

# JAGERS RANCH

**OFFERED EXCLUSIVELY BY:**

**2** GENE CRUIKSHANK, ALC  
Owner/Broker

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Licensed in Colorado, Kansas, Oklahoma & New Mexico

**CRUIKSHANK REALTY, INC. IS EXCITED TO PRESENT THE JAGERS RANCH FOR SALE. WE BELIEVE THIS RANCH OFFERS A VARIETY OF MANAGEMENT AND OPERATION OPTIONS. THE RANCH, HISTORICALLY, HAS PROVEN ITSELF AS A GRASS-PRODUCING MACHINE. NATURAL SPRINGS IN ROCK OUTCROPPINGS AND CREEK BOTTOMS THROUGHOUT THE RANCH ADD TO PRODUCTIVITY AND EASE OF OPERATION. IT IS A REMOTE RANCH, YET VERY ACCESSIBLE VIA ALL WEATHER COUNTY ROADS. THE JAGERS RANCH, COMPLETE WITH CREEK BOTTOMS, LEVEL TOP DRAWS, SPRINGS, AND ROCK OUTCROPPINGS IS WHAT RANCHING IS ALL ABOUT IN SOUTHEAST COLORADO.**

**GENERAL DESCRIPTION:** CRUIKSHANK REALTY, INC. is proud to present The Jagers Ranch. Open to rolling with flat to steep rocky creek bottoms and draws, excellent improvements. The Ranch is a well-balanced ranch offering excellent sod coverage and terrain, making it very easy for livestock to traverse across the ranch. The Ranch elevation ranges from 3960 to 4420 feet above sea level. There are three intermittent creeks which run through different areas of the ranch. Two of the creeks, East Mud Creek and Middle Mud Creek, merge on the ranch and are home to numerous springs and water holes. Very few cedar trees inhabit the property, giving an indication of the good loamy fertile soils found throughout the ranch. The improvements are centrally located on the ranch along a gravel county road.



**LOCATION:** The Jager's Ranch Headquarters is situated in Southeast Colorado, 31 miles SE of Lamar, CO. which is the major trade center area. Other area towns include Las Animas, 31 miles northwest; Springfield, 27 miles southeast; and La Junta, 49 miles northwest which offers two of the area's largest and most active auction facilities. Lamar and La Junta are both home to two Community Colleges and both have very adequate medical facilities and hospitals. Lamar is located at the intersection of two major coast to coast and boarder to boarder highways, US Highway 50 and US Highway 287. These highways allow for easy access to Colorado's front range areas and to the states of Kansas, Oklahoma, New Mexico, and Texas.

**WATER:** The Jagers Ranch is a very diversely watered ranch, having wells with submersible pumps on a pipeline, windmills, a solar pumped well, and productive springs scattered throughout the ranch. There are 6 windmills, one solar pumped well, and 5 separate wells with submergible pumps on the Ranch. Two of the submergible wells supply a total of eight tanks on two separate pipelines. One of the submergible wells supplies 7 tanks, another submergible well supplies one tank as well as the house and corrals. One well is inactive. There are approximately 12 undeveloped springs plus 2 clusters of multiple springs that stretch for over a mile each. An additional spring is developed and supplies one tank.



**IMPROVEMENTS:**

Headquarters – The home, located at the headquarters, is recently remodeled consisting of 1,600 Square Feet, 3 bedrooms, two baths, and new forced air furnace and central air conditioning. It has a two-car garage with breezeway and a stucco exterior.

Corrals – The corrals are pipe and cable with six pens and two continuous flow water tanks. There is a large set of corrals with a good loading chute, scales (red-tagged), and a 11' X 60' lean-to. At the north end of the corrals and attached to the lean-to is a 34' X 56' rock barn.



