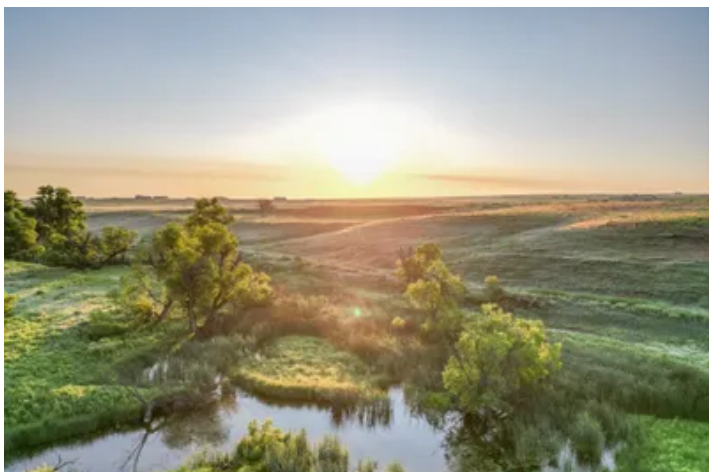


469± Acre Colorado Hunting Ranch for Sale Near Denver
| Comanche Creek, 7.5± Acre Pond, Hunting & Tillable
Land | Adams County
TBD Pass Me By Road
Strasburg, CO 80136

\$1,999,999
469± Acres
Adams County



**469± Acre Colorado Hunting Ranch for Sale Near Denver | Comanche Creek, 7.5± Acre Pond, Hunting & Tillable Land | Adams County
Strasburg, CO / Adams County**

SUMMARY

Address

TBD Pass Me By Road

City, State Zip

Strasburg, CO 80136

County

Adams County

Type

Hunting Land, Farms, Ranches, Recreational Land, Undeveloped Land, Horse Property

Latitude / Longitude

39.911675 / -104.290428

Acreage

469

Price

\$1,999,999

Property Website

<https://greatplainslandcompany.com/detail/469-acre-colorado-hunting-ranch-for-sale-near-denver-comanche-creek-7-5-acre-pond-hunting-tillable-land-adams-county-adams-colorado/84060/>



**469± Acre Colorado Hunting Ranch for Sale Near Denver | Comanche Creek, 7.5± Acre Pond, Hunting & Tillable Land | Adams County
Strasburg, CO / Adams County**

PROPERTY DESCRIPTION

Introducing Comanche Creek Ranch, a rare 469± acre Colorado hunting and recreational ranch for sale near Denver located in Adams County just 13 miles north of Strasburg and only 15 minutes from I-70. Large acreage properties with year-round water, exceptional wildlife habitat, and close proximity to the Denver metro area are increasingly difficult to find.

The ranch features a diverse landscape including approximately 150 acres of productive tillable ground, native grass pasture, and a scenic creek bottom corridor lined with mature hardwood trees and lush grasses. Comanche Creek, a spring-fed stream, flows through the property creating outstanding wildlife habitat and providing a reliable water source for livestock and game.

A 7.5± acre pond is a centerpiece of the ranch and attracts significant numbers of waterfowl each season. The property is known for excellent mallard hunting, making it an exceptional opportunity for waterfowl enthusiasts along Colorado's Front Range. The combination of creek bottom habitat, open grassland, and agricultural fields provides ideal conditions for deer, turkey, and waterfowl.

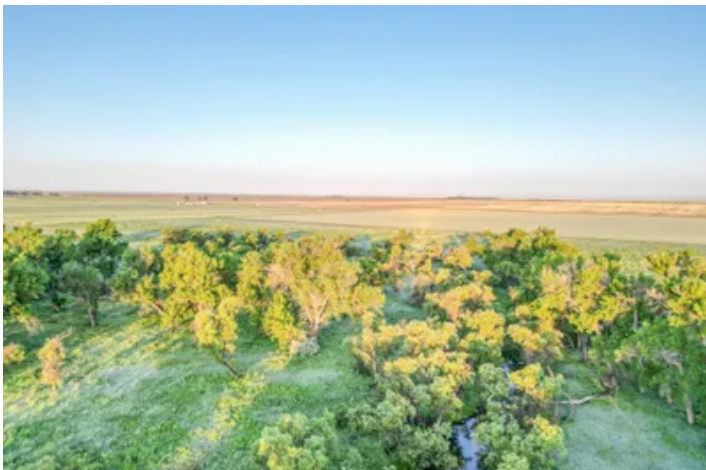
Located in Colorado GMU 99, the property qualifies for the Colorado Landowner Preference Program, providing valuable opportunities for big game hunting permits.

Access is convenient with direct county road frontage, and electricity is located nearby, providing practical infrastructure for future improvements. The property is protected by a conservation easement but includes a 7.5-acre designated building envelope at the southern end of the property, allowing for construction of a private residence overlooking the surrounding plains and creek corridor.

Whether you're seeking Colorado hunting land, recreational property, waterfowl habitat, or a long-term land investment near Denver, Comanche Creek Ranch offers a unique combination of water, wildlife, agriculture, and accessibility.

