ADDUCE RANCH

Park County, Colorado | 645± Acres

38.839636, -105.357285

ADDUCE RANCH

PROPERTY SUMMARY

Adduce Ranch is a premier Front Range holding with untapped residential, recreational, and investment potential, all within an hour of Colorado Springs and two hours of Denver. Aspen stands, timbered slopes, and alpine parks rise above the landscape, leading to unobstructed Pikes Peak views from numerous high-points. Standing atop the property summit, you'll quickly realize that owning Adduce Ranch is akin to commanding ownership of your own private mountain.

One of the last large-acreage tracts in the area, the ranch is unencumbered by easements and suited for a private estate, recreational retreat, low-density development, conservation, or land investment, with year-round access and grid power available. Located in GMU 581, it hosts healthy populations of elk and mule deer, with over-the-counter elk licenses available. Hiking, off-roading, horseback riding, and winter sports are all available onsite, with world-class fishing and significant public lands access nearby.

A legacy holding mere minutes from town, Adduce Ranch offers a balance of seclusion and convenience that is increasingly rare to find in today's ranch market.

TOTAL ACRES

645± deeded

PRICE

$2,400,000

COUNTY

Park County, Colorado

PROPERTY TYPE

Hunting / Ranch / Conservation

JUST THE FACTS

- 645± Deeded Acres, Town of Florissant, Park County, Colorado.
- Less than one hour from Colorado Springs, two hours from Denver Metro.
- Approximately one and one-half hours from Breckenridge Ski Resort.
- Thirty minutes to world-class angling on the South Platte River and forty-five minutes to two major recreational reservoirs.
- Year-round access via CR71 to Valley Drive.
- Features diverse mountain habitat including Aspen stands, Pine-timbered slopes and alpine parks.
- Pastoral, unobstructed eastern views of Pikes Peak, one of Colorado's famed 14,000 foot peaks nicknamed "America's Mountain."
- High-quality big game hunting in Colorado Parks and Wildlife GMU 581.
- Over-the-counter elk hunting licenses. Landowner deer hunting licenses available through CPW Landowner Preference Program.
- No existing vertical improvements; several homesites ideal for construction of a master residence.
- Free from Conservation Easements or encumbrances, offering significant future development potential.
- Elevations from 8,400± to 9,300± feet.
- Agricultural tax status maintains low annual property taxes. 2025 Taxes: $118.00±.

LAND OVERVIEW

INTRODUCTION

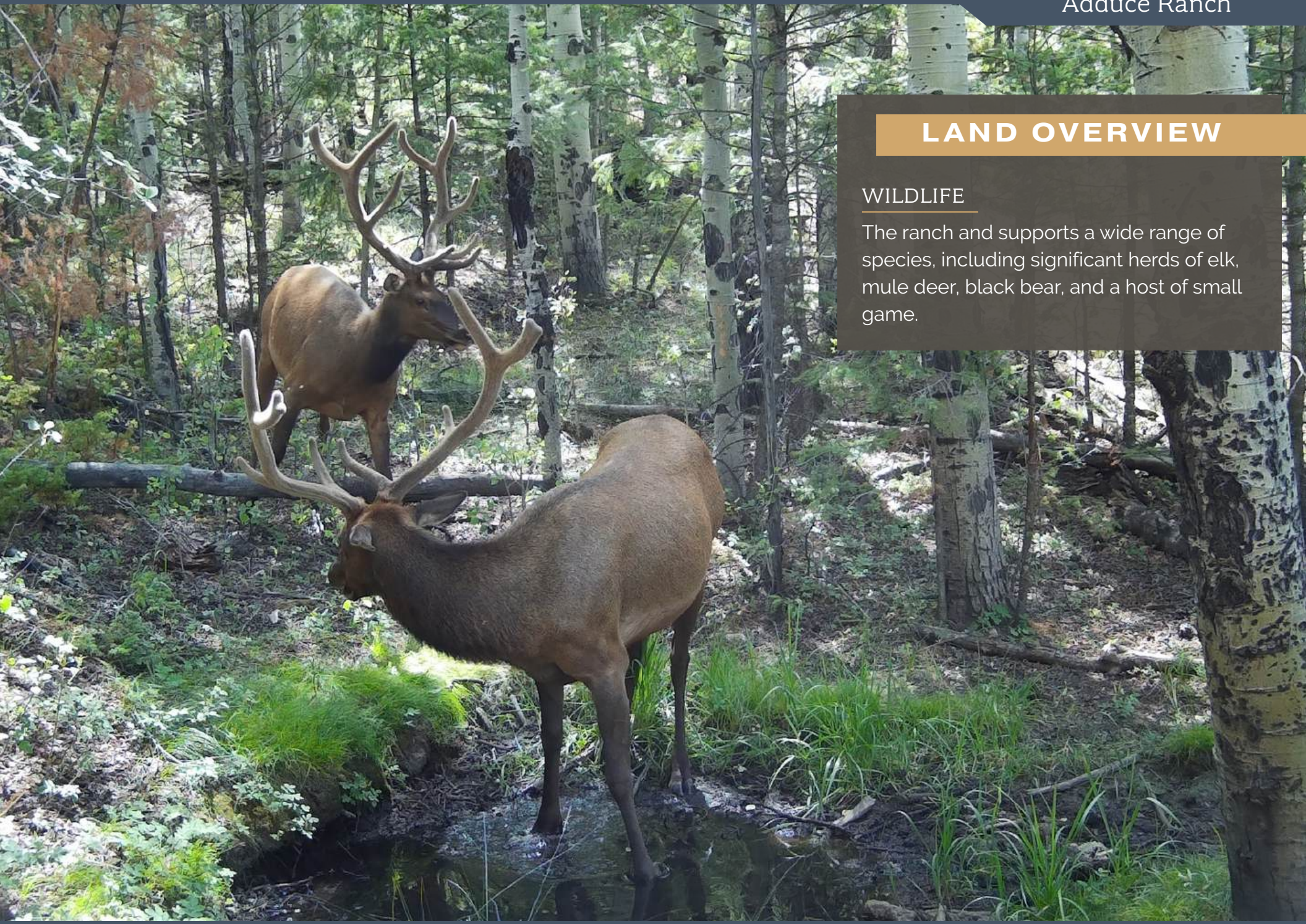
After leaving town, stepping foot onto the ranch feels like taking a dramatic step back in time. Arriving at the property's northern boundary, the ranch begins its ascent along a two-track though vibrant stands of Aspen, pine-forest and meadow parks culminating at over 9,000 feet in elevation. Atop the ranch, guests are greeted with sweeping eastern views of Pikes Peak, Colorado's most iconic 14,000 foot peak. This "Fourteener" is affectionately referred to as "America's Mountain".

