

DAY OFF RANCH

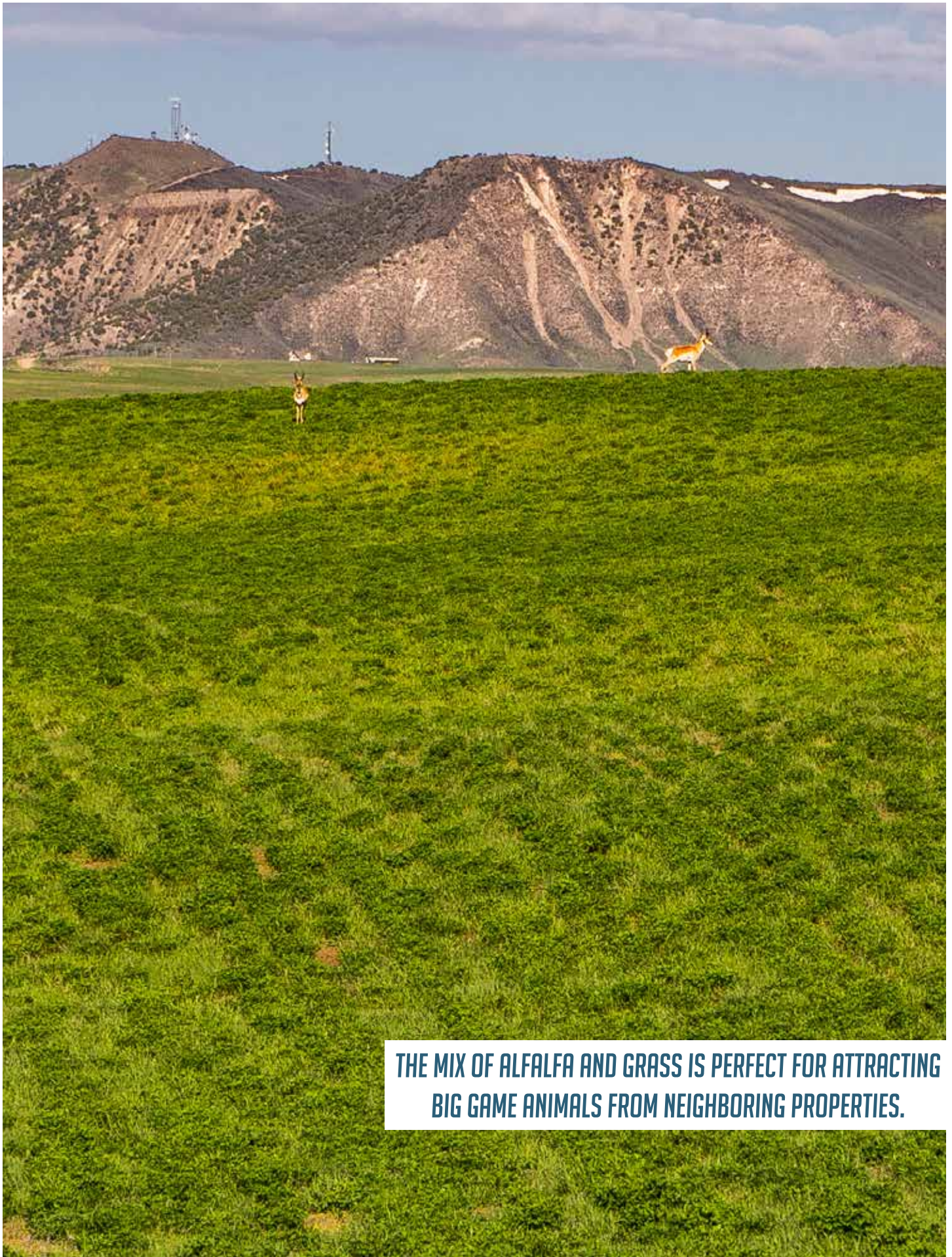
114± ACRES | CRAIG, COLORADO



St. James
SPORTING PROPERTIES

www.SJSportingProperties.com

855-711-7577 | Info@SJSportingProperties.com



**THE MIX OF ALFALFA AND GRASS IS PERFECT FOR ATTRACTING
BIG GAME ANIMALS FROM NEIGHBORING PROPERTIES.**



PROPERTY HIGHLIGHTS

- 114± deeded acres
- 5,332 sq. ft. newly renovated house (6 bed/4 bath)
- Special events barn, guest cabin, hay barn, large shed
- 80-acre hay field, and fenced perimeter for cattle
- Host special events and guest rentals for income
- Trophy Antelope unit 301
- Alfalfa fields attract Antelope, Mule Deer and Elk
- Easy to draw Mule Deer tags and OTC Elk tags
- Fly fishing, skiing, and horseback riding in area
- Close to Craig, CO (amenities) and Yampa Airport



KITCHEN



LIVING ROOM





DAY OFF RANCH

114 ± ACRES | CRAIG, COLORADO

Day Off Ranch has been meticulously remodeled, redesigned, and/or improved to be a quality turn-key ranch with multiple income options and lots of recreation. The newly remodeled house compliments perfectly with the well thought out modern barn and buildings to make this an attractive property. Located just north of Craig, Colorado, this 114± acre ranch offers the best of all worlds; privacy, convenient location, quality improvements, income potential, and a variety of recreational opportunities. Currently, the ranch is set up to host weddings, corporate events, and graduation parties, as well as serves as a basecamp for sportsmen that come from all over the world to enjoy the endless recreational opportunities this area has to offer.

HIGHLIGHTS

- 114± deeded acres
- 5,332 sq. ft. house (6 bed/4 bath)
- Income options- Special events and rentals
- Agriculture options for haying and/or cattle
- Trophy Antelope unit
- OTC Elk, and easy to draw Mule Deer tags
- Alfalfa fields draw in lots of Big Game
- Located near Craig, Colorado (4 miles)

QUICK FACTS

HUNTING

