

8,954-Acre Legacy Ranch with Income & Improvements

Turnkey Ranch with Superior Grass Cover and Infrastructure
Offering: Grass CRP Income, Excellent Water, & New Fencing

CAT CREEK RANCH



Welcome to an exceptional 8,954-acre ranch that combines productivity, income, and turnkey improvements. With outstanding sod cover, strong grass, with grazing and haying GCRP contracts for additional revenue for investment appeal, and a complete set of modern improvements, this property is ready for both cattle operations and investment. New fencing, a reliable water system, and excellent access further enhance its value, making it a rare opportunity to own a ranch of this scale and quality.



Water

The primary source of domestic and livestock water is from two wells located at the headquarters. The larger 20-gpm well is dedicated to the headquarters area. The second well, 15-gpm, has two pipeline systems that traverse the ranch and serve 8 steel and 1 fiberglass tanks. Three other wells each provide water for individual tanks located at the well. In addition to the wells, there are several good-sized springs and ponds throughout the ranch along with a dirt tank.

Grassland CRP

The Grassland Conservation Reserve Program pays ranchers to conserve sensitive grasslands while still allowing grazing and haying—a win-win for both agriculture and conservation. The program provides ranchers with yearly acre-rental payments, capped at \$50,000 per entity, for sustaining wildlife habitat on grasslands while allowing livestock production activities to continue. **The Cat Creek Ranch receives an annual \$147,000 GCRP payment.**





Terrain

The Cat Creek Ranch showcases an impressively diverse terrain that reflects the unique character of the southeast Colorado plains. Its expansive grasslands feature a dynamic blend of level plains interspersed with several broad, productive draws—natural drainage areas that support lush vegetation and wildlife. Some of these draws are accented by seep rocky outcroppings, adding texture and ecological variety to the landscape. The terrain transitions into gently undulating areas with flat-bottomed basins, creating a rhythmic topography that supports both grazing and habitat diversity.



Vegetation

At one time, this ranch was all native grass. In the 1980s, most of the ranch was plowed and farmed, growing dryland wheat. When the Conservation Reserve Program (CRP) started, the ranch was enrolled in the program. The CRP contracts all expired and have been bid in the Grassland Conservation Reserve Program (GCRP). The acreage enrolled in this program is approximately 7,693.7, with the balance of the acreage remaining in native grasses. The CRP grasses planted were those subscribed by the NRCS office and have remained highly productive both in growth and supporting cattle production. There are a variety of native plants with blue grama being the most predominant. Other tall grasses can be found in the bottom areas. The USDA office has classified the ranch as a 35-acre per animal unit ranch in the GCRP enrollment.



Climate

The area can be characterized by abundant sunshine, low humidity, and mild winters. The winter's high temperatures range from the mid-60s to low-70s to lows of sub-zero temperatures. The winter snowfall generally melts off within a few days. The average precipitation ranges between 13 to 15 inches, with most falling during the growing season.



Fencing

The exterior has all-new 4-wire fencing except for approximately one and a quarter miles. Most of the interior fencing is new fencing that divides the ranch into three pastures and the headquarters area. There are cattle guards going in and out of the pasture perimeter with pipe gates every mile around the perimeter so you don't have to open gates. Most of the ranch is gate free with the use of cattle guards.



