

CEDARWOOD SOUTH

COLORADO CITY, CO | \$1,245,000 | 863± ACRES

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SPORTING PROPERTIES

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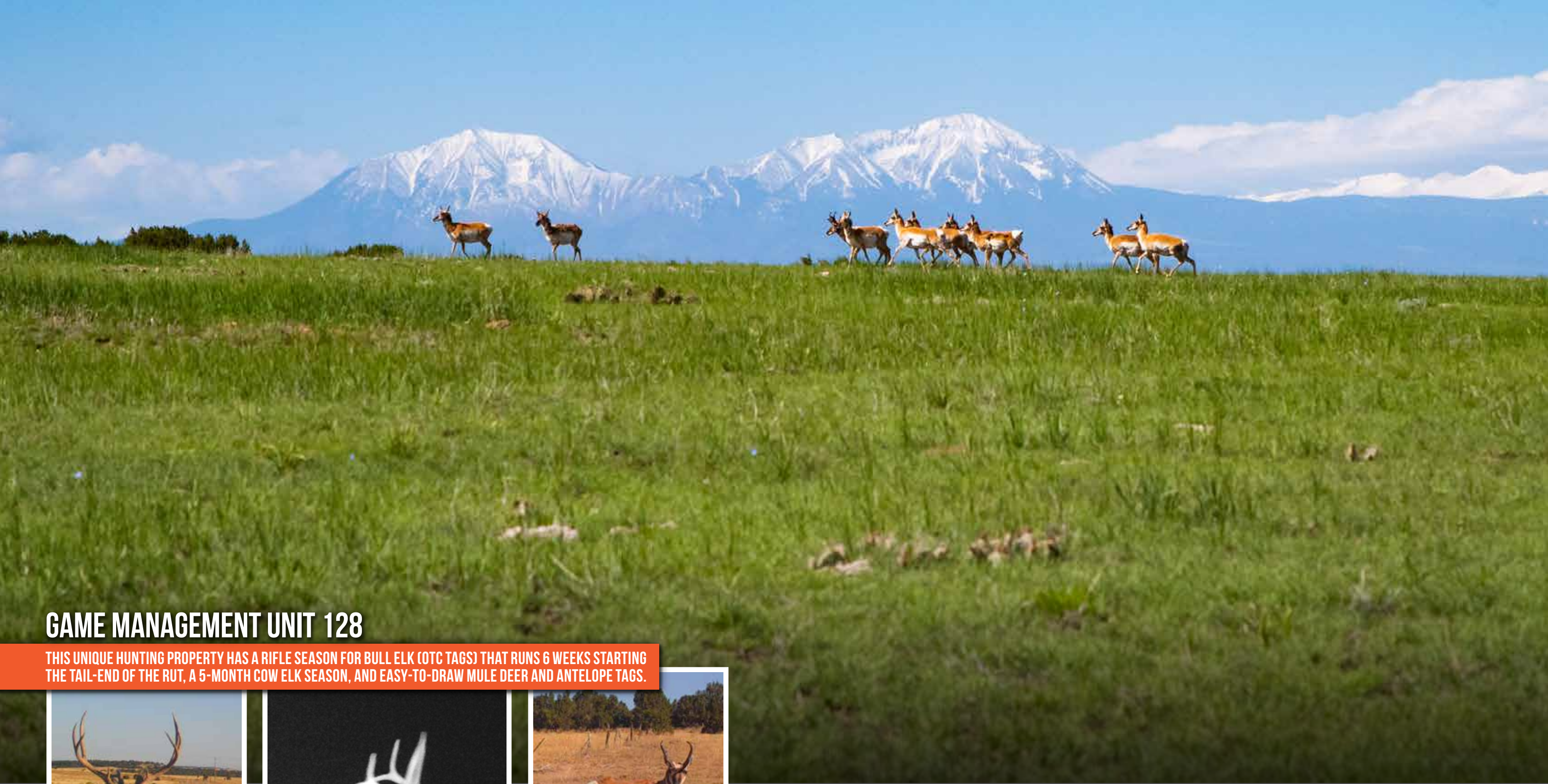
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Cedarwood South is a unique property that offers trophy Mule Deer, Antelope, and Elk hunting, with the potential of income. There are rolling prairies with native grasses on the majority of the ranch, while the Eastern portion is Cedar filled draws with a pond. Multiple natural water sources are on the property, along with several permitted wells, a pond, gravity water tanks, and a 10,000-gallon holding tank. All the water on the property, in an otherwise dry region, attracts lots of Big Game, including trophy Caliber Mule Deer, Antelope, and Elk. A unique Plains rifle season for Bull Elk (OTC tags) begins during the tail-end of the rut and runs 6 weeks long. There is a 5-month long cow Elk season, and easy to draw Mule Deer and Antelope tags, which makes this a very unique hunting ranch.