LOCATION

In spite of its incredible sense of privacy, Adduce Ranch sits within one hour of Colorado Springs and two hours of Denver, with easy commercial and private air access. The ranch lies south of Florissant, just 20± minutes from US Highway 24, and 30 minutes from over 1,000,000 acres of Pike National Forest and Elevenmile Reservoir. Breckenridge is about 1.5 hours away. Essential amenities are in Florissant (20m), with dining, a supermarket, retailers, and 24-hour emergency care in Woodland Park (40m).

CLIMATE

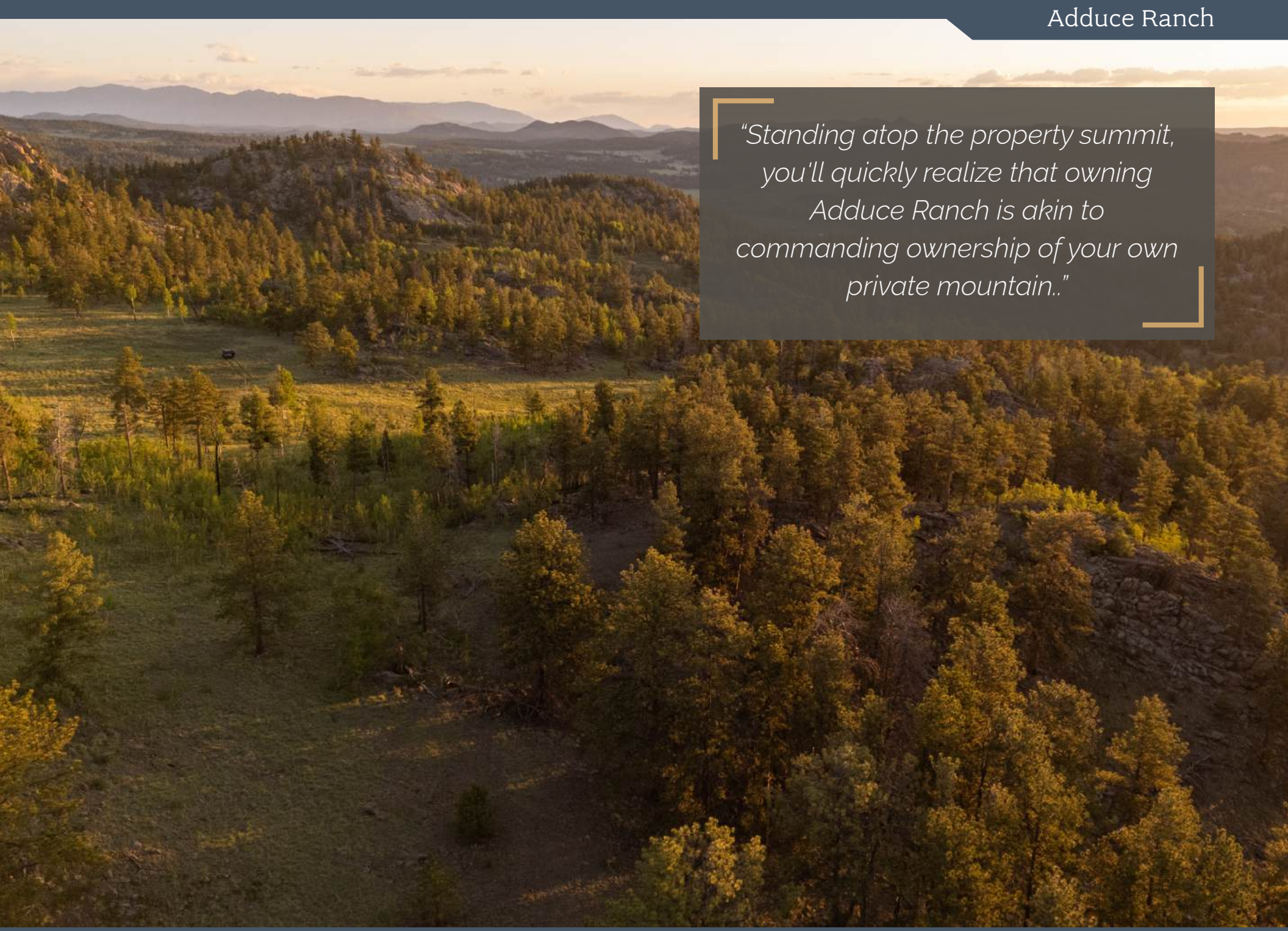
Florissant, CO and the surrounding area enjoys mild summer highs in the low 70's and lows near 50F, while winter days in average highs of around 30F. The area averages approximately 80 inches of snow per year.



LAND OVERVIEW

WILDLIFE

The ranch and supports a wide range of species, including significant herds of elk, mule deer, black bear, and a host of small game.



