

WALES CANYON RANCH

BEULAH, CO | \$1,750,000 | 759± ACRES



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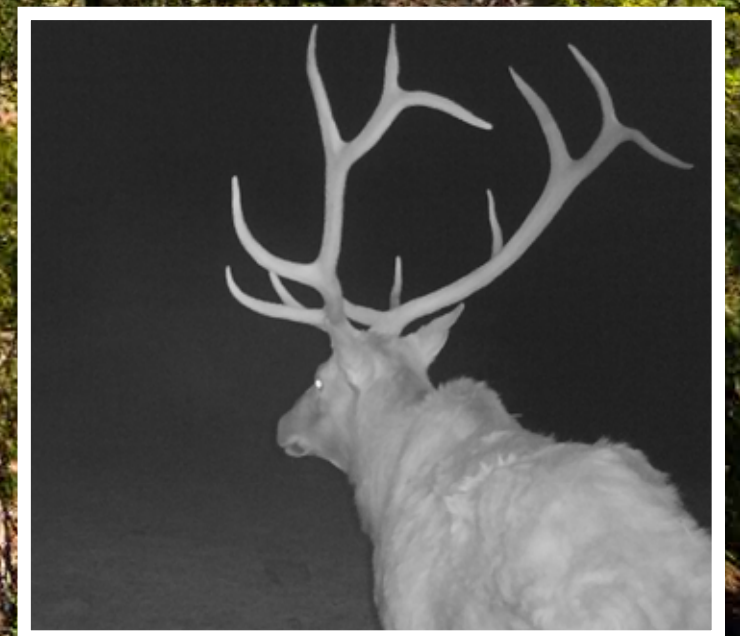
WALESCANYON RANCH

