

WHITTLESEY RANCH

Colorado • Douglas County • Parker

The logo for Ranch Marketing Associates (RMA) consists of the letters 'RMA' in a white, stylized, sans-serif font. The 'R' and 'M' are connected at the top, and the 'A' is positioned to the right of the 'M'. The logo is centered horizontally in the lower third of the image.

RANCH MARKETING ASSOCIATES





WITH BREATHTAKING VIEWS OF THE CONTINENTAL DIVIDE, gentle topography and desirable building sites, this ranch has substantial potential as an equestrian estate or hobby ranch. At an ideal size of approximately 160 acres, the ranch will provide ample opportunity for the owner to create their dream property.



Location & Area

Located in Parker, Colorado, known for its multitude of recreational activities and clean living, the ranch is yet a short 30-minute drive to the big-city life of Denver. Nearby communities include Castle Rock, Stonegate, The Pinery and Dove Valley, which is the home of the Denver Broncos training facility and headquarters.



Recreation

Parker maintains nearly 30 miles of paved, multi-use trails and over 6 miles of equestrian trails. Popular uses include horseback riding, bicycling and cross-country skiing. The nearby Salisbury Equestrian Park, Rueter-Hess Reservoir and the renowned Colorado Golf Club are all just a short drive from the property.



Property Overview

The ranch consists of gently varying terrain of native grasses and evergreen trees which frame the spectacular views of the snow-capped Rocky Mountains. The property is currently in A 35 zoning, yet there is significant development potential in one of the most desirable areas of the state.



Improvements

The ranch improvements include a fully fenced perimeter.

Water

The owner will convey 220 acre feet of water rights with the sale of the ranch.



Broker's Comments

A special property offering equestrian and development possibilities. For those looking for a desirable area, peaceful surroundings, amazing views and privacy, Whittlesey Ranch is for you.

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Whittlesey Ranch is available for \$4,950,000.

The property is available for private showings to qualified purchasers.

Broker cooperation invited.

For more information, contact

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The logo for Ranch Marketing Associates (RMA) consists of the letters 'RMA' in a bold, black, sans-serif font. The 'R' and 'M' are connected at the top, and the 'A' is slightly offset to the right.

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