



RAMPART CANYON RANCH



2833 N State Highway 67 | Sedalia, CO 80135
275+ Acres • Sub-dividable • A1 Agricultural • Borders Open Space

THE
RE/MAX
COLLECTION

RE/MAX ALLIANCE

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Welcome to Rampart Canyon Ranch ... a rare opportunity to own, build, work, and play on 275+ acres of sub-dividable land. Located in Sedalia, this spectacular retreat borders Nelson Open Space and Pike National Forest and offers breathtaking, panoramic views of the front range and Roxborough Park.

The homestead consists of two custom-built separate use areas including a 1,250 SF luxury residence attached to a 6,699 SF professional industrial studio, each carefully crafted with post and beam construction, corten siding, and distinctive tie beam bracketing. Also included is a 3,782 SF two-story barn. Visit rampartcanyonranch.com for more information and to enjoy a complete interactive media experience right now.



BOUNDARIES



275+ Acres, Highly Sub-dividable
1,250 SF Luxury Home + 6,699 SF
Industrial Studio

Prime Hilltop Home Sites

Spectacular Views

Radiant Floor Heating

Custom Walnut Cabinetry

Beetle Kill Ceilings

Three-Phase Power and Gradient
Slab Floors

Commercial Generator

Wraparound Driveway, 6 Covered Bays,
4 Pads + Ample RV Parking

3,782 SF Two-Story Barn with
Loading Dock and Hayloft

Fenced + Cross Fenced

Miles of Private Trails

Abundant Wildlife

Special Hunting Permits

3 Wells, 1 Pond, 1 Spring

No HOA | County-maintained Roads

Income Producing / Free Internet

Yaks negotiable



Exclusively Marketed By

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RAMPART CANYON RANCH

- ✓ 275+ Acres, Prime Hilltop Home Sites, Miles of Private Recreation Trails
- ✓ 1,250 SF Luxury Home + 5,330 SF Industrial Studio
- ✓ 3,782 SF Two-Story Barn with Loading Dock and Hayloft
- ✓ Three-Phase Power and Gradient Slab Floors
- ✓ Wraparound Driveway, 4 Parking Pads, 6 Covered Bays
- ✓ 3 Wells, 1 Pond, 1 Spring, Abundant Wildlife
- ✓ Easy Commutes to the Metro Area and DIA

GETTING PLACES

CENTENNIAL AIRPORT	30 MINS
DENVER INTERNATIONAL AIRPORT	50 MINS
CASTLE ROCK	15 MINS
METRO DENVER	30 MINS
COLORADO SPRINGS	60 MINS

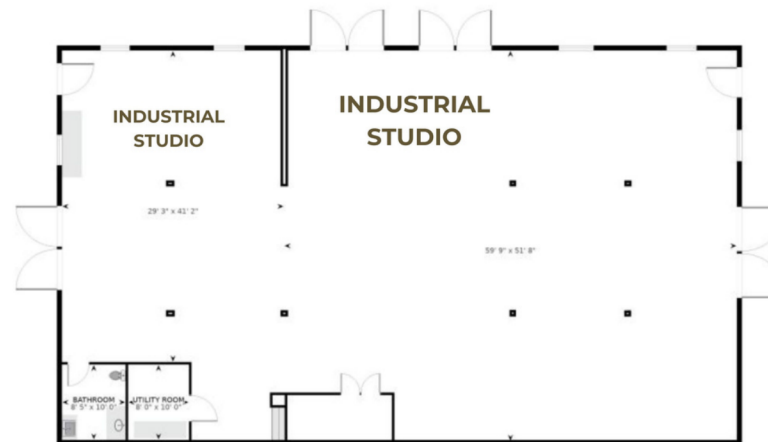
HOMESTEAD — UPPER LEVEL

MAIN FLOOR Inside Area 3364 ft²

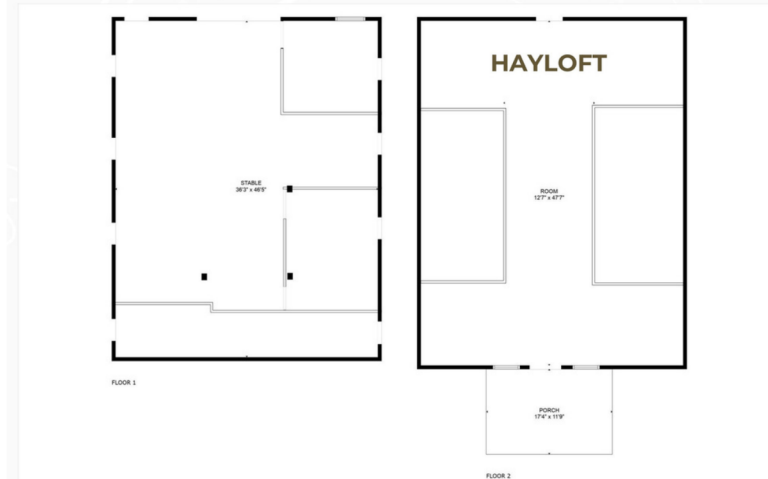


HOMESTEAD — LOWER LEVEL

BASEMENT Inside Area 4585 ft²



TWO-STORY BARN



This retreat has miles of private trails to explore by foot or ATV to enjoy hiking, snow shoeing, horseback riding, mountain biking, even dirt biking. Wildlife in the area is abundant with mule deer, turkey, elk, and an occasional bear passing through. Special landowner hunting permits are available from the state.

LIVE, WORK, THRIVE ...

with ease, convenience, and room to breathe. Located only 5 minutes from Santa Fe Drive, 30 minutes from Denver, and 50 minutes from DIA, this one-of-a-kind opportunity is literally BURSTING with potential. Schedule your private tour today. ramapartcanyonranch.com