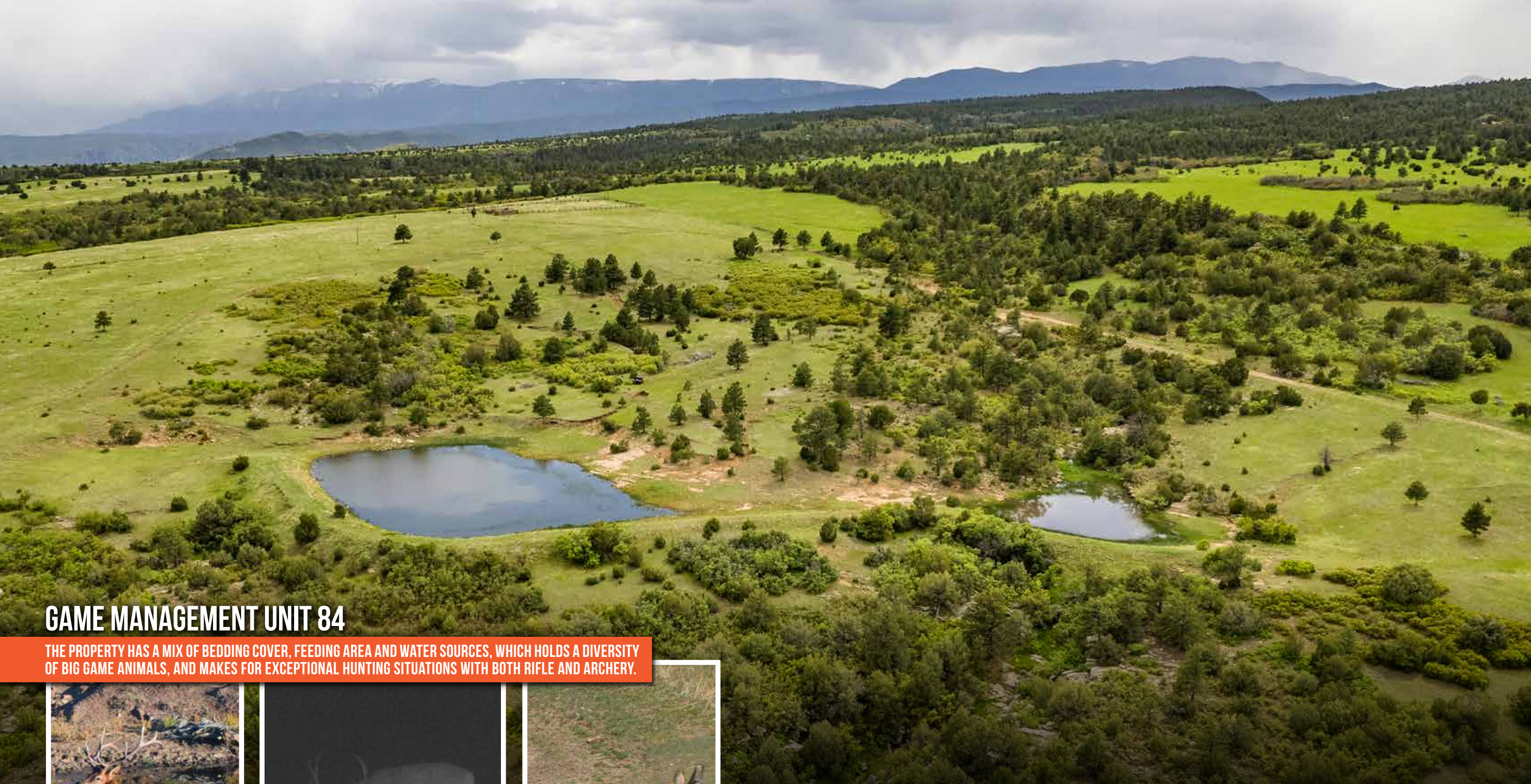
BEULAH, CO | \$1,750,000 | 759± ACRES

Wales Canyon Ranch sprawls across 759± acres of untamed Rocky Mountain landscape in Beulah, Colorado. The ranch provides fantastic Big Game hunting and ranching opportunities. The diverse wildlife and Big Game enjoy the habitat trifecta of bedding cover, feeding areas, and abundant water sources both on the property and surrounding areas. The property has unobstructed views of Pueblo Reservoir, Greenhorn Mountain range, and Pikes Peak. In addition, there is a mix of open meadows and vegetation to make for beautiful views in all directions. The rugged beauty of Wales Canyon, running along the southern border, enhances the property's natural charm. Deep canyon walls and natural features offer opportunities for exploration and adventure.

Renowned for its wildlife diversity and trophy quality Big Game, Wales Canyon Ranch is a retreat for hunters seeking exclusive experiences. Mule Deer, Elk, Turkey, Black Bear, Mountain Lion, and occasional Pronghorn roam its varied terrain. The property qualifies for the Landowner Preference Program for Elk and Mule Deer. There are Private Land Only Bear licenses, and OTC Pronghorn and Turkey tags. This property is also conducive to ranching activities, equipped with an operational gathering pen to provide a solid foundation for cattle management, and plentiful grazing on the meadow grasses.

Wales Canyon Ranch invites individuals seeking a private hunting retreat, a recreational escape, or a promising ranching opportunity. This property offers the perfect canvas for your dreams to take flight. With vast expanses and diverse ecosystems, it provides endless possibilities for those looking to experience the tranquility and excitement of Colorado's wilderness. The ranch also sits approximately 40 minutes away from Pueblo and a little over an hour away from Colorado Springs, both of which have all the amenities of medium size cities.





GAME MANAGEMENT UNIT 84

THE PROPERTY HAS A MIX OF BEDDING COVER, FEEDING AREA AND WATER SOURCES, WHICH HOLDS A DIVERSITY OF BIG GAME ANIMALS, AND MAKES FOR EXCEPTIONAL HUNTING SITUATIONS WITH BOTH RIFLE AND ARCHERY.