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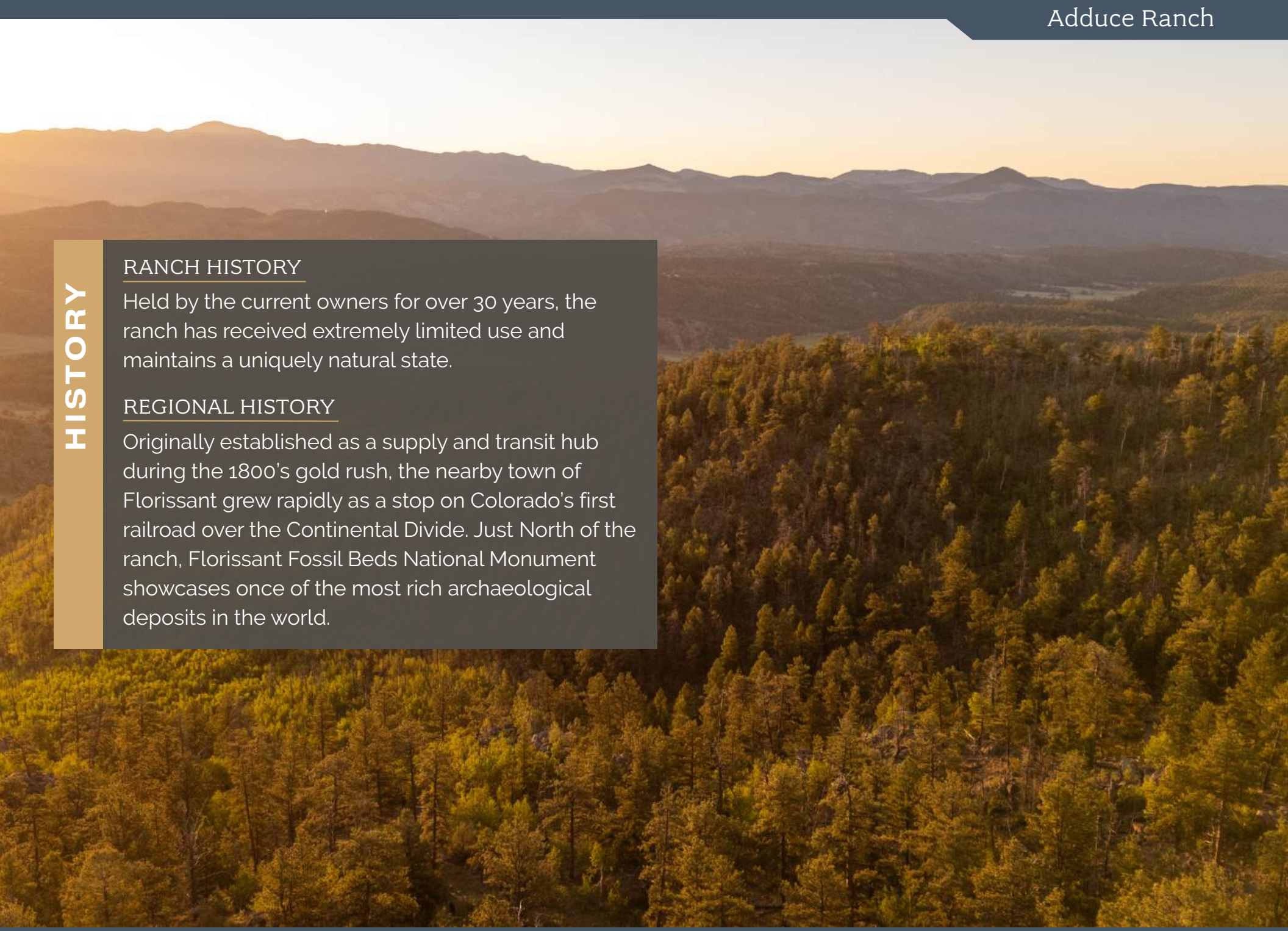