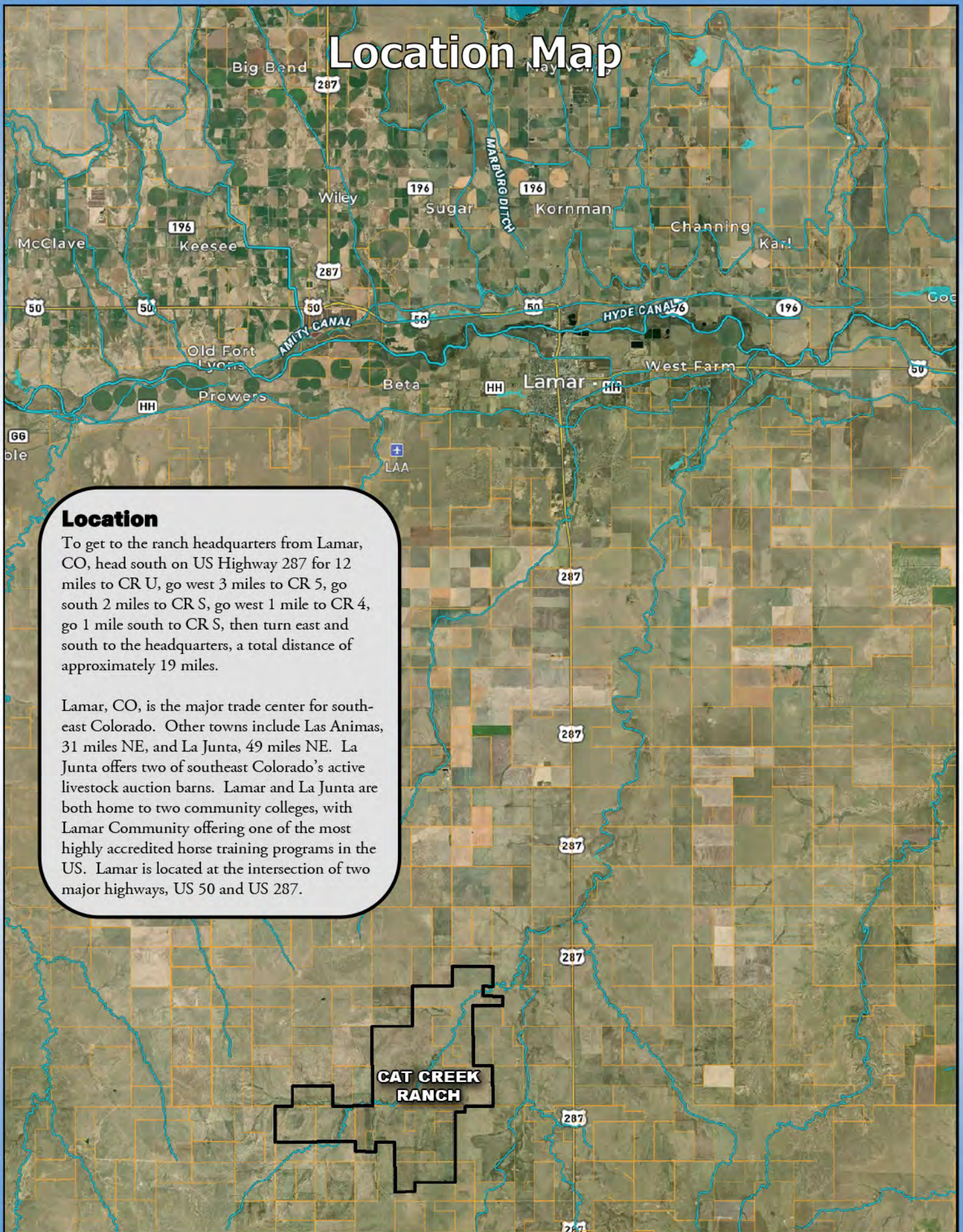


Hunting

The Cat Creek area, with its diverse terrain and reliable spring, provides ideal habitat for a thriving deer population. Rolling hills, brush cover, and access to fresh water make it a prime location for both mule deer and whitetail. In addition to deer, the broader region is well known for its healthy antelope numbers, offering hunters frequent sightings and ample opportunities throughout the season. The combination of varied landscape and abundant game makes Cat Creek a favored destination for both seasoned hunters and newcomers alike.



Location Map



Location

To get to the ranch headquarters from Lamar, CO, head south on US Highway 287 for 12 miles to CR U, go west 3 miles to CR 5, go south 2 miles to CR S, go west 1 mile to CR 4, go 1 mile south to CR S, then turn east and south to the headquarters, a total distance of approximately 19 miles.

Lamar, CO, is the major trade center for south-east Colorado. Other towns include Las Animas, 31 miles NE, and La Junta, 49 miles NE. La Junta offers two of southeast Colorado's active livestock auction barns. Lamar and La Junta are both home to two community colleges, with Lamar Community offering one of the most highly accredited horse training programs in the US. Lamar is located at the intersection of two major highways, US 50 and US 287.

**CAT CREEK
RANCH**



Shop

A 50 ft X 100 ft Quonset with a 19 ft leanto attached. The shop has interior foam insulation and is heated with a concrete floor. The exterior has been finished with a hard cork finish.

All the buildings have new copper buried wiring, 220 power, and 100-amp service. The large yard area has a newly installed sprinkler system. The propane tank that services the improvement area is a 500-gallon tank.



Improvements

The Headquarters; Located at the northern end of the ranch, the Headquarters consists of a totally remodeled three-bedroom 2490 sq ft home with a finished basement and an oversized three-car garage. This home has tile flooring throughout, with carpet in the master. Other rooms include a dining room, a large living room, and a kitchen with an eating bar that will seat at least eight people. Central heat and air.

The Mother-in-Law's House; A smaller two-bedroom 839 sq ft home has wood flooring, stove heat, window air, and a basement

The Leanto: 98 ft X 28 ft with dirt floor and electricity. The two homes have recently been stuccoed.







GENE CRUIKSHANK, ALC
Owner/Broker

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Licensed in Colorado, Kansas, Oklahoma & New Mexico

Minerals

This package includes all Sellers' interest in any minerals owned and associated with the Ranch.

Taxes: \$9,317.82

Price: \$7,500,000.00