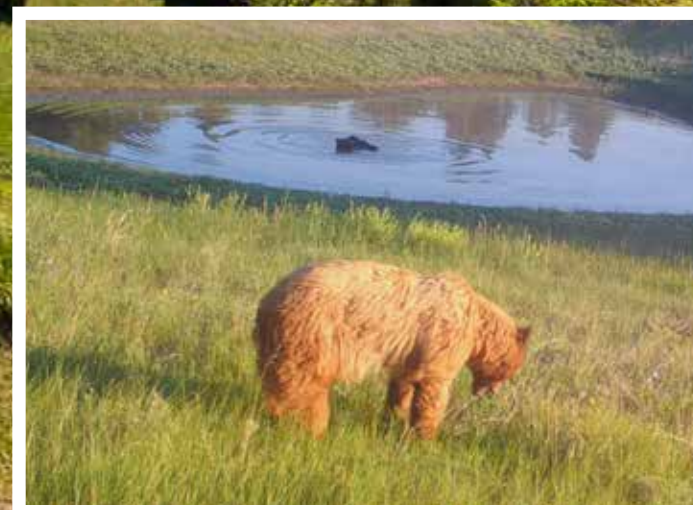
PROPERTY ATTRIBUTES

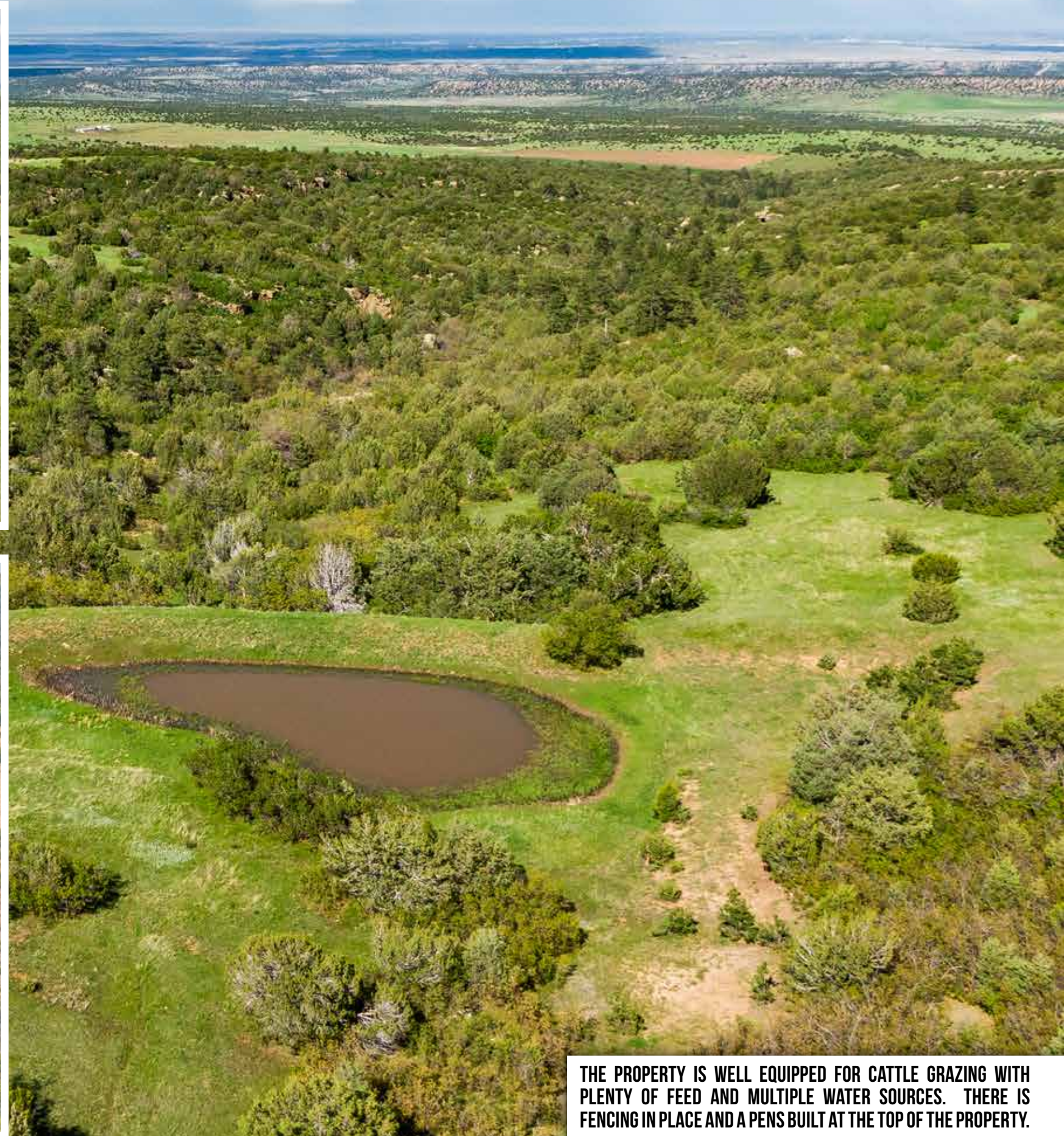
- 759.09 +/- acres
- Vegetation includes pinons, junipers, scrub oak, pines, cedars, and native grasses
- Elevation 6,400-6,800 ft
- Wales Canyon spans 3/4 mile long by 400 yards wide, making up the southern boundary
- Galbeth Creek Canyon splits the property, traversing just over one mile (seasonal)
- Three pastures
- Conservation Easement with two building envelopes
- Five ponds/dirt tanks
- Hunting for Elk, Mule Deer, Pronghorn, Bear and Mtn. Lion
- Qualifies for Landowner Preference Program (Elk and Mule Deer)
- Wildlife bedding and feeding habitat, plus water sources
- 37 minutes from Pueblo, CO (Hotels, Groceries, Municipal Airport)
- 2.25 hours from Denver International Airport



