

M&TH45



M&TH45 - HISTORIC HAY RANCH - 400 acres of Prime Westcliffe Hay ground is now available with an 1888 1,264 sq. foot ranch home and outbuildings for hay and equipment storage. This ranch has excellent water rights of approximately 9.58 cfs and very good hay production with over 14,000 bales produced in 2007. Located below the Sangre de Cristo Mountains with several creeks, including Hudson and Grape Creek, traversing the property for excellent irrigation and hay production. Listed at \$1,500,000. Take Highway 69 S. to County Road 119. Take 119 South for approximately 4.5 miles to property. Fenced and cross fenced. Offered by Brenda Bosse, Cell 719-371-3270

Martin & Tope Real Estate Company 1-800-864-3853 1-719-783-9200 1-719-783-9206 (fax)
507 Main Street Westcliffe CO 81252 info@martinandtope.com www.martinandtope.com







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- Historic 1888 Ranch House
- 400 Acres Farm / Ranch Land
- Valuable Water Rights
- Annual Taxes \$1265
- Gentle Topography
- Live Water
- Several Creeks
- Irrigated Acres
- Views of Mountains
- Produced 14,000 Bales in 2007

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