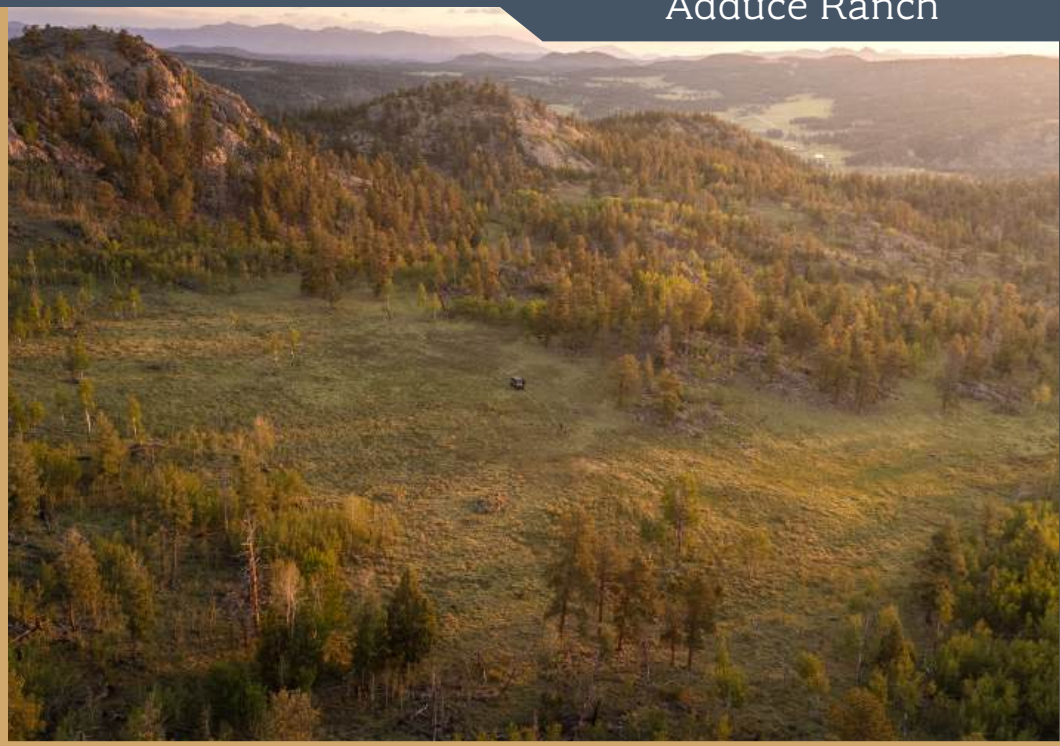
HISTORY

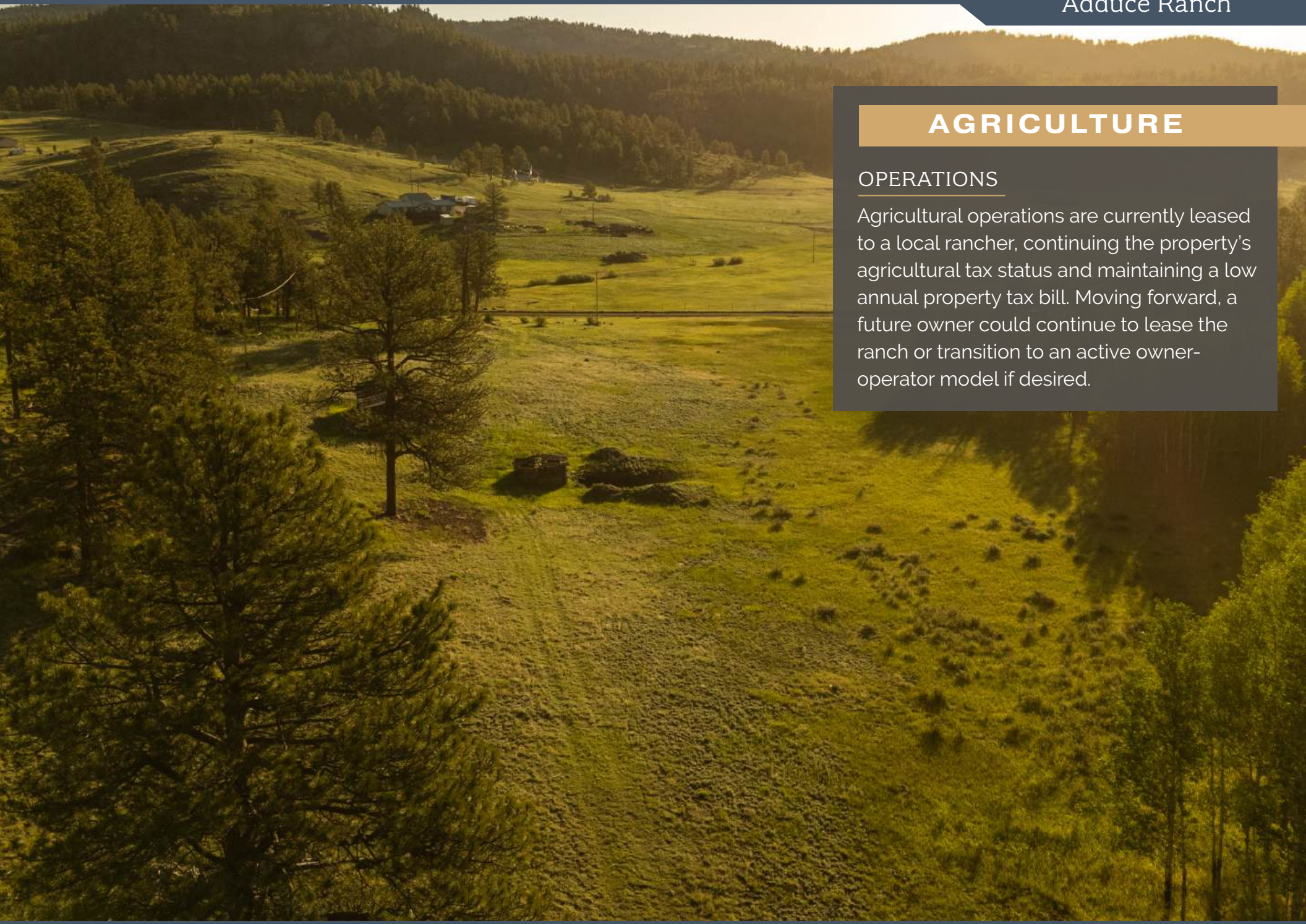
RANCH HISTORY

Held by the current owners for over 30 years, the ranch has received extremely limited use and maintains a uniquely natural state.

REGIONAL HISTORY

Originally established as a supply and transit hub during the 1800's gold rush, the nearby town of Florissant grew rapidly as a stop on Colorado's first railroad over the Continental Divide. Just North of the ranch, Florissant Fossil Beds National Monument showcases once of the most rich archaeological deposits in the world.





AGRICULTURE

OPERATIONS

Agricultural operations are currently leased to a local rancher, continuing the property's agricultural tax status and maintaining a low annual property tax bill. Moving forward, a future owner could continue to lease the ranch or transition to an active owner-operator model if desired.