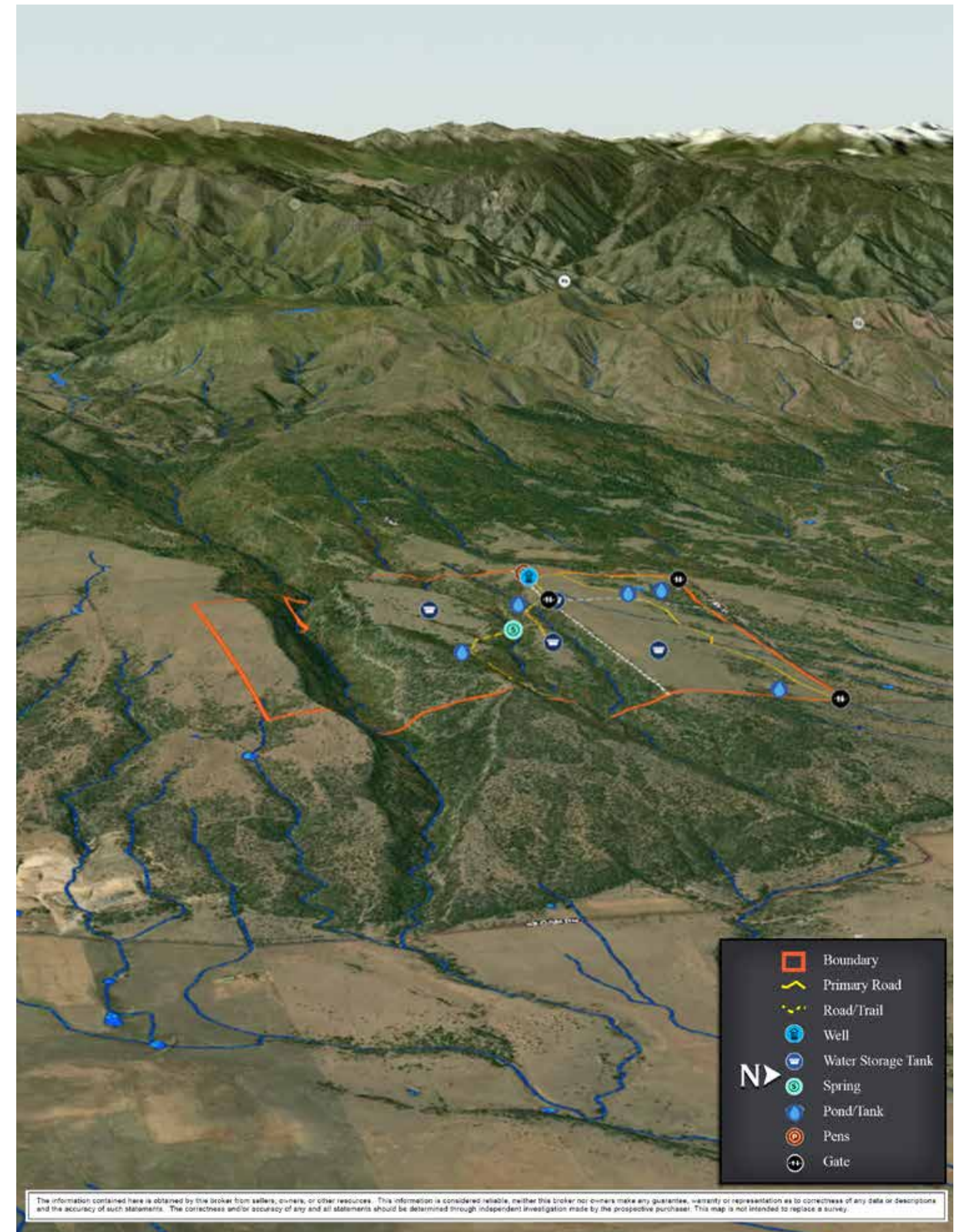
