

P R E S E N T I N G



275+ ACRES | SUBDIVIDABLE

RESIDENTIAL | RECREATION

ZONED A-1 AGRICULTURAL

DOUGLAS COUNTY

PARCEL 2503-052-00-003

BY APPOINTMENT ONLY

PRESENTED BY

RE / MAX ALLIANCE

MICHELLE SCHWINGHAMMER

303-638-8711

michelle@schwingstate.com

ALICIA SEXTON

303-748-4029

evergreen4sale@gmail.com

RAMPARTCANYONRANCH.com



RAMPART CANYON RANCH



TABLE OF CONTENTS

Overview

Location

Luxury Residence

Industrial Studio

Two-story Barn

Floor Plans

Unique Features

Photos & Video

Area Recreation

Live, Work, Thrive

Boundaries

Appointments

Listing Brokers

Marketing Disclosure

OVERVIEW

Welcome to Rampart Canyon Ranch ... a rare opportunity to own, build, work, and play on 275+ acres of sub-dividable land bordering Nelson Open Space and Pike National Forest offering breathtaking 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.

2833 N State Highway 67, Sedalia CO 80135 • rampartcanyonranch.com

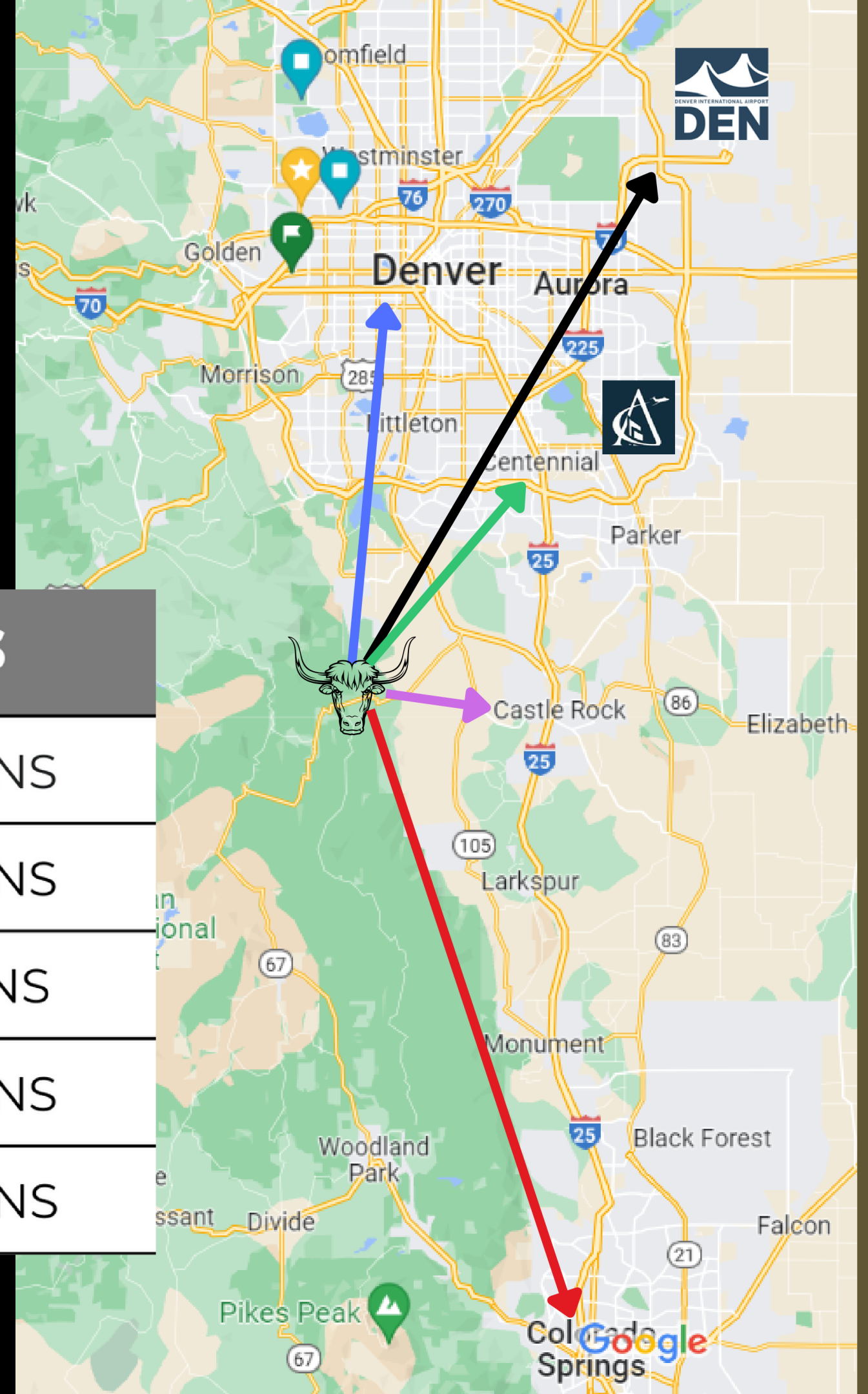
THE
RE/MAX
COLLECTION

HIGHLIGHTS

- ✔ 275+ Acres, Prime Hilltop Home Sites, Miles of Private Recreation Trails
- ✔ 1,250 SF Luxury Home + 6,699 SF Industrial Studio
- ✔ 3,782 SF Two-Story Barn with Loading Dock and Hayloft
- ✔ Three-Phase Power and Gradient Slab Floors
- ✔ Wraparound Driveway, 6 Covered Bays, 4 Pads + Ample RV Parking
- ✔ 3 Wells, 1 Pond, 1 Spring, Abundant Wildlife



The property entrance is located off Hwy 67, just a 30 minute drive from downtown Denver. Easy year-round access, located off a County maintained road.



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

L O C C A T I O N



LUXURY RESIDENCE

- ✓ 1,250 SF
- ✓ 1 Bed
- ✓ 1 Bath
- ✓ Gourmet Kitchen
- ✓ Living, Dining, Deck
- ✓ Views