**SIZE:**

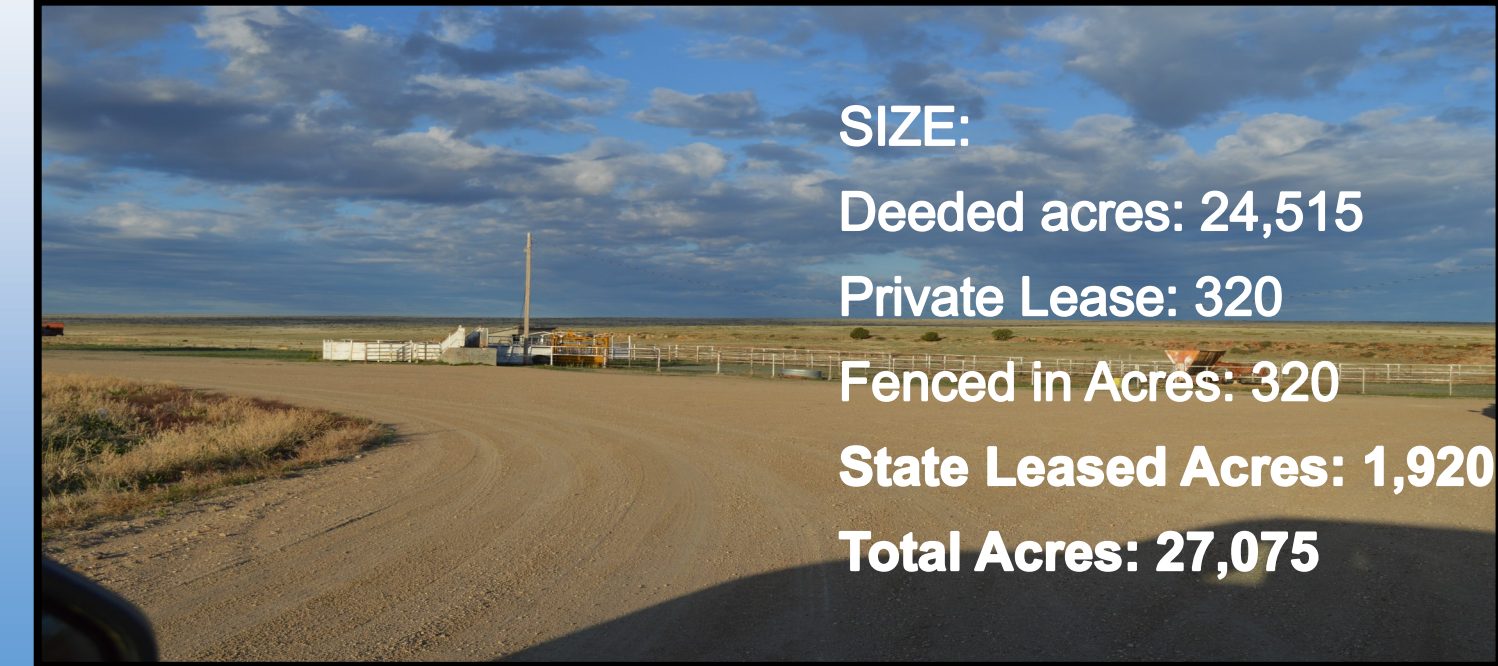
**Deeded acres: 24,515**

**Private Lease: 320**

**Fenced in Acres: 320**

**State Leased Acres: 1,920**

**Total Acres: 27,075**



**CARRYING CAPACITY:**

The Ranch can be operated as a Cow/calf or yearling operation. The yearling stocking rate is estimated to be between 12 to 15 acres per yearling during the 5½ month season. A cow/calf operation should figure on 40 acres per animal unit yearlong. The carrying capacity of any ranch depends on management practices and Mother Nature.

**VEGETATION:**

The fertile soils associated with the Jager's Ranch support a variety of productive grasses including Blue Grama, Western Wheat, Side Oats, Indian Rice, and some Blue Stem all mixed throughout the Ranch. With the different seasons of these grass varieties, grazing remains productive throughout the grazing season. In the bottoms and flats of East and Middle Mud Creeks, the grasses often change to meadow grasses.

**CLIMATE:**

The area climate can be characterized by abundant sunshine, low humidity, and mild winters. The winters high temperatures range from mid 60s to low 70s to lows of sub-zero during the winter months. Winter snow fall generally melts off within a few days. The average annual precipitation is approximately 13 to 15 inches, with most of the moisture falling during the growing season.



Other Corrals – There are 2 other sets of corrals. The one located in the west pasture is bull wire construction and the other is located at the North end of the Ranch. This area also has a large metal shop building.