A 223± acre Platted Development (called Cedarwood View Estates) on the Northern portion of the property includes thirteen lots (5± acres each), and 158± acres of shared open space that could be a potential income source. Each lot would have a view to the West of the rolling terrain, and beautiful views of the prominent Spanish Peaks and Greenhorn Mountains, especially during sunset. The open prairie grasses and water sources not only benefit the wildlife, but could provide cattle grazing opportunities (cattle grazing is currently leased to an area farmer). On the Southern portion of the ranch there is a 602± acre Conservation Easement, which includes a 39± acres Building Envelope along Cedarwood Road.

In addition to hunting on the property, the area offers lots of outdoor recreation like hiking, camping, fishing, mountain biking, kayaking, and golfing. Colorado City, CO provides basic supplies, restaurants, and hotels. Pueblo, CO is located 33 miles to the North and offers larger city amenities such as hospitals, school, and a regional airport (Denver International Airport and Colorado Springs Airport are located further to the North). There are also festivals, shopping, sporting events, and music events as several venues.





GAME MANAGEMENT UNIT 128

THIS UNIQUE HUNTING PROPERTY HAS A RIFLE SEASON FOR BULL ELK (OTC TAGS) THAT RUNS 6 WEEKS STARTING THE TAIL-END OF THE RUT, A 5-MONTH COW ELK SEASON, AND EASY-TO-DRAW MULE DEER AND ANTELOPE TAGS.



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PROPERTY ATTRIBUTES

- 863± total deeded acres
 - Southern portion has a 602± acres Conservation Easement (includes a 39± acre Building Envelope)
 - Northern portion has a 223± acres Platted Development (Labeled as Cedarwood View Estates). Thirteen 5± acre lots (each permitted to have a well), and 158± acres of open space.
- Hunting for trophy Mule Deer, Antelope, and Elk
- Unique 6-week long Bull Elk rifle season (Oct. 12- Nov. 24, 2024) with OTC tags
- Easy to obtain hunting tags for Mule Deer and Antelope
- Permitted water wells, and 10,000-gallon water tank
- Gravity water tanks
- Hunters Cabin (2 bed / 1 bath)
- Power and phone line on property
- Mainly rolling prairie with Cedars and Pinon draws
- Cattle grazing for potential income stream
- Native grasses for livestock and wildlife feed

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HUNTING (UNIT 128)

There are trophy quality Mule Deer, Elk and Antelope on the property that are drawn to the water, feed and bedding cover. The ranch sets up great as an archery and rifle property with larger grassy openings and Cedar/Pinon cover in the creek beds. Big Game is mostly present on the property during the beginning of archery season through the later rifle seasons.