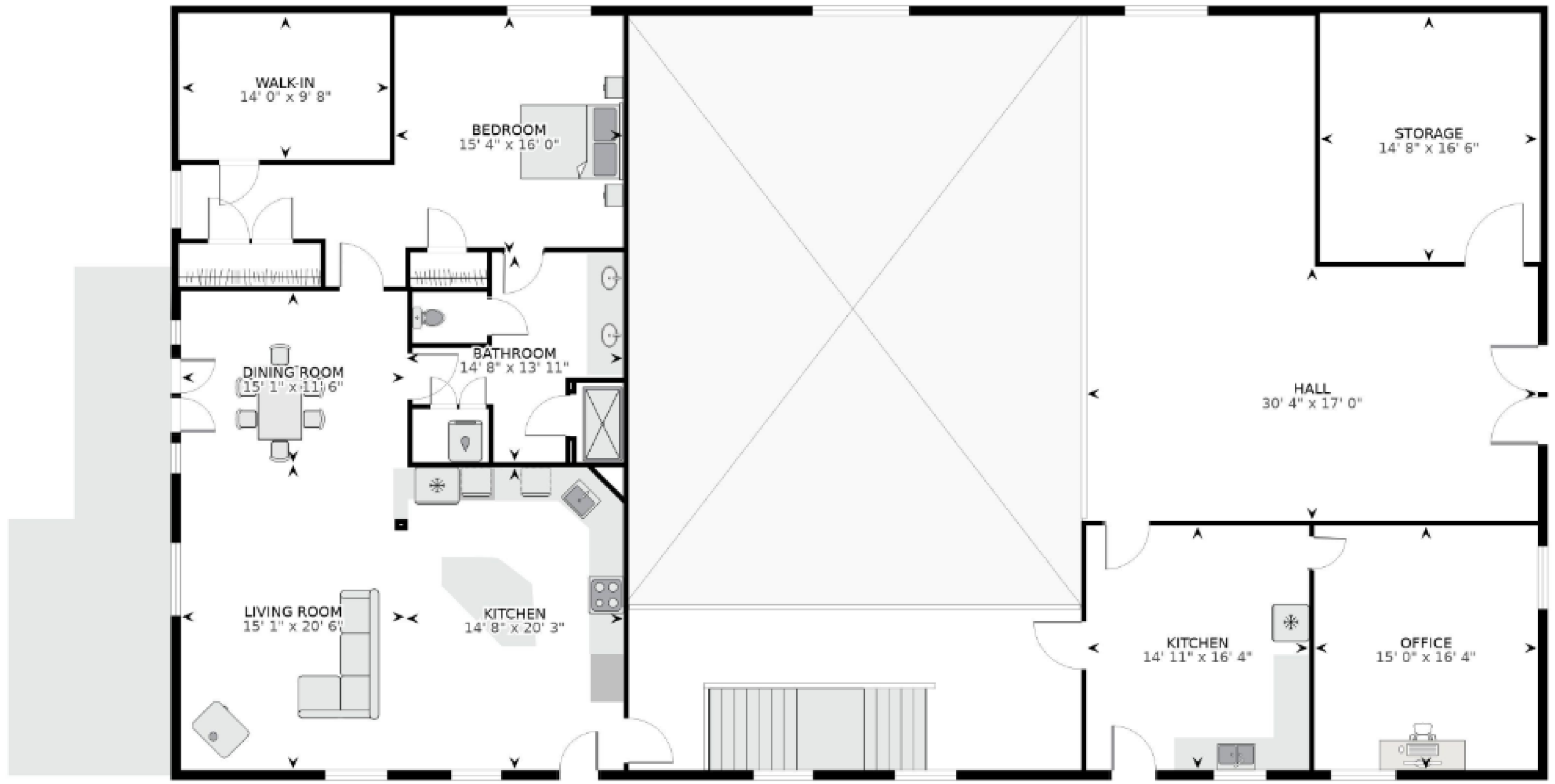
WELCOME HOME

This 1,250 SF luxury home features mountain meadow views, walnut floors, and beetle kill tongue and groove ceilings. The gourmet kitchen soars with custom walnut cabinets. Living and dining areas are sun filled throughout the year, open onto an expansive deck, and warmed in winter by a charming wood stove and radiant floor heating.

The bedroom is quiet and comforting with two closets and a storage nook. The three-quarter bath expands into the home's artistically crafted ceiling, offering an inviting walk-in shower while conveniently tucking away a full-sized laundry closet.

2833 N State Highway 67, Sedalia CO 80135 • rampartcanyonranch.com

THE
RE/MAX
COLLECTION



INDUSTRIAL STUDIO

- ✓ 6,699 SF
- ✓ 3-Phase Power
- ✓ Gradient Slab Floors
- ✓ Commercial Generator
- ✓ Kitchen, Office, Breakroom
- ✓ Bathroom with Dog Bath