The details provided have been gathered from sources deemed trustworthy, but their accuracy and completeness have not been independently verified. Great Plains Land Company offers no assurances, warranties, or guarantees regarding the information presented. Great Plains Land Company bears no responsibility or liability for any inaccuracies, omissions, or reliability issues within this content. It is strongly advised that you perform your own thorough, independent investigation of the property and confirm all information yourself. Any decision to rely on this information is made entirely at your own discretion and risk.

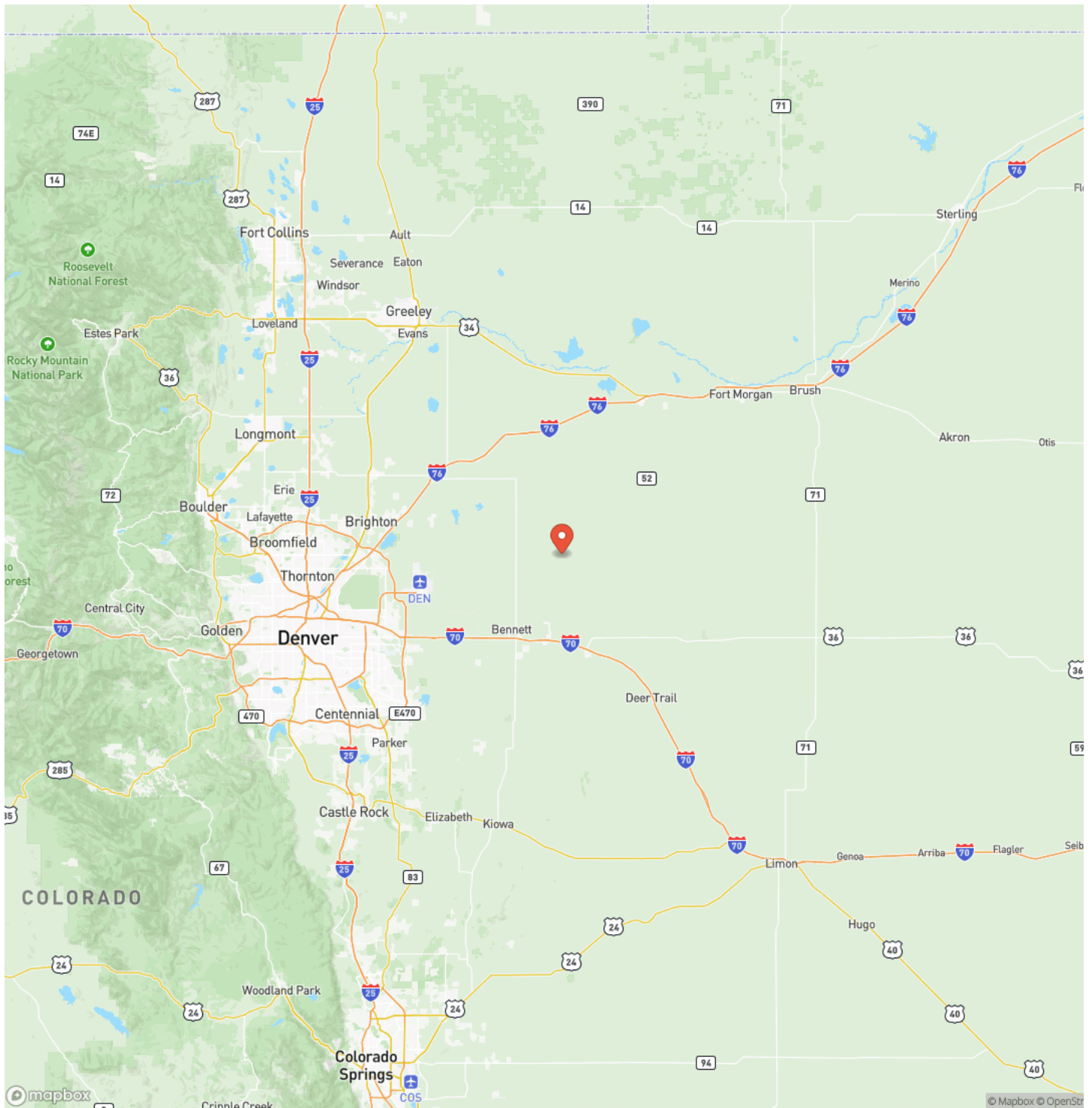
469± Acre Colorado Hunting Ranch for Sale Near Denver | Comanche Creek, 7.5± Acre Pond, Hunting & Tillable Land | Adams County
Strasburg, CO / Adams County



Locator Map



Locator Map



MORE INFO ONLINE:

<https://greatplainslandcompany.com/>

Satellite Map



469± Acre Colorado Hunting Ranch for Sale Near Denver | Comanche Creek, 7.5± Acre Pond, Hunting & Tillable Land | Adams County
Strasburg, CO / Adams County

LISTING REPRESENTATIVE

For more information contact:



Representative

Ethan Janicki

Mobile

(303) 963-6738

Email

ethan@greatplains.land

Address

3460 E. Nielsen Ln

City / State / Zip

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

MORE INFO ONLINE:

<https://greatplainslandcompany.com/>

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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