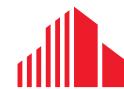




FOR SALE: \$11,076,499 (\$5,257/ACRE)

# Lone Rock Ranch

CONIFER, COLORADO 80433



**CUSHMAN &  
WAKEFIELD**

Signature Colorado ±2,107-acre land holding with the iconic Lone Rock formation, a local landmark. From gently rolling meadows to well tended hillsides of aspens and evergreens...

[www.lonerockranchcolorado.com](http://www.lonerockranchcolorado.com)

# Lone Rock Ranch

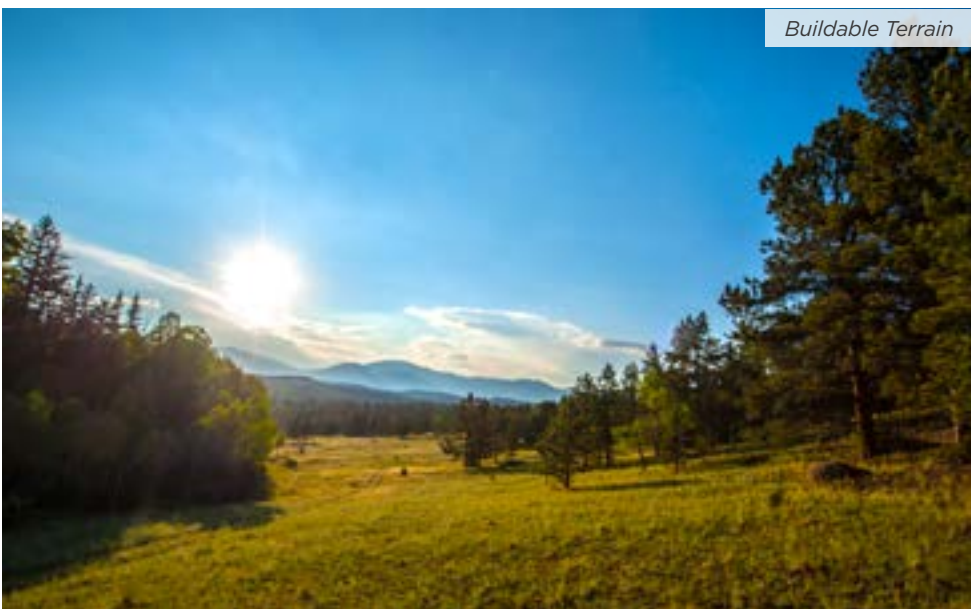
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## Overview

A true Colorado landmark, Lone Rock Ranch contains approximately 2,107 acres. The exceptionally gentle terrain averages 8,300 to 8,500 feet in elevation, perfect for year-round living. There is an abundance of wildlife enjoying the open meadows, healthy pine and aspen stands and five trout ponds. The southeasterly portion of the property rises to the pinnacle of Lone Rock over 9,200 feet high providing breathtaking views of the entire Rocky Mountain Front Range and foothills regions. Lone Rock is just southwest of Conifer, Colorado and borders US 285 with a secondary access from CR 43 (Deer Creek Canyon Road). Conveniently located near the two largest cities in Colorado - Denver and Colorado Springs.