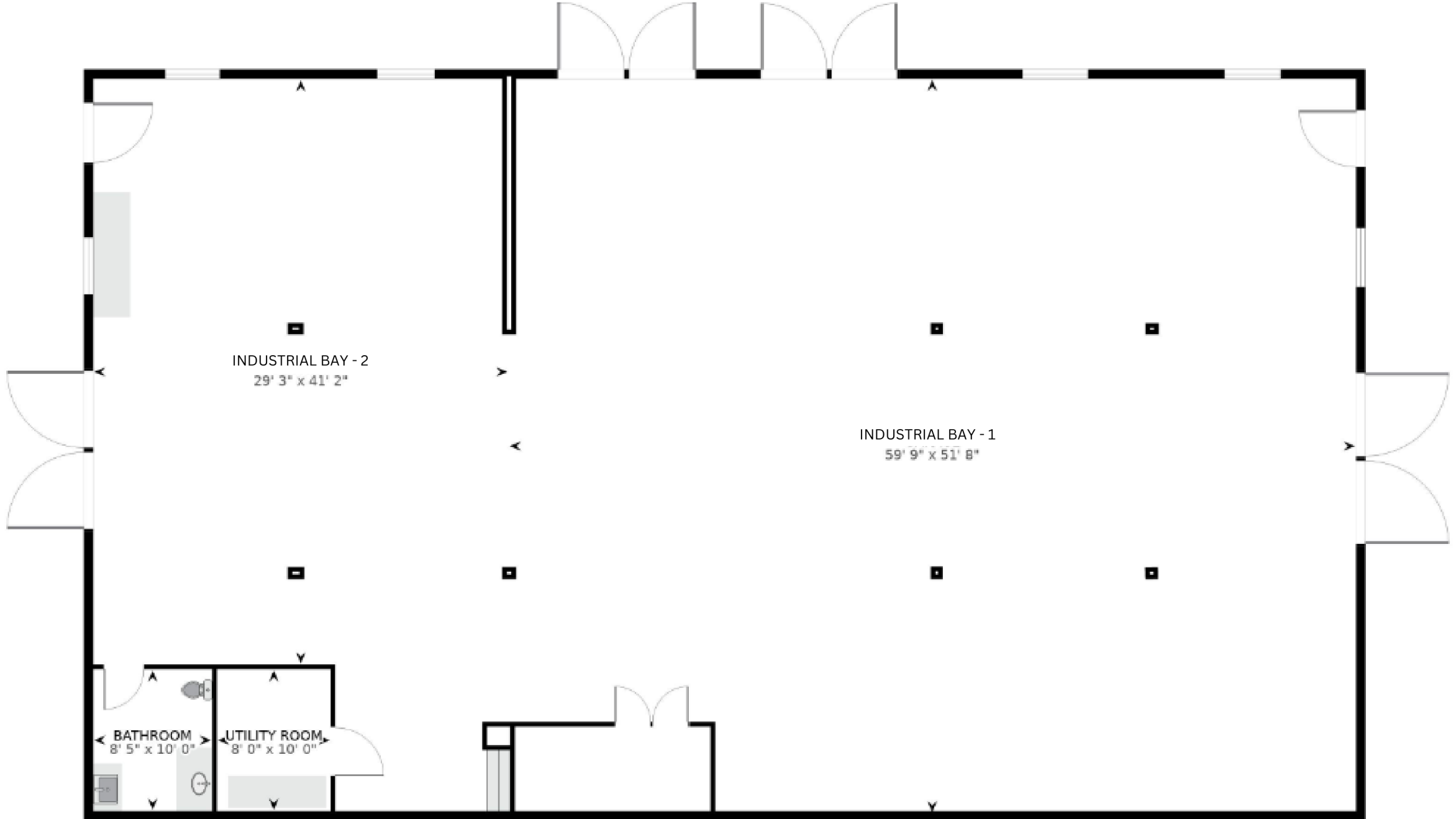
LET'S GET TO WORK

From an impressive catwalk, enter into a high-powered, high-volume, high-efficiency, 6,699 SF trade space built to multi-use code with double-rocked walls, gradient slab floors, and three-phase power. In the event of emergency, a commercial generator system with separate propane tank can run the entire homestead FOR A WEEK.

In the upper loft you will find an office, breakroom/mini-kitchen and industrial storage. Cupola windows open from above allowing fresh air in, while a massive commercial fan keeps the studio comfortably temperature-controlled all year round. Below, get to work through four towering pine carriage doors and drive straight into the heart of a professional space custom-built and thoughtfully designed to bring big ideas to LIFE.

