The Property Brief

22 County Road 53

Bijou Basin Ranch · Elbert, Colorado

80±	ACRES
$549K	ASKING PRICE
A	AGRICULTURAL ZONING
0	HOA OR COVENANTS
105	GAME MANAGEMENT UNIT
2	PROPOSED 40-ACRE OPTIONS

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01 THE SETTING

- Surrounded by hundreds of acres protected by conservation easements
- 80± acres in Colorado's scenic Bijou Basin
- Native grasslands and gently rolling hills
- Panoramic granite ridge and ponderosa pine views
- Spectacular sunrises, sunsets and star-filled nights
- Exceptional privacy and peaceful surroundings

02 THE LAND

- 80± acres of fully fenced Colorado ranchland
- Agricultural (A) zoning
- No HOA or covenants
- Outside the 100-year and 500-year floodplains
- Natural draws, established ranch roads and pastureland
- Multiple potential homesites with excellent solar exposure

03 PROPERTY USES

- Single-family and manufactured homes
- Farming, ranching and greenhouse operations
- Equestrian facilities and livestock grazing
- Animal boarding, breeding and training
- Private ranch estate or recreational retreat
- Solar and off-grid living opportunities

04 UTILITIES & ACCESS

- Existing well and hydrant; permit status unverified
- Electricity nearby through Mountain View Electric
- Private septic system required; none installed
- Access from County Road 86
- Approximately 9.5 miles to Elbert and 20 miles to Kiowa
- Convenient to Highway 24 and Highway 86 corridors
- 2025 property taxes: $127.12

05 THE LIFESTYLE

Ranch, equestrian and recreational living

Create Your Retreat —
Expansive acreage for a custom ranch home or private country estate.

Room to Roam —
Fully fenced grasslands for horses, livestock and recreation.

Explore the Outdoors —
Wildlife viewing, hiking, horseback riding and outdoor adventures.

Wildlife Habitat —
Elk, mule deer, pronghorn and native Colorado wildlife.

A Protected Setting —
Surrounded by hundreds of acres under conservation easements.

40 or 80 Acres —
Entire 80 acres or two proposed 40-acre parcels at $275,000 each.

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