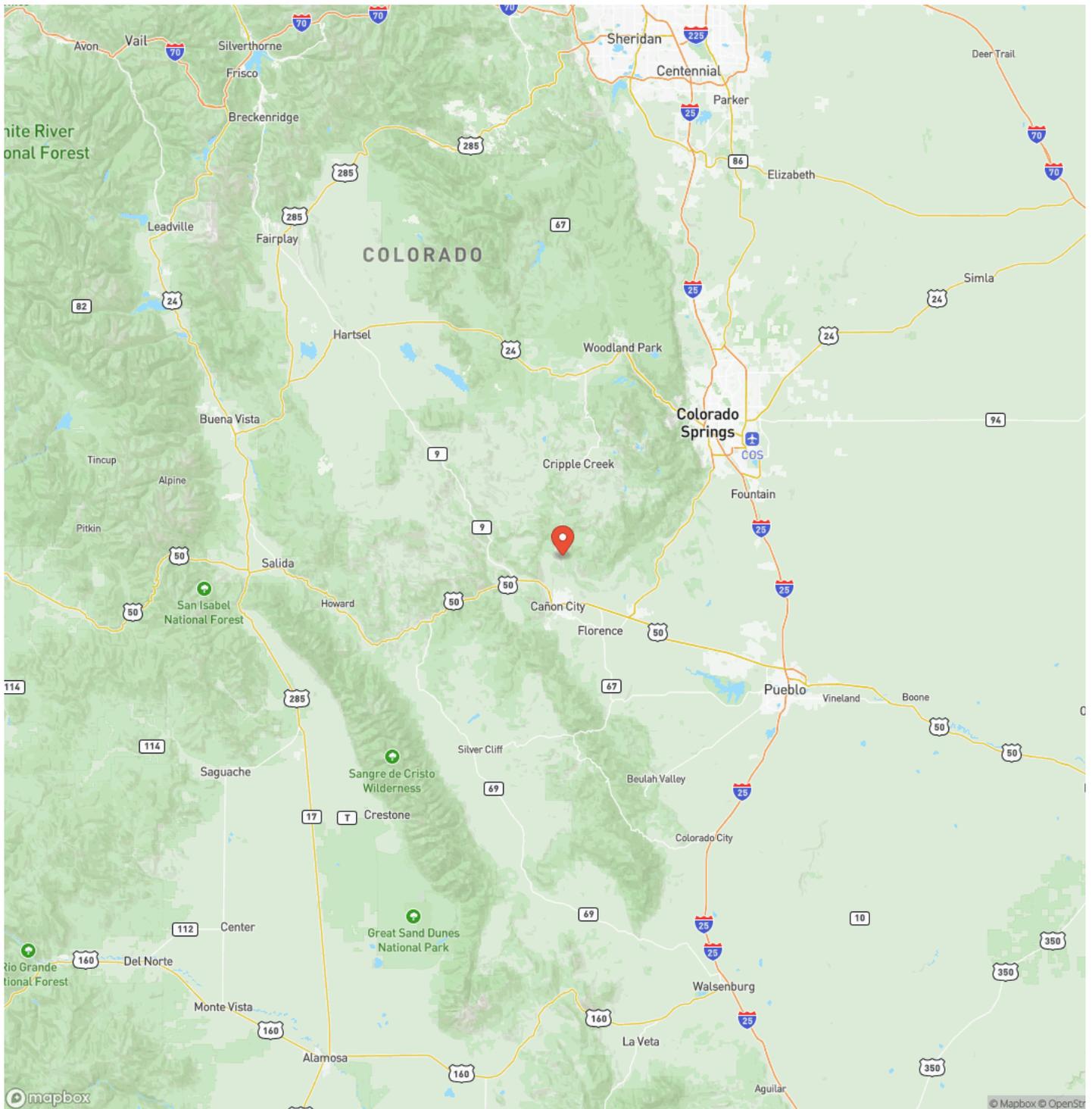
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Locator Map



Locator Map



Satellite Map



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