– ELK

- 6-WEEK RIFLE SEASON (OTC TAGS) BEGINING TAIL-END OF RUT
- 5-MONTH LONG COW ELK SEASON
- ARCHERY (OTC TAGS)
- MUZZLELOADER

– MULE DEER

- QUALIFIES FOR LPP
- ARCHERY
- MUZZLELOADER
- RIFLE

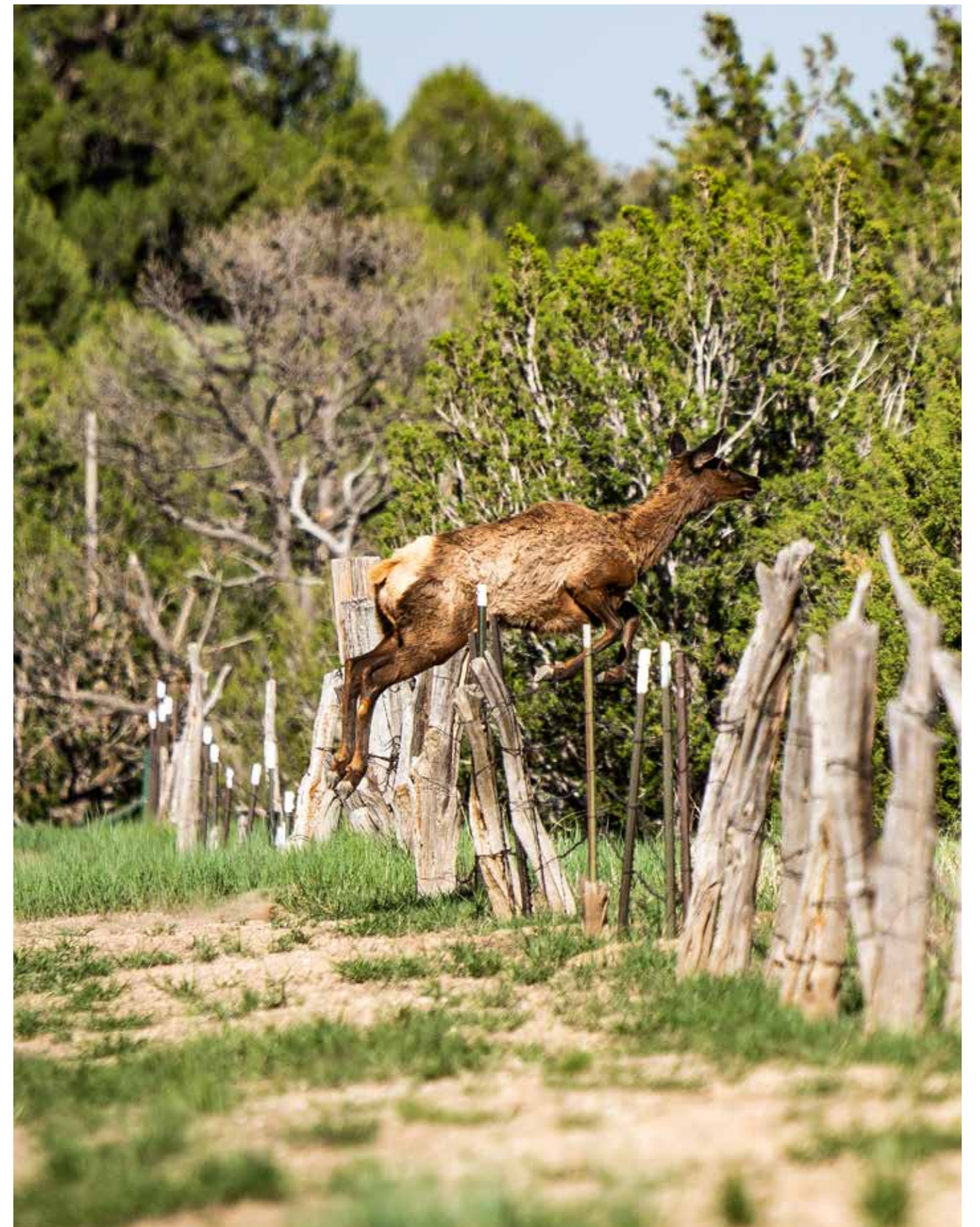
– ANTELOPE

- QUALIFIES FOR LPP