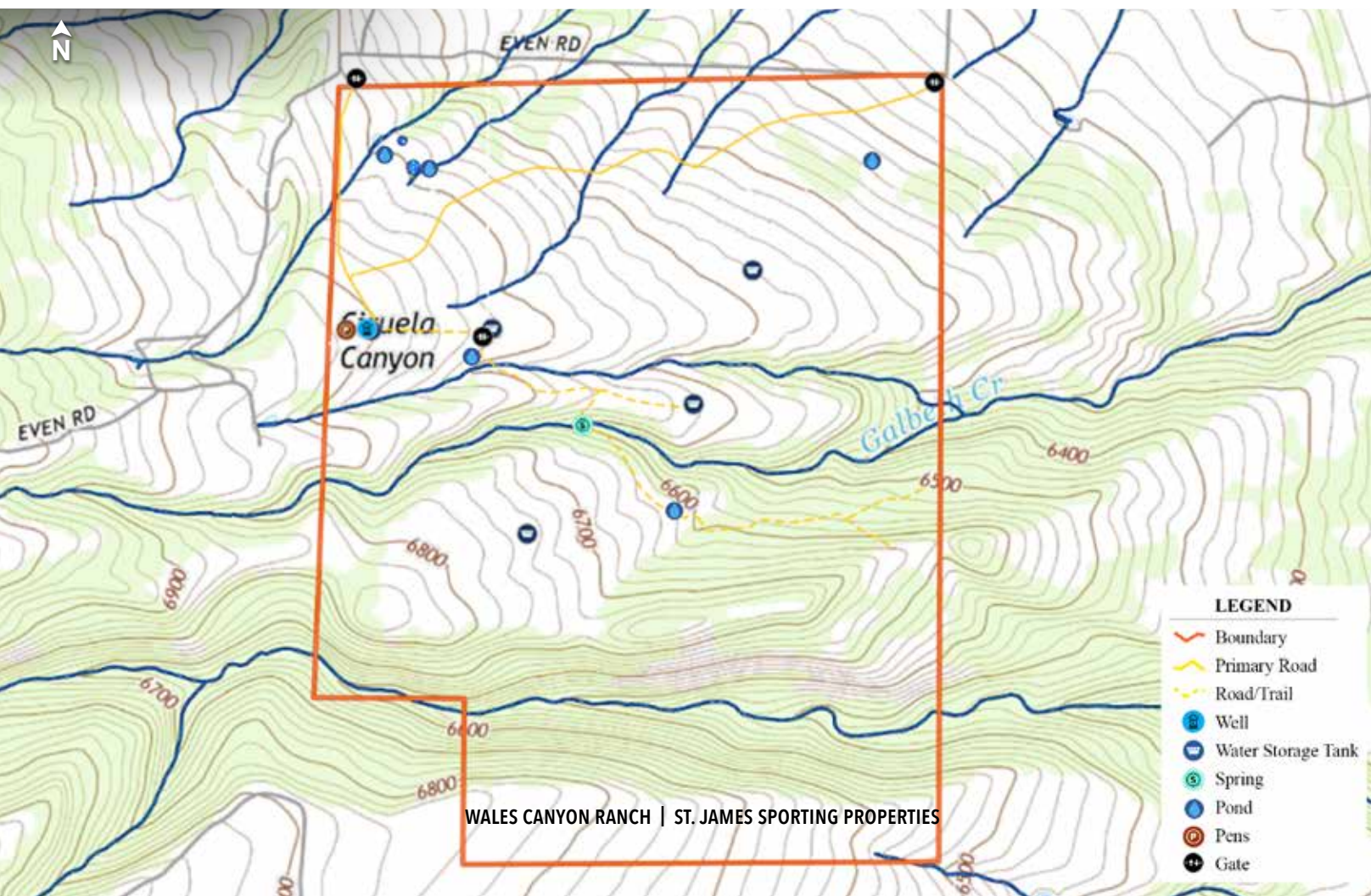
