



1924 South Ulm Street
 Watkins, CO 80137
 COMMUNITY: GRASS PASTURE

MLS # 2175913
 PRICE \$819,000



Single Family



3618 SQFT



4 Beds



3/2 Baths



2 Car



41.14 Acre

PROPERTY DETAILS

Howdy homebuyers! Welcome to the Bonnie Bluff Ranch in unincorporated Arapahoe County! Bonnie Bluff Ranch is located a short one mile off the asphalt and boasts as one of the finest agri-properties in the area. The home sits adjacent to Box Elder Creek and is framed by rolling bluffs to the West. This stick framed and fully remodeled home sits atop 41 dividable acres and has many great options including a 95% efficient furnace and generator back up wiring. The ranch has been a working cattle operation and is ready for your cattle and horses or simply lease the farm out and enjoy the meadowlarks singing! The property produces sub-irrigated grass alfalfa hay and is chock full of wildlife including turkeys, deer and antelope. The pond is host to crappie, bluegill, bass and a few croaking bullfrogs! Our massive shop with loft game room waits for your car collection, RV's or... let your imagination and business ideas run wild! The shop has 220 service and full concrete floors. The ranch operation also includes a newly constructed pole building fully permitted for agricultural use! Heading inside the home the beautiful remodel is ready for you and yours to make it your own. New features throughout including tile and shower enclosures make this the perfect ranch home. Easy mother in law access on the lower walkout. This is a truly unique and

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fantastic property with a myriad of opportunity. Rarely do these fine places come available. Impossible to duplicate for this very reasonable price! Now is the chance to get your trophy dream home !



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