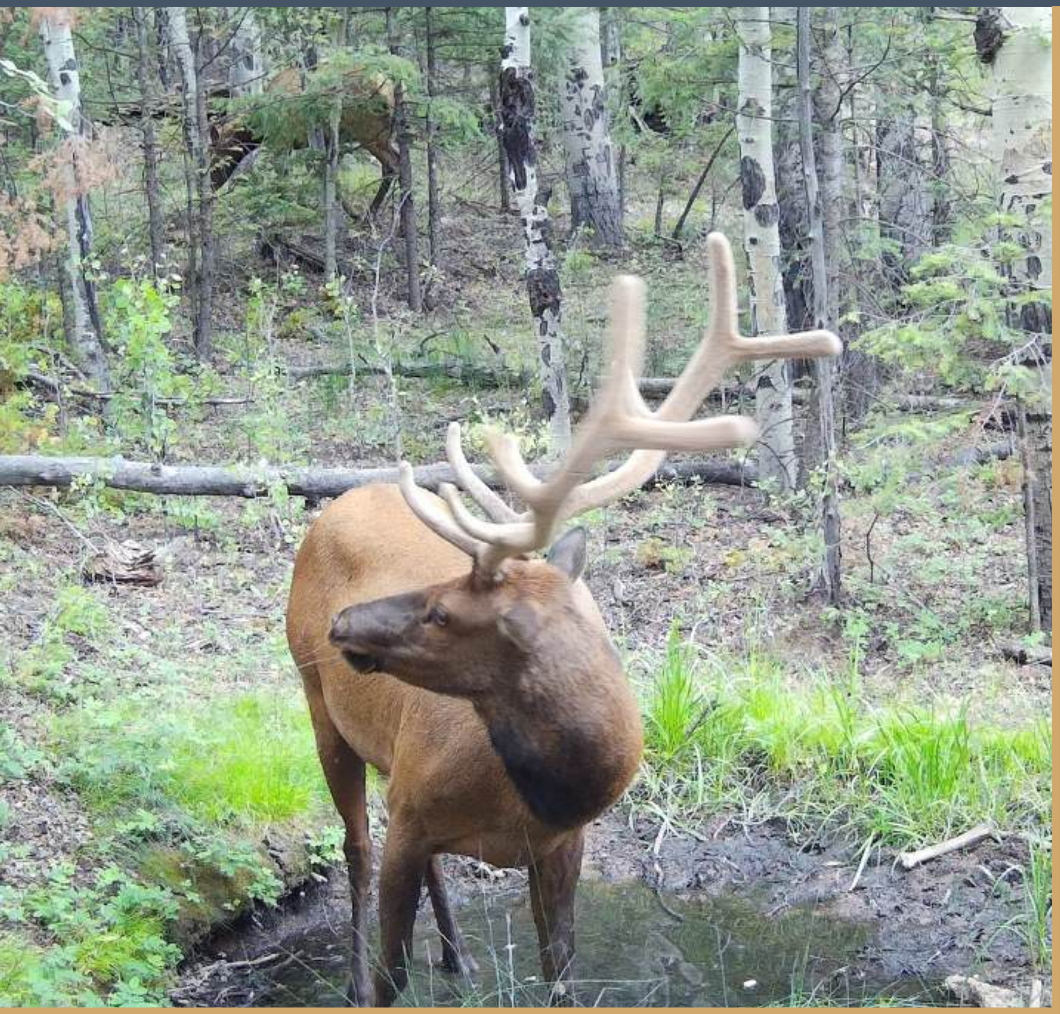
RECREATION

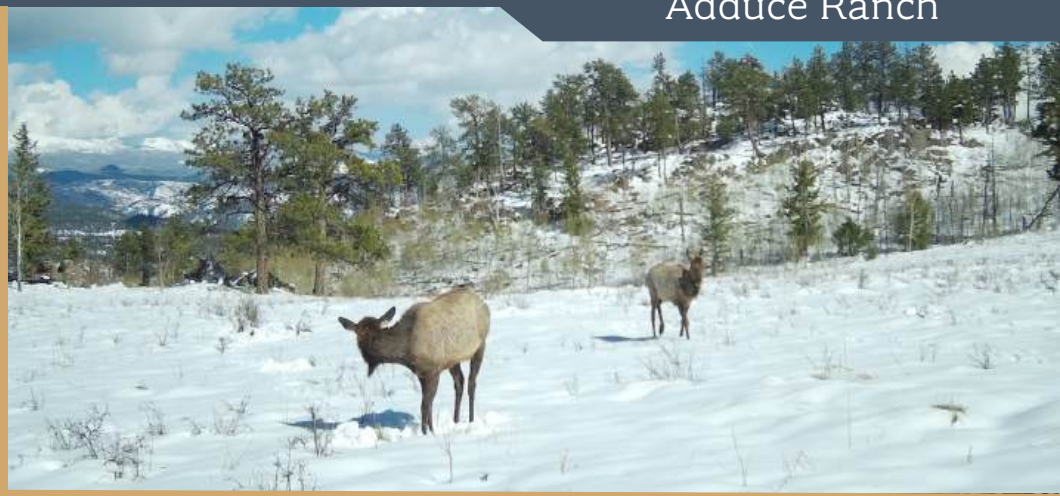
HUNTING

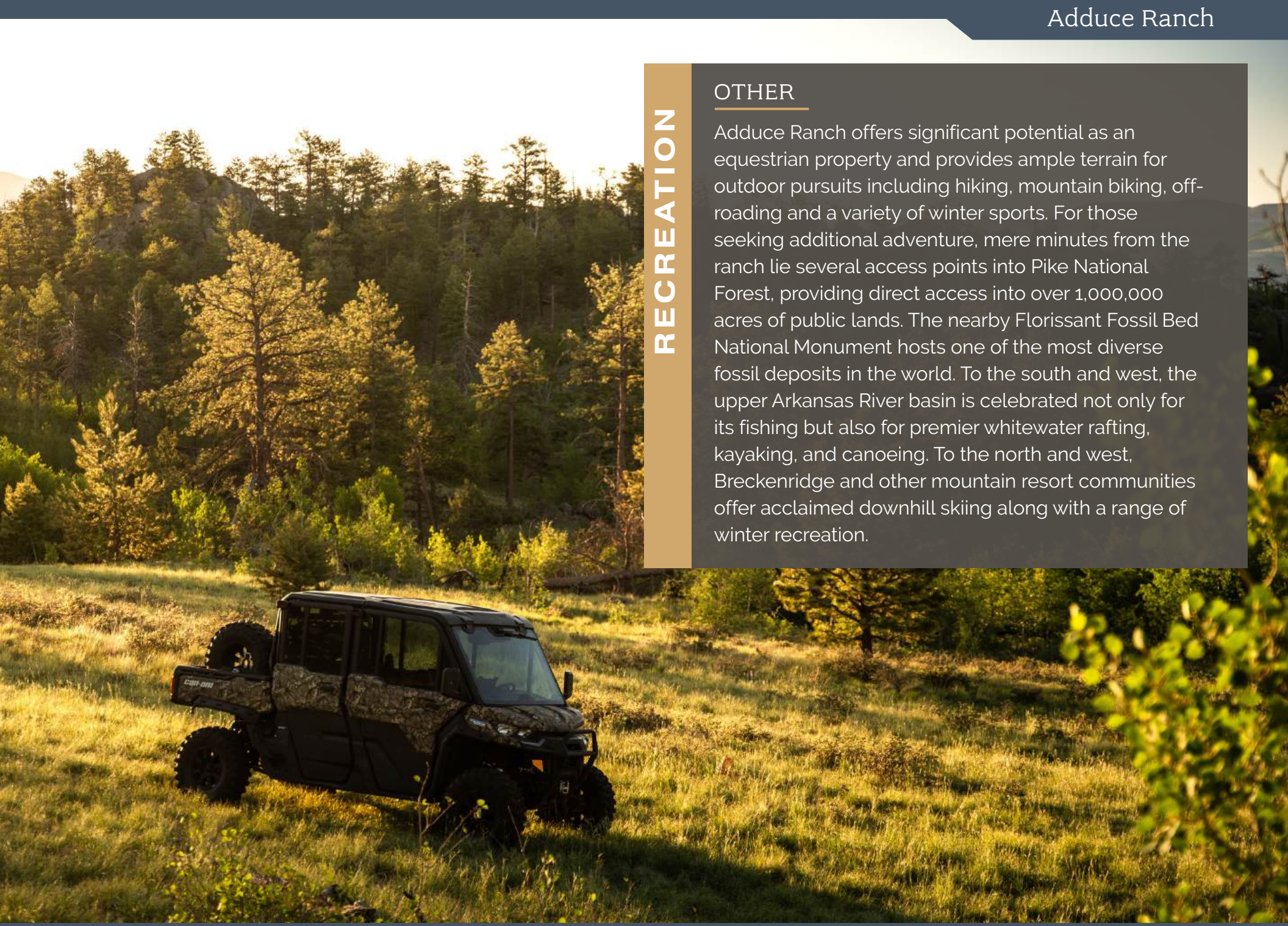
Having gone virtually un-hunted for the last 30 years, Adduce Ranch is a sanctuary for resident and migratory game and boasts phenomenal hunting opportunity. Situated within Colorado's Game Management Unit 581, rifle elk hunting licenses for several seasons can be purchased over-the-counter by residents and nonresidents alike. The ranch's acreage and agricultural tax status qualifies it for landowner deer hunting licenses on a preferential basis through the Landowner Preference Program- these licenses can be utilized by an owner, or monetized through sale if desired. The diverse topography of the ranch suits a variety of hunting styles, from still-hunting in dense timber to glassing from several high vantage points. In addition to elk and deer, occasional opportunities for black bear, turkey, and small game can be found on the ranch as well.

FISHING

Within a half hour of the ranch gate, the renowned South Platte River basin provides exceptional angling across both stillwater and moving-water environments. Several famed reaches of the South Platte have been designated by the State of Colorado as "Gold-Medal" waters, a recognition of their status as premier fisheries boasting impressive aquatic biomass.







RECREATION

OTHER

