

\$2,175,360 - 2 Resolis Rd, Matheson

MLS® #7685200 RE COLORADO Listing Office: HAYDEN OUTDOORS LLC

\$2,175,360

0 Bedroom, 0.00 Bathroom,
Land on 1,920 Acres

None, Matheson, CO

Limon 3 Section is 1920 acres of short grass prairie grazing with two wells and numerous dirt tanks.

Consisting of 1920 acres fenced into 3 full section pastures, each with great water resources and very well sodded native grasses including Buffalo grass and Grama grass. The terrain is a mix of rolling hills, canyons, plateaus and level ground.

The ranch boasts miles of brand new 5 wire fence with wood and t-posts along with two strategically located wells with solar pumps. The ranch also has over a half dozen dirt tanks that hold abundant water.

The ranch boasts an outstanding antelope population with trophy bucks. Mule Deer and Coyote also call the ranch home, in addition to good waterfowl populations.

The ranch should run 100 pairs or 200 yearlings during the growing season.

Seller owned minerals, if any will convey.

Located near "Hub City" Limon Colorado and near Interstate 70, the ranch has a great location.



RE COLORADO

**Listing Courtesy of HAYDEN OUTDOORS
LLC**

Essential Information

MLS® #	7685200
Price	\$2,175,360
Bathrooms	0.00
Acres	1,920.00
Type	Land
Sub-Type	Improved Land
Status	Pending

Community Information

Address	2 Resolis Rd
Subdivision	None
City	Matheson
County	Elbert
State	CO
Zip Code	80828

Exterior

Lot Description	Level, Open Space, Rolling Slope, Secluded, Subdividable, Suitable For Grazing
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School Information

District	Agate 300
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Additional Information

Date Listed	September 6th, 2024
Zoning	A

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