



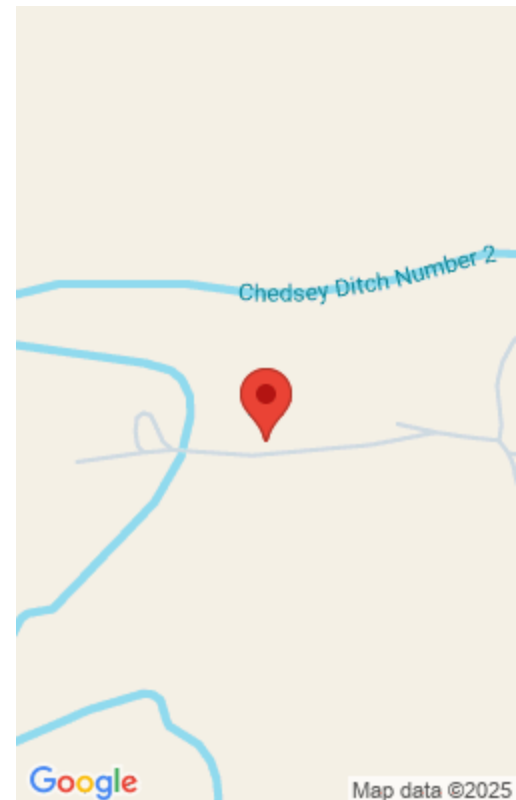
**\$10,750,000**

## **6742 JCR 24, COALMONT, CO 80430, USA**

<https://www.breckmtn.com>

In Colorado's North Park, Eagle's Wing Ranch presents a rare opportunity to own a contiguous 1,285± acre, heavily watered, income-producing ranch in one of the state's most scenic and agriculturally rich regions. The fully operational property may include a professionally managed 150+ head bison herd, capitalizing on the growing demand for premium, grass-fed bison meat....

- 0 baths
- ImprovedLand, Residential
- Land
- Active



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# Basics

<b>Type:</b> ImprovedLand, Residential	<b>Status:</b> Active
<b>Category:</b> Land	<b>Lot size, sq ft:</b> 55974600, 1285 sq ft
<b>Bathrooms:</b> 0 baths	<b>OriginatingSystemName:</b> SUMMIT
<b>MLS ID:</b> S1061381	<b>Lot Size Acres:</b> 1285 acres
<b>Date Added:</b> 2025-07-08	<b>Days On Market:</b> 1

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# Building Details

<b>Water Source:</b> Well	<b>Lot Features:</b> StreamCreek
<b>Subdivision Name:</b> METES AND BOUNDS - ALL	<b>Virtual Tour URL Branded:</b> <a href="https://fayranches.com/property/eagles-wing-ranch-colorado/">https://fayranches.com/property/eagles-wing-ranch-colorado/</a>
<b>Parcel Number:</b> r001559	<b>Waterfront:</b> No
<b>Heating:</b> No	<b>Land Lease:</b> No
<b>ViewYN:</b> No	<b>Lot Size Area:</b> 1285 sq ft
<b>Open Parking:</b> No	

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# Amenities & Features

<b>Utilities:</b> ElectricityAvailable, NaturalGasAvailable, Propane, PhoneAvailable, SepticAvailable	<b>Fireplace:</b> No
<b>Spa:</b> No	<b>CoolingYN:</b> No
<b>Pets Allowed:</b> No	<b>PoolPrivateYN:</b> No
<b>Lot Features:</b> StreamCreek	

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# Expenses, Fees & Taxes

<b>Tax Annual Amount:</b> \$9,946	<b>Tax Year:</b> 2024
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## Miscellaneous

**Current Use:**

Agricultural,Farm,Fishery,Hunting,Irrigation,Livestock,Residential,Recreational,SingleFamily

**Exclusions:**

No

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## Listing Information Courtesy of:

**Agent Name:** Ren Martyn

**List Office Name:** FAY RANCHES INC