2833 N State Highway 67, Sedalia CO 80135 • rampartcanyonranch.com

THE
RE/MAX
COLLECTION

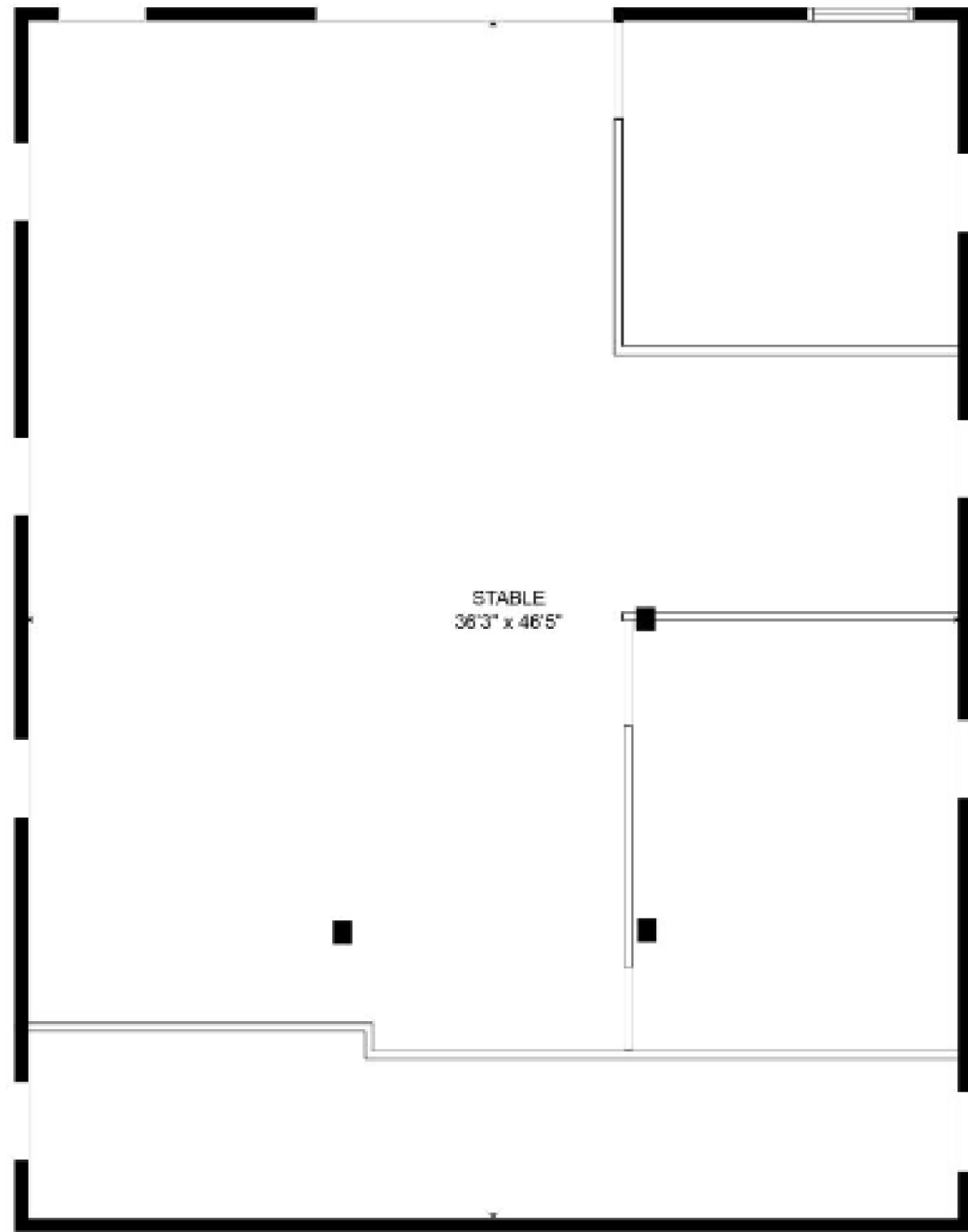




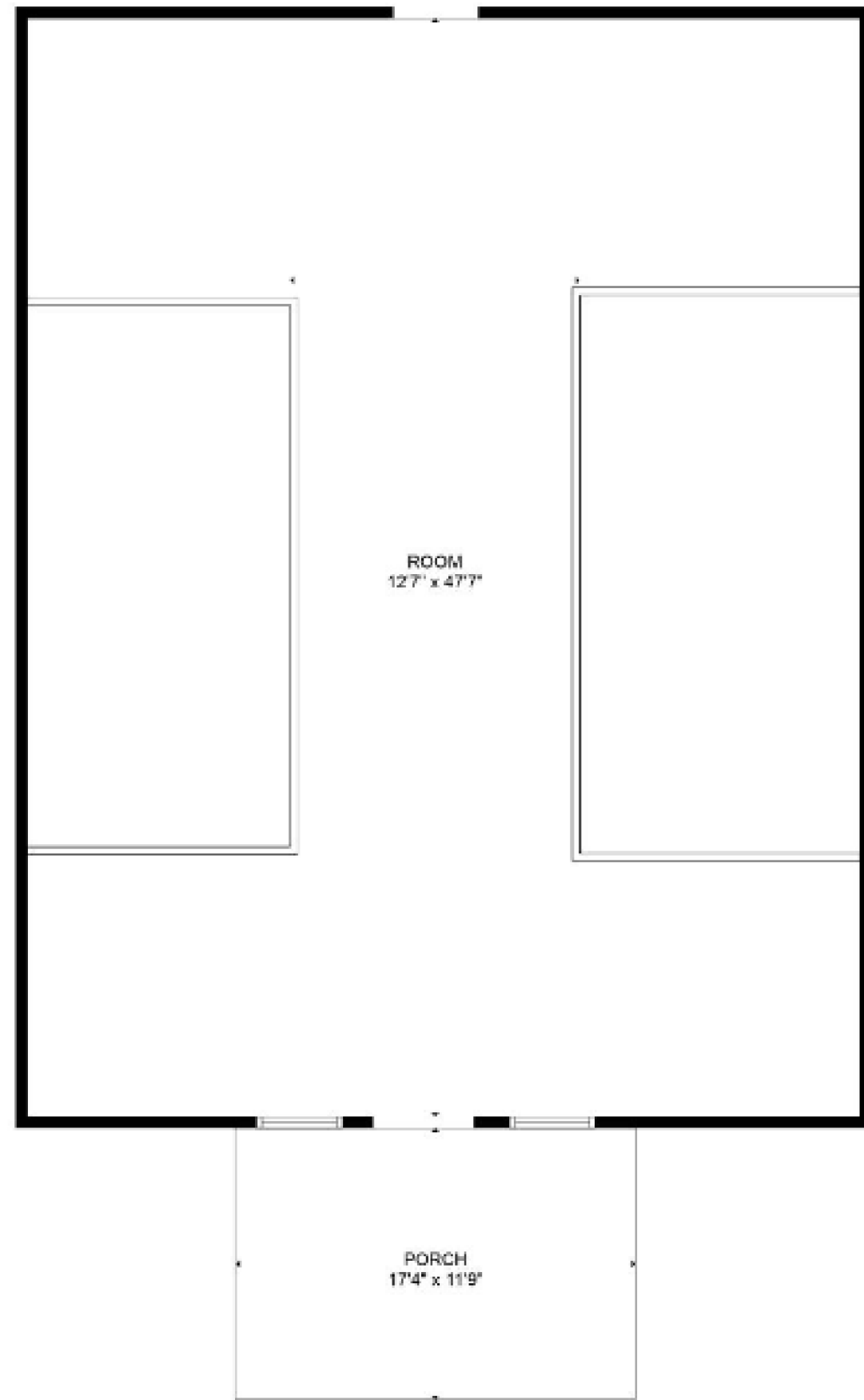
TWO-STORY BARN



- ✓ 30 x 40, 3,782 SF
- ✓ Electricity
- ✓ Water
- ✓ Hayloft
- ✓ Loading Dock



FLOOR 1



FLOOR 2



LAND

- ✓ 275+ Acres of Highly Sub-dividable Land
- ✓ Miles of Private Trails
- ✓ Fenced + Cross Fenced
- ✓ Abundant Wildlife
- ✓ Special Hunting Permits
- ✓ No HOA

UNIQUE FEATURES

No HOA and 275+ acres of highly sub-dividable land. Two-story 3,782 SF barn with electricity, loading dock and hayloft. The property has been completely fenced and cross-fenced and has three active wells, a pond, and a spring. A windmill, solar pump, and storage provide water for happy livestock.