- ARCHERY (OTC)
- MUZZLELOADER
- RIFLE

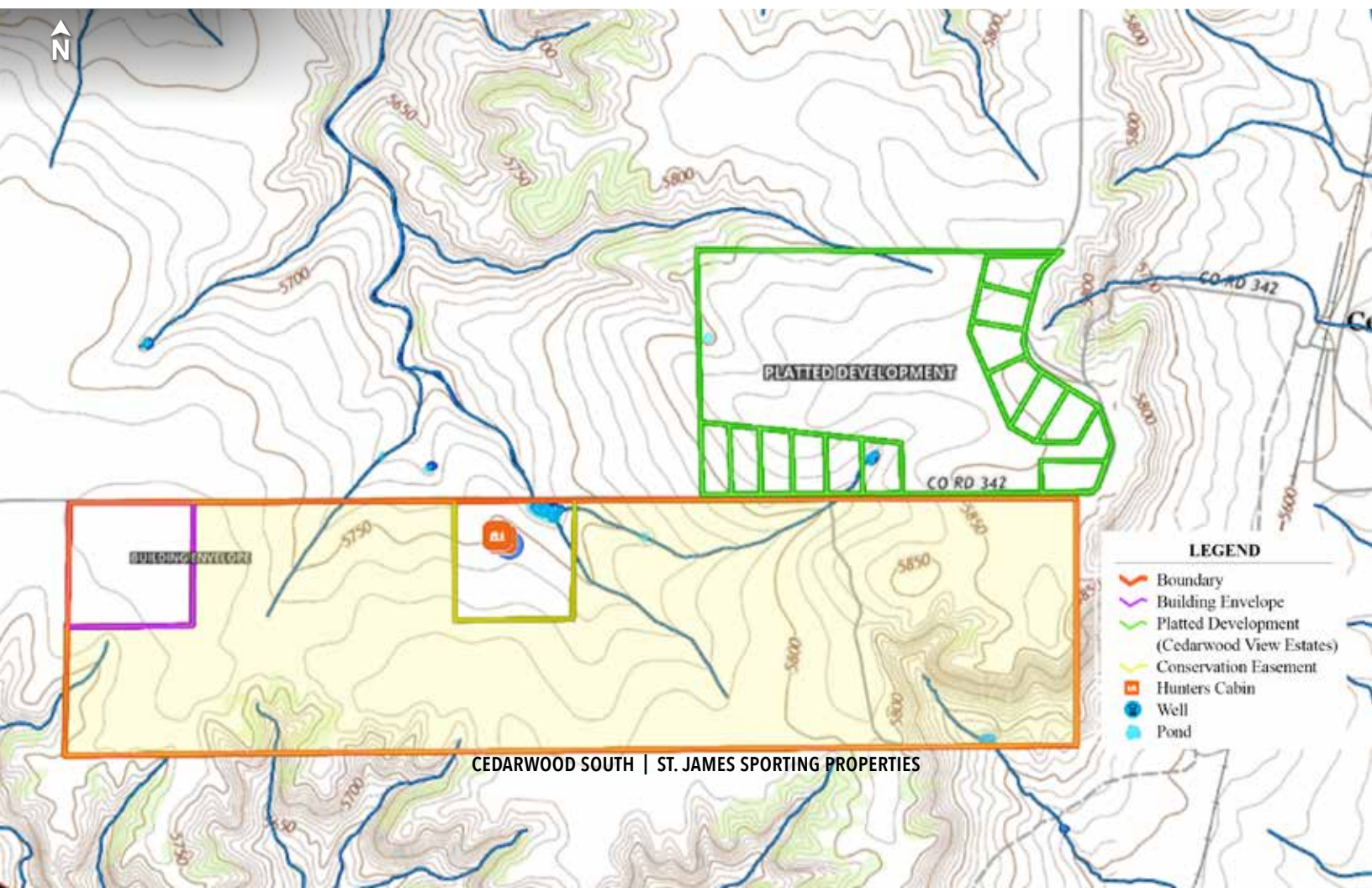
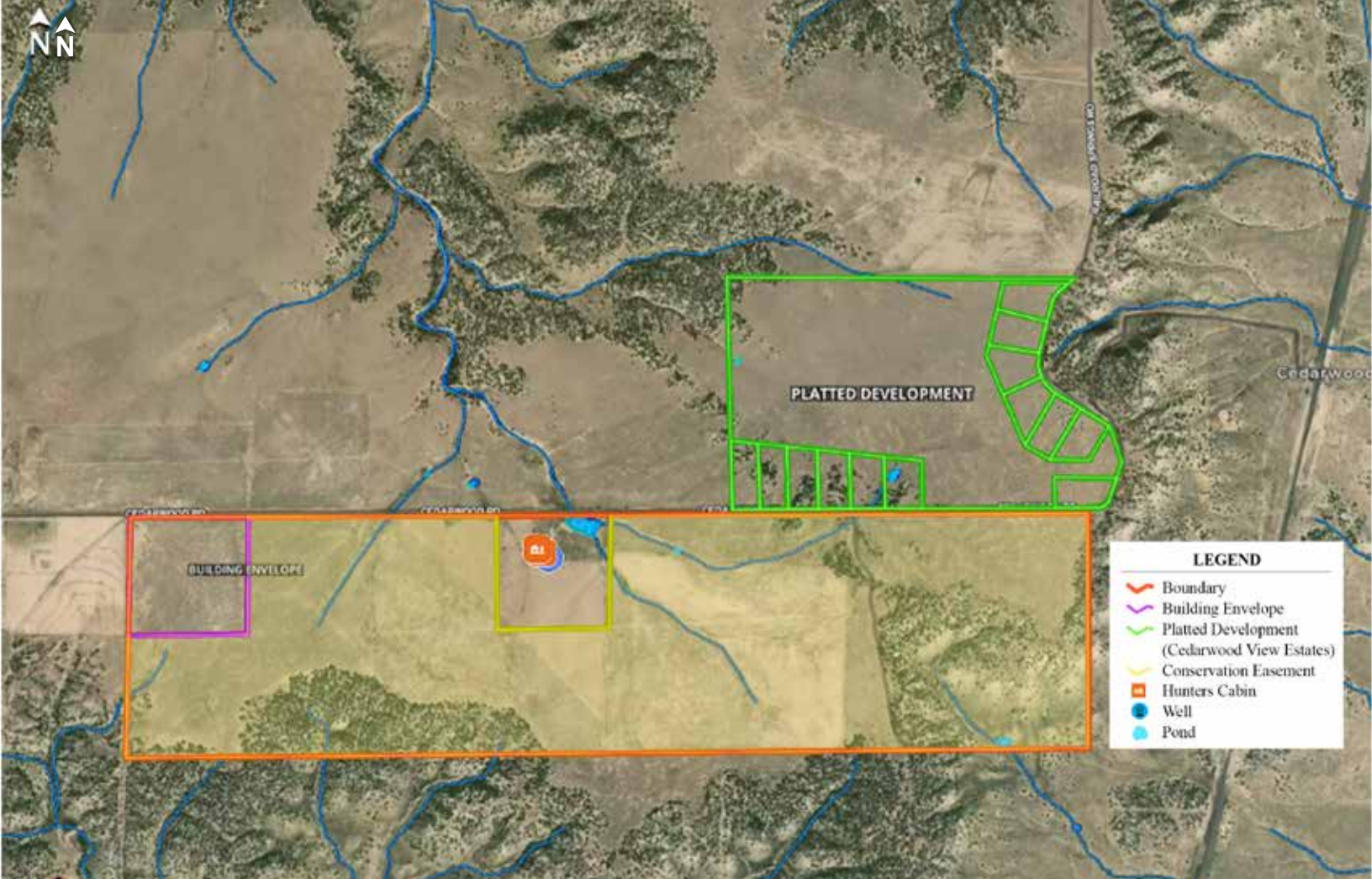