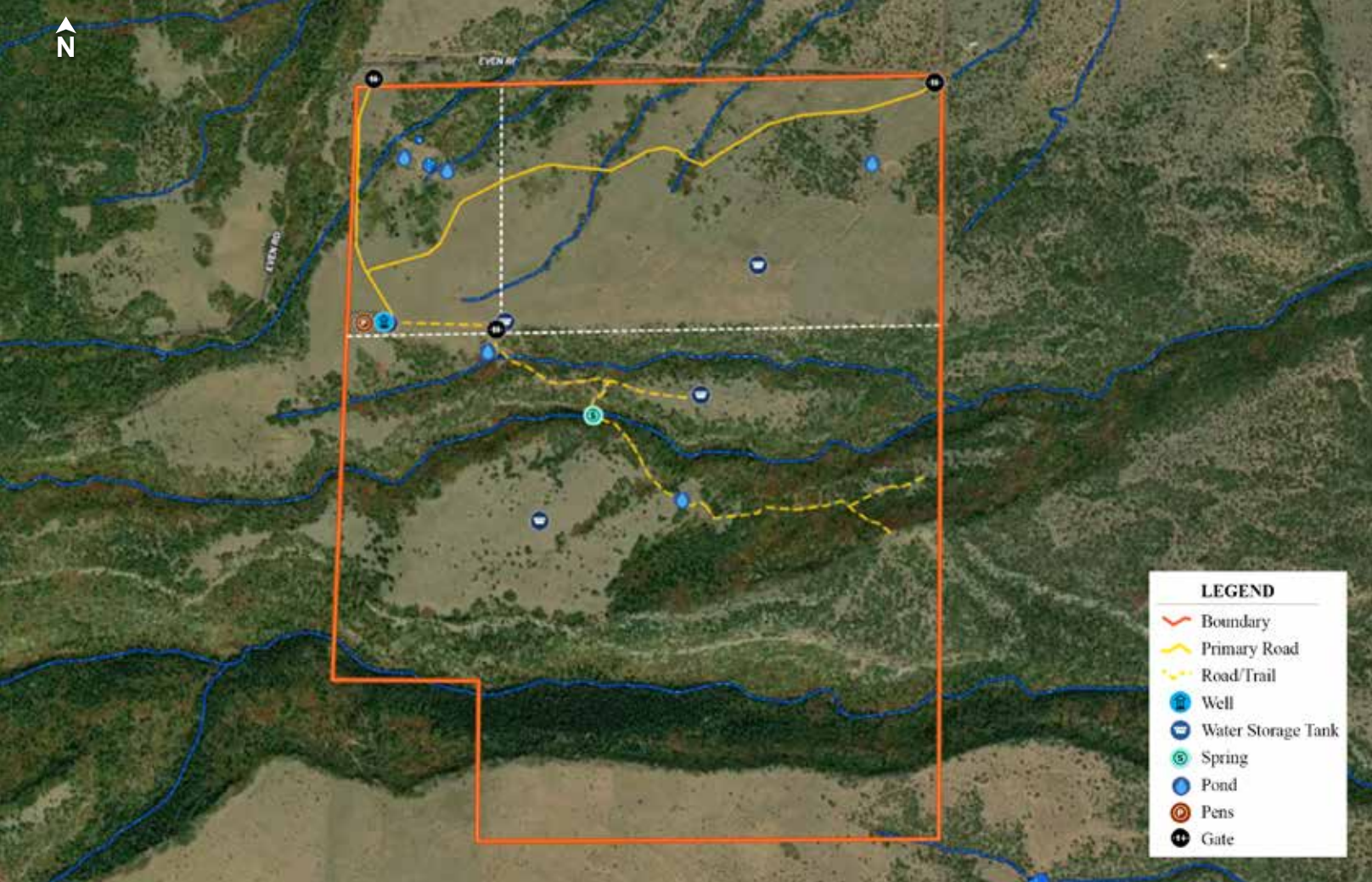
HUNTING (UNIT 84)