This retreat also 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. County-maintained roads. Special landowner hunting permits are available from the state.

2833 N State Highway 67, Sedalia CO 80135 • rampartcanyonranch.com

THE
RE/MAX
COLLECTION

RARE OPPORTUNITY

- ✔ Unbeatable Access
- ✔ Phenomenal Potential
- ✔ Easy Commutes to Cities
- ✔ State Forest Ag Program
- ✔ Tax Savings
- ✔ Income Producing / Free Internet
- ✔ Year round maintained roads



THE
RE/MAX
COLLECTION

LIVE, WORK, THRIVE

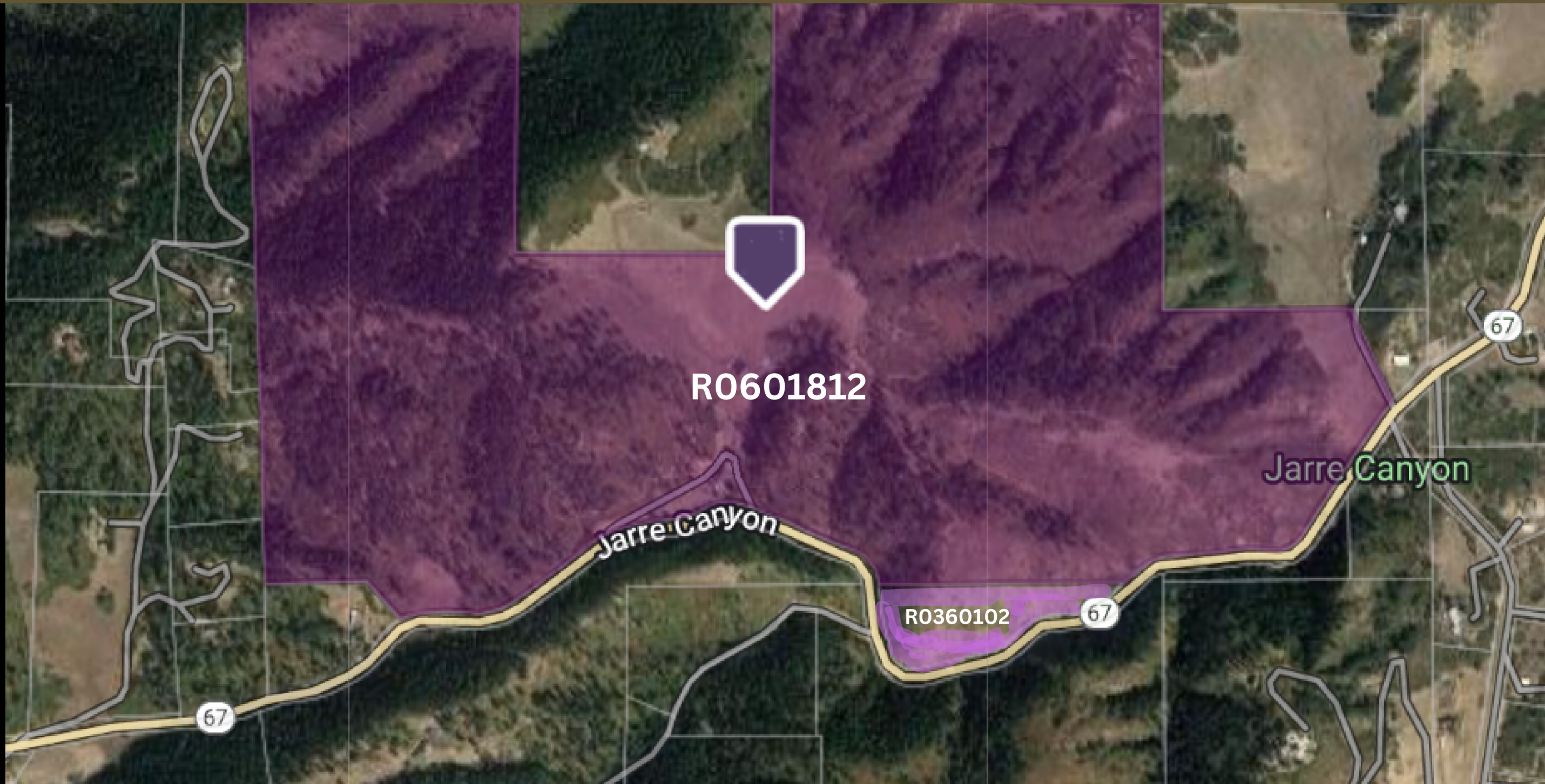
... with ease, convenience, and room to breathe. Located just 5 minutes from Santa Fe Drive, 30 minutes from Denver, and 50 minutes from DIA, this one-of-a-kind opportunity is literally BURSTING with potential.