Adduce Ranch offers significant potential as an equestrian property and provides ample terrain for outdoor pursuits including hiking, mountain biking, off-roading and a variety of winter sports. For those seeking additional adventure, mere minutes from the ranch lie several access points into Pike National Forest, providing direct access into over 1,000,000 acres of public lands. The nearby Florissant Fossil Bed National Monument hosts one of the most diverse fossil deposits in the world. To the south and west, the upper Arkansas River basin is celebrated not only for its fishing but also for premier whitewater rafting, kayaking, and canoeing. To the north and west, Breckenridge and other mountain resort communities offer acclaimed downhill skiing along with a range of winter recreation.

ADDITIONAL NOTES

CONSERVATION VALUE

While the ranch is currently free from Conservation Easements and other encumbrances, it would be a great candidate for future conservation initiatives, particularly given the increasing presence of development in the surrounding area.

INVESTMENT VALUE

Adduce Ranch represents one of the last undeveloped, large-acreage holdings within the immediate area, making it a superb candidate for a variety of investment strategies. For value-add investors, significant opportunity exists to expand the ranch's existing horizontal infrastructure or to pursue low-density subdivision of the property. Alternatively, the ranch's proximity to Colorado Springs and the scarcity of similar properties provide a compelling opportunity for simple, passive investment into a highly desirable land market.