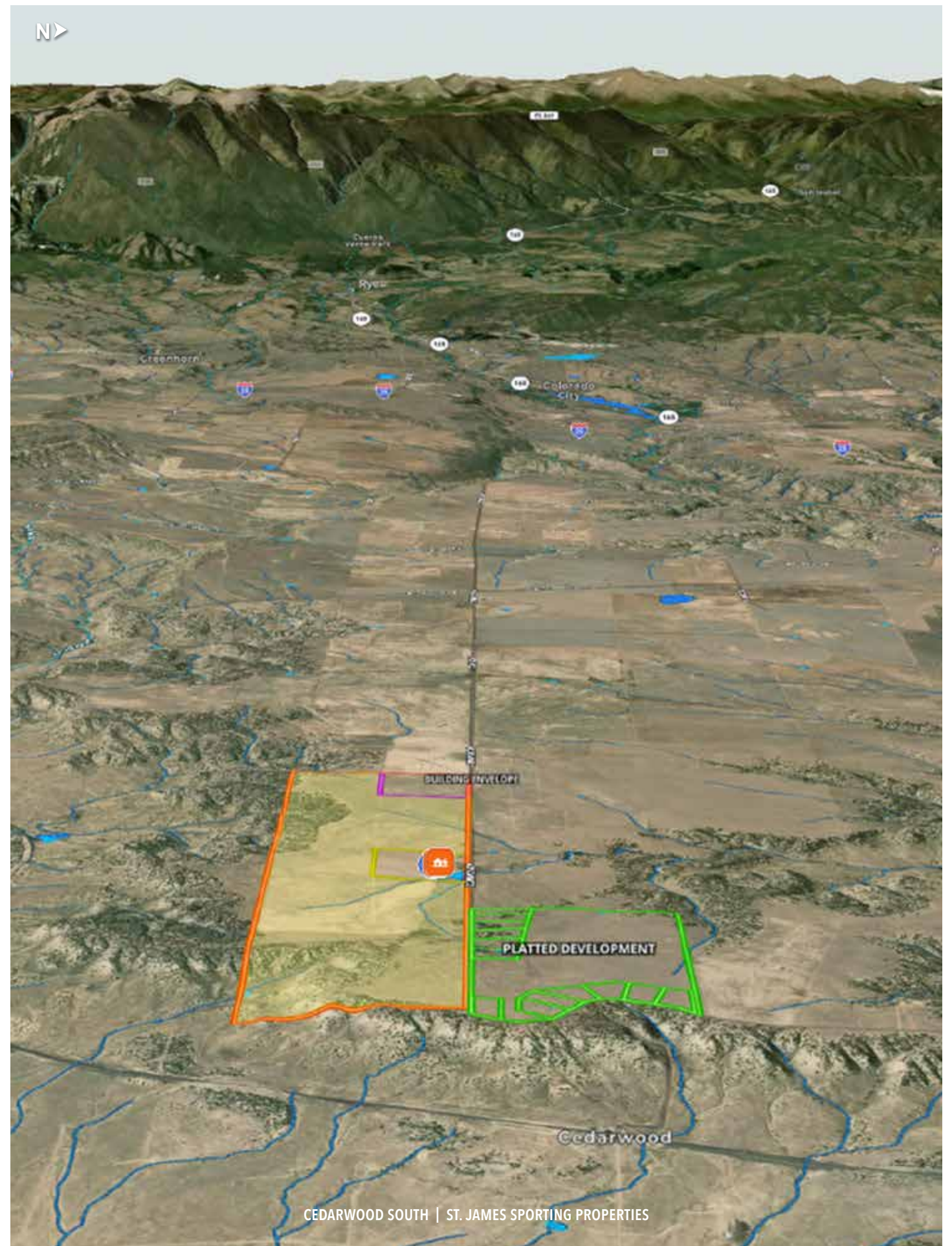
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