Roland Creek Meadow



Buildable Terrain

Abundant Wildlife



## Highlights

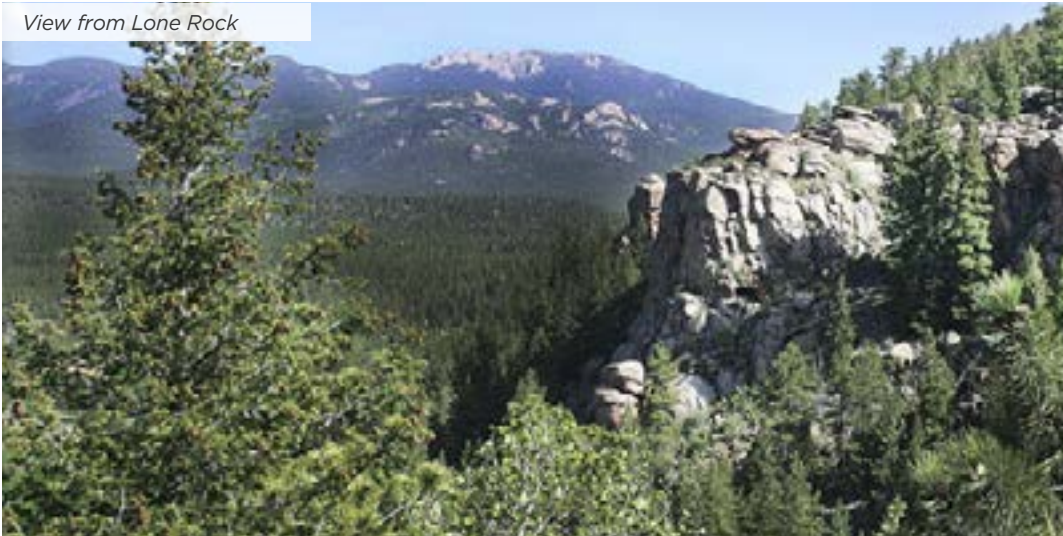
- Iconic landmark
- Historic family ownership
- Exceptional forest husbandry and thriving wildlife (elk, deer, birds and small mammals)
- Great for private or group ownership such as outdoor sporting, fishing and equestrian
- Internal trails make easy hiking & biking and, in winter, snowmobiling and cross-country skiing
- No existing structures, offering buyer multiple opportunities for home site and amenity placement
- Was preliminarily platted for approximately 300 single family residential lots of generally 4-5 acres each providing possible future exit strategy
- Fully Adjudicated water rights for up to 187 wells is available for purchase separately and is not a part of this listing
- Five well-stocked trout ponds, fed by historical year-round Roland Creek
- Private ±572-acre conservation easement for buyer's exclusive use along northeasterly portion, including the Lone Rock massif and mesa

## Location & Access

- Approximately 30 miles southwest of Denver
- Approximately 40 miles northwest of Colorado Springs
- Within one-hour's drive of Denver International Airport and several general aviation airports
- Just over an hour to Colorado Springs Airport (located on Peterson Air Force Base)
- Direct access to US 285 and CR 43 (Deer Creek Road)
- National and State Parks within easy access including Pike and Arapahoe National Forests
- Located 60-90 minutes from several ski resorts including Breckenridge, Vail, Copper Mountain, Keystone and Winter Park
- Located 13-15 miles southeast of Mt. Evans and Mt. Bierstadt, both Colorado 14ers
- Several nearby communities are just a few-minutes-drive from Lone Rock, which offer national supermarkets, shopping, dining, medical fitness facilities and more.



View from Lone Rock



## Seller Flexibility

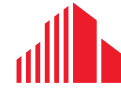
- Seller will consider financing with minimum 30% down