TAXES

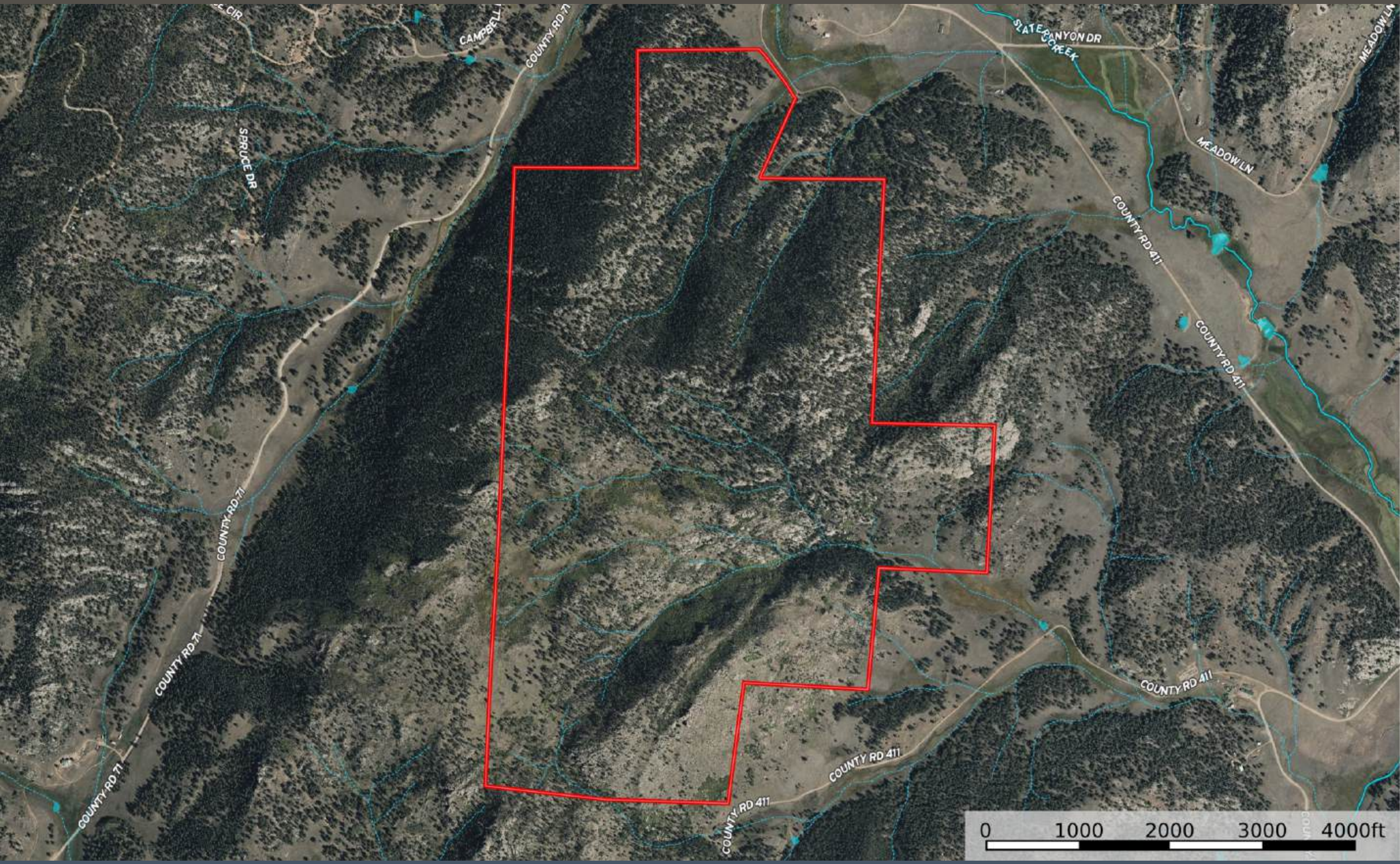
2025: $118.00±

MINERAL RIGHTS

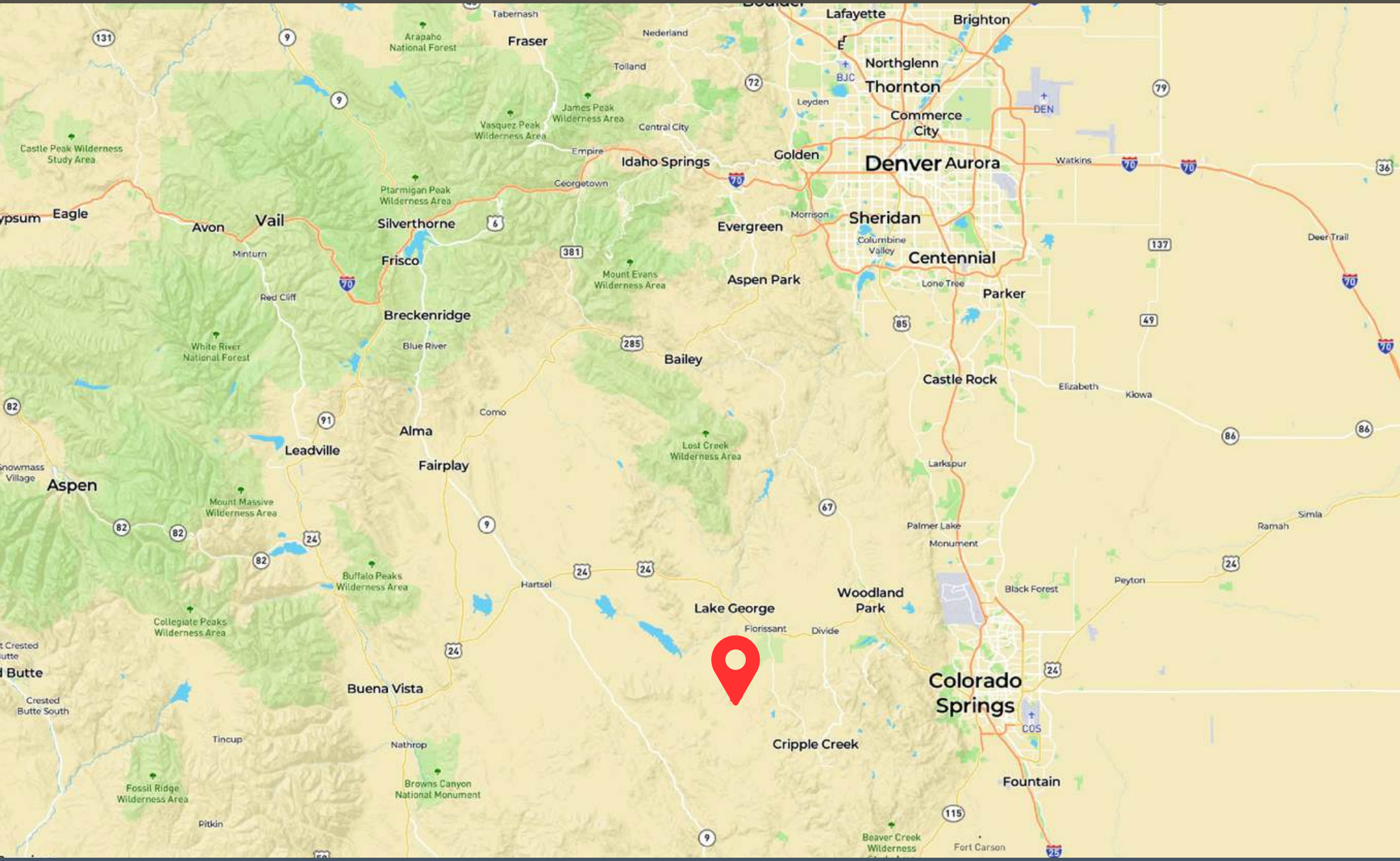
Any minerals and mineral rights owned by the Seller associated with the property will convey.*