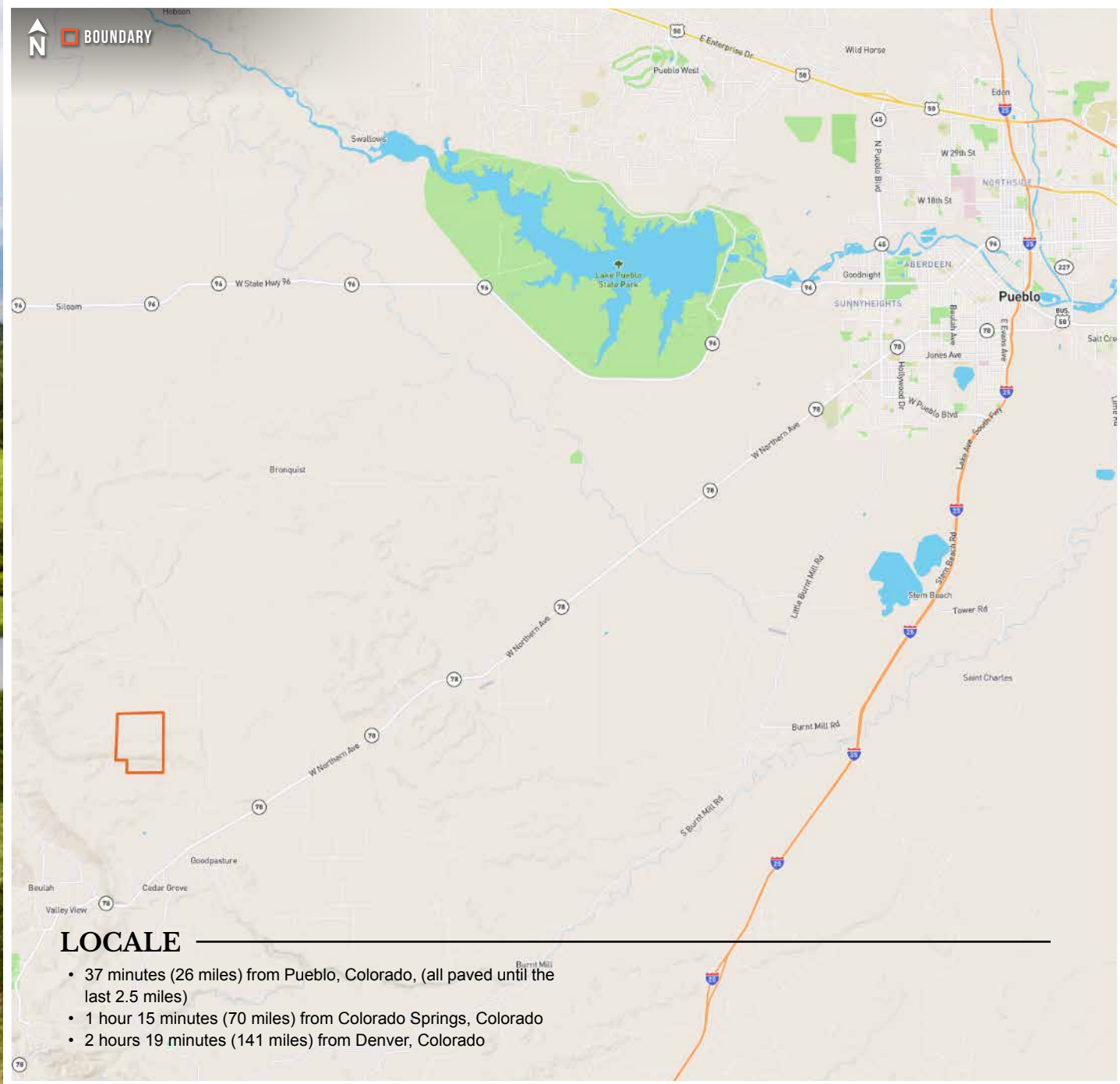
- GMU 84
- Area known for producing trophy quality Elk
- Elk, Mule Deer, Antelope, Turkey, Bear, and Mountain Lion hunting
- Ranch qualifies for Landowner Preference Program for Elk and Mule Deer
- Private Land Limited Bear license
- Over-the-Counter, either sex, archery, Pronghorn
- Over-the-Counter, Spring and Fall Turkey





THE PROPERTY IS WELL EQUIPPED FOR CATTLE GRAZING WITH PLENTY OF FEED AND MULTIPLE WATER SOURCES. THERE IS FENCING IN PLACE AND A PENS BUILT AT THE TOP OF THE PROPERTY.





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