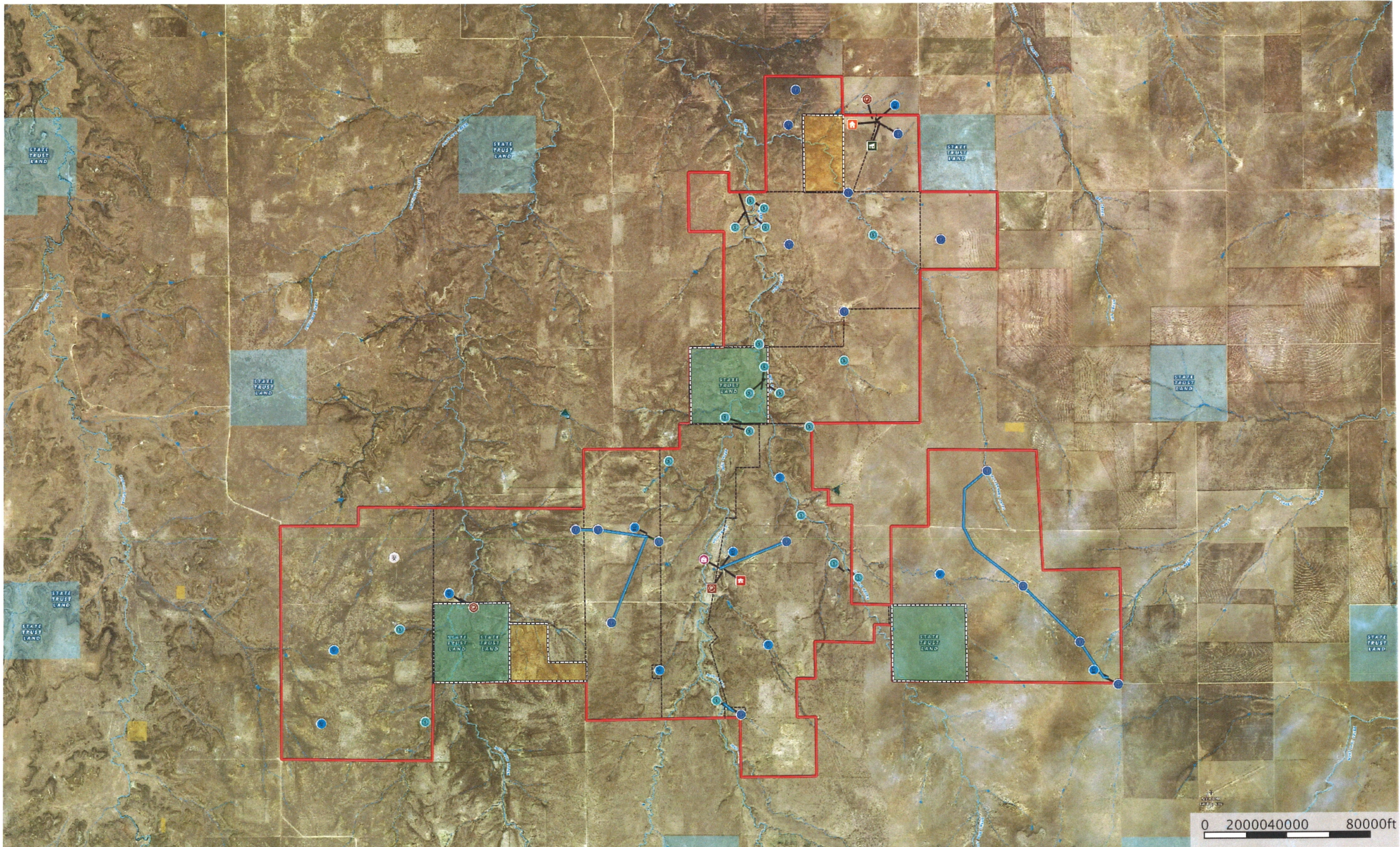


**TOPOGRAPHY:**

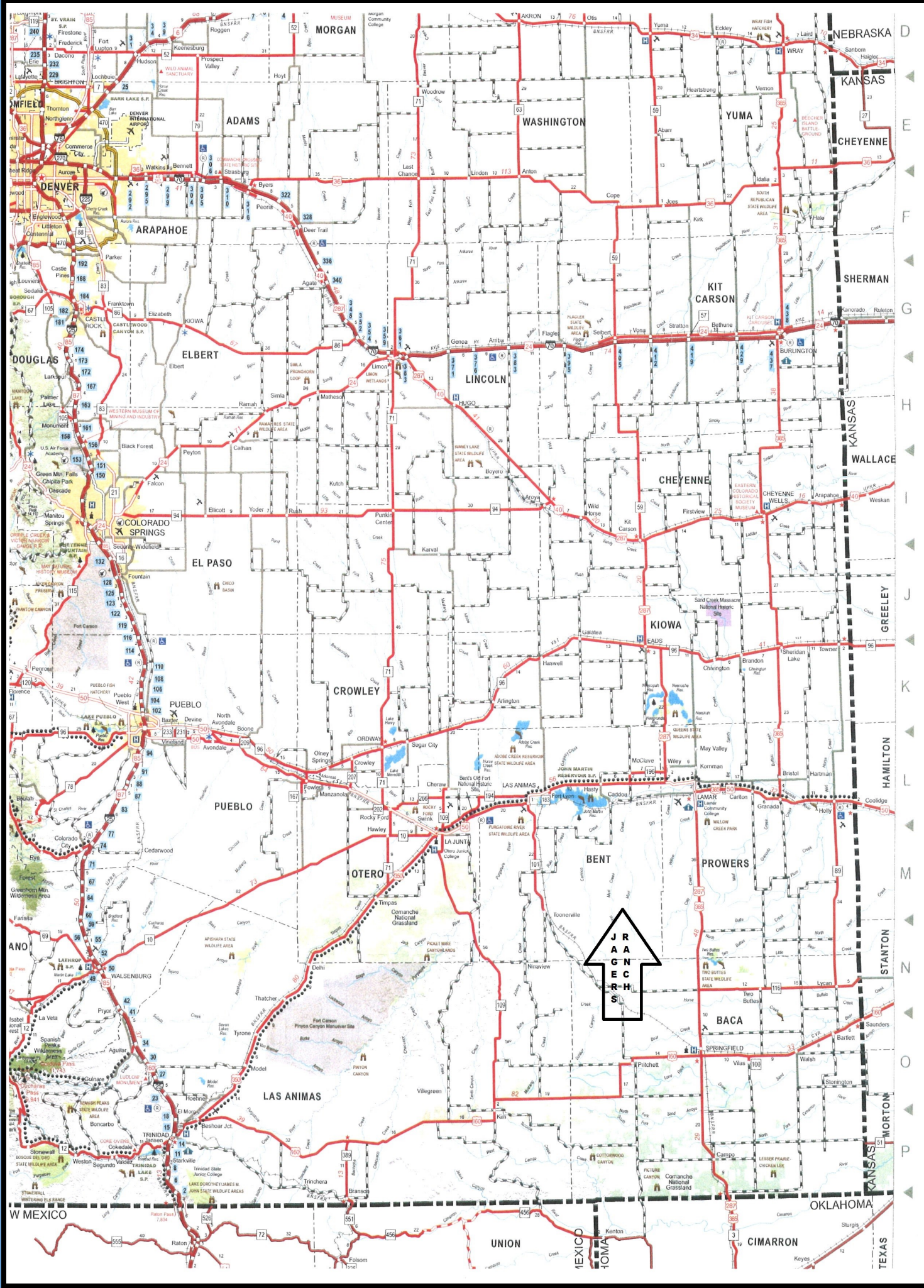
The Ranch has picturesque terrain that includes rocky outcroppings on hillsides and creek banks, gently rolling grass topped hills, to flats in the creek bottoms.



JAGERS RANCH  
Bent County, Colorado, 27076.1 AC +/-



- Well
- Drinking Tank
- Metal Storage Building
- House
- Spring
- Windmill
- Pens
- Main House
- Pipe / Cable Corrals
- Rock Barn
- Solar well / Tank
- Fence
- Pipeline
- Fence
- Boundary
- Pond
- Boundary
- Forest Service
- State Land
- Fish and Wildlife
- National Park
- Other
- BLM
- Stream, Intermittent
- River/Creek
- Water Body



**MINERALS: All Seller's interest.**  
**TAXES: \$8,389.08**  
**PRICE: \$11,507,000**