*No express warranties are made as to minerals and mineral rights, if any. Buyers should conduct their own due diligence with respect to all minerals, mineral rights and mineral rights-related information.

PROPERTY MAP



REGIONAL MAP



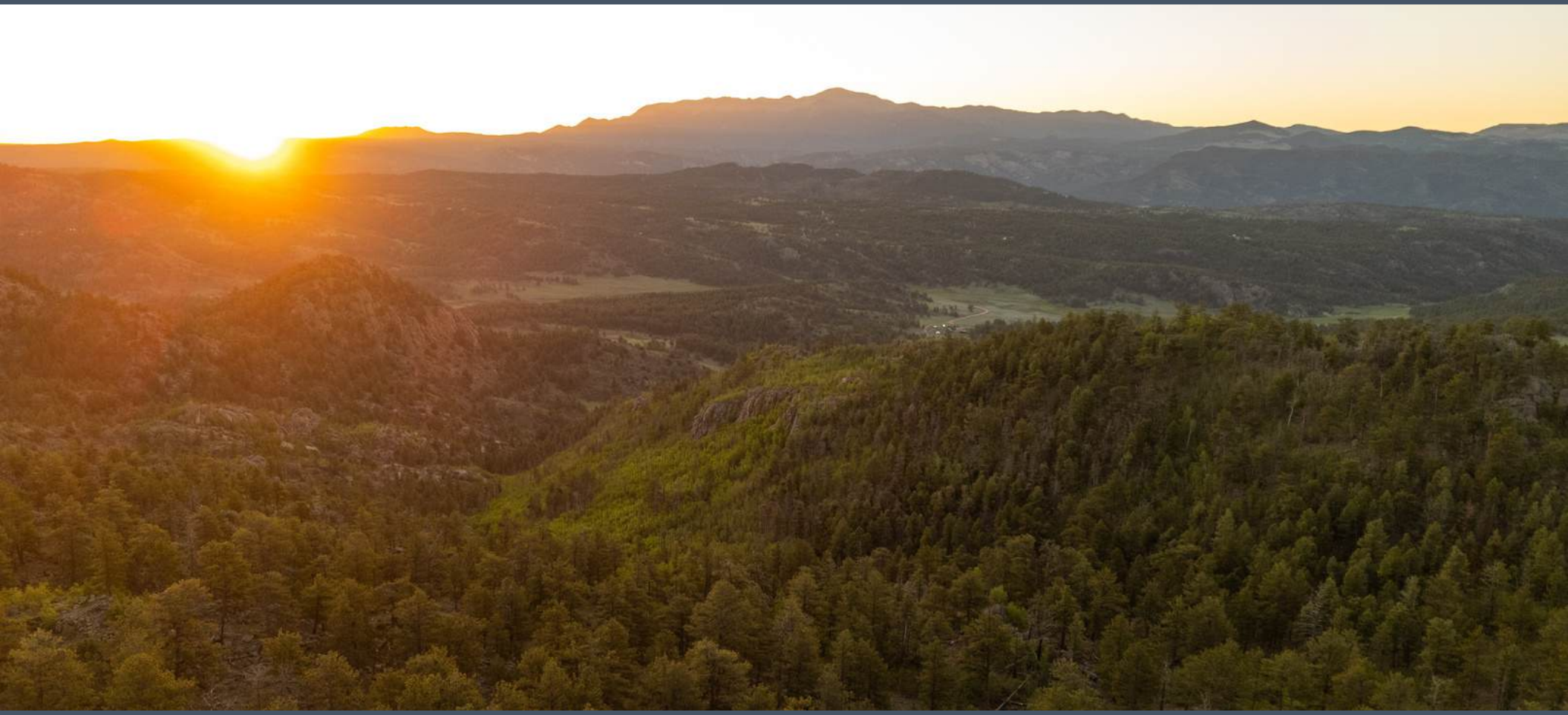
BROKER COMMENT

"Adduce Ranch is one of those rare Front Range ranches that offers convenient access to town while also maintaining a truly private, secluded setting. The ranch is only one hour from Colorado Springs, but you'd never know it standing there while overlooking Pikes Peak and surrounded by Aspens, rugged draws and a plethora of wildlife."

ADDUCE RANCH

Park County, Colorado

645± acres
$2,400,000



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CONFLUENCE
LAND COMPANY

Brokerage. Advisory. Investment.

confluenceland.com
(720) 525-4787

JUSTIN SCHLOSSER

Broker

jschlosser@confluenceland.com

(303) 968-5255

MICHAEL J. LEDGER

Managing Partner

mledger@confluenceland.com

(303) 596-8898

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