As part of Colorado's State Forest Agriculture Program, the land has undergone extensive forest mitigation and provides significant tax savings. It is uniquely income-producing, enjoying a profitable lease arrangement with a local broadband company providing a clear signal to the surrounding area and free internet service to the homeowner. And with six covered bays, an expansive wraparound driveway, and four paved pads, parking at Rampart Canyon Ranch is essentially unlimited.

2833 N State Highway 67, Sedalia CO 80135 • rampartcanyonranch.com

THE
RE/MAX
COLLECTION

BOUNDARIES



A survey is being completed that combines both parcels into one legal description.

Rampart Range Recreation Area spans over 1,200 acres with 100+ miles of trails providing a unique setting for off-highway vehicle (OHV) enthusiasts to enjoy a variety of riding experiences from intermediate to expert riders, ATV or motorcycle. Rampart Range truly offers something for everyone.



AREA RECREATION

”

IMPROVE YOUR
QUALITY OF LIFE



BY APPOINTMENT ONLY

Schedule your private appointment today to see what amazing possibilities Rampart Canyon Ranch springs into your heart, mind, soul ... and future.

Presented exclusively by RE/MAX Alliance
LISTING BROKER Michelle Schwinghammer
CO-LISTING BROKER Alicia Sexton

Michelle Schwinghammer

PSA, CNE, AHWD

✔ **LISTING BROKER**

✔ Realtor, Broker Associate

✔ 303-638-8711

✔ michelle@schwingstate.com

✔ REMAX Alliance, Arvada

Director, Denver Metro Association of REALTORS



RE/MAX
ALLIANCE

Alicia Sexton

CLHMS, GRI, CRS

✓ **CO-LISTING BROKER**

✓ Realtor, Managing Broker

✓ 303-748-4029

✓ evergreen4sale@gmail.com

✓ RE/MAX Alliance, Evergreen

Director, Mountain Metro Association of Realtors



RE/MAX
ALLIANCE

IMPORTANT MARKETING DISCLOSURE

The information provided in this marketing packet is, to the best of the listing broker's knowledge, accurate and current. However, this marketing resource is not intended to represent or warrant any facts about the property. It is intended to provide a basic overview of features and potential benefits to interested parties.

While every effort has been made to ensure the accuracy of the information provided no guarantees can be made.

It is the Buyer's responsibility to conduct their own due diligence and verify all information. Any reliance on this marketing packet is at the Buyer's own risk. All Buyers are strongly recommended to consult with their own and independent professionals, including a real estate attorney, real estate broker, and inspectors before making any purchasing decisions.

RE / MAX ALLIANCE

5440 Ward Road, Suite 110
Arvada, CO 80002

RAMPARTCANYONRANCH.com

