

Ranch Information

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North Fork Ranch



North Fork Ranch is a gated ranch mountain community with a keypad entry gate. It is located very close to the base of the Sangre de Cristo mountain range and less than 5 miles from Stonewall, CO. North Fork Ranch is approximately 50-55 minutes from Trinidad, CO, on well-maintained county roads. Private roads maintained by the POA run throughout the ranch. Some of the North Fork Ranch mountain parcels have power and phone,

while others are great for off-grid living. Elevation is between 7400-8400 feet with varied mountain terrain. Some mountain parcels are very steep while others are gentle with lots of useable land. Tree coverage is primarily ponderosa, Douglas fir, spruce, and an occasional aspen. One of the unique selling features of this ranch is the magnificent rock out croppings you'll find on many of these parcels. The medicine of the "standing rock people" is abundant throughout this mountain land, and we have found we love wandering in, around, and through, this area, and enjoying the majesty of some unusual and prominent natural and highly energetic rock sculptures. If you want more than rocks you'll find expansive views of the Sangre de Cristo mountains from several parcels as well, and for the fisherman in you, approximately nine of the sixty-four properties have the North Fork of the Purgatory River running through them, and the ranch is close to other great fishing spots such as Monument Lake, North Lake, Bear Lake, and Blue lake.

Details

Location: Approximately 25 miles west of Trinidad and 3 ½ miles north of Highway 12 on County Road 21.6.

Number of Parcels & Approximate Acreage: 64 thirty-five acre parcels

Schools: Primero

Property Tax Range for Raw Land: \$12.00-\$25.00 per year per 35-acre

Special Assessments: ___ Yes ___x___ None Known

Property Owner's Association (POA): ___x___ Yes ___ No

POA Dues: \$300.00

Covenants: ___x___ Yes ___ No

Highlights of Covenants: No lot can be subdivided less than 35 acres.

Home Styles: Construction of any building on a lot must be completed within 12 months from the date of construction and must be in accordance with applicable rules and regulations of Las Animas County. Mobile homes may be placed on the premises for a period not to exceed 12 months during construction of a permanent dwelling, and only after obtaining a building permit. Manufactured homes are permitted and must be on a permanent foundation.

Home Sizes: Must abide by Las Animas county codes.

Number of Dwellings: No more than one residence and accompanying outbuildings may be allowed per lot. Each residence may also have a guesthouse.

Set-Back Requirements: No building may be built within 30 feet of any lot boundary.

Home-Based Offices: No reference is made to home-based offices, so they are allowed as per county guidelines.

Animals: Any animals kept by a Lot Owner must be fenced within the boundaries of the Lot. No Lot Owner will be permitted to operate a hog farm, or feedlot on any lot.

Roads: All Common Easements shall be maintained by the Landowner's Association. Common Easements are roads leading into and within North Fork Ranch.

Camping: A pick-up camper, camp trailer, motor home, or tent may occupy a parcel for recreational purposes only, and shall not become a permanent dwelling.