Ponds

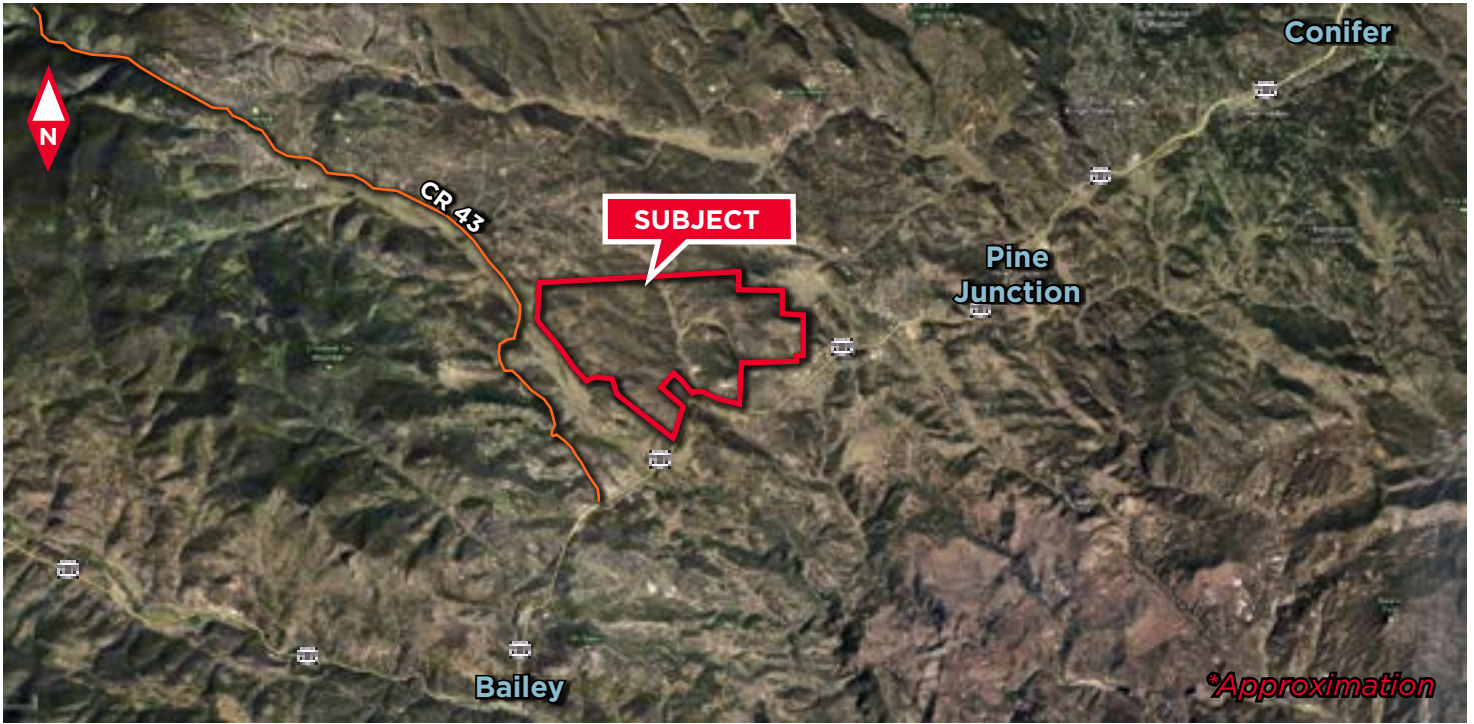


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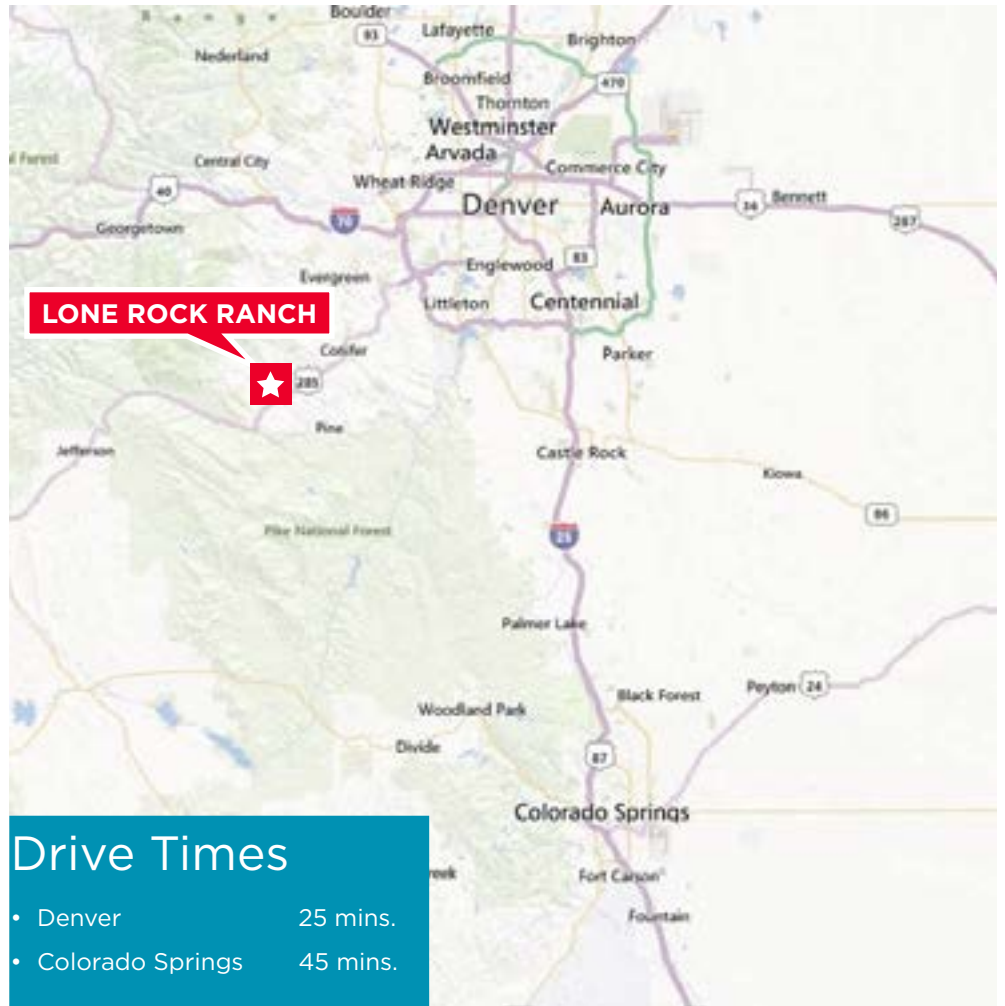
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CUSHMAN & WAKEFIELD



Lone Rock



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## Drive Times

- Denver 25 mins.
- Colorado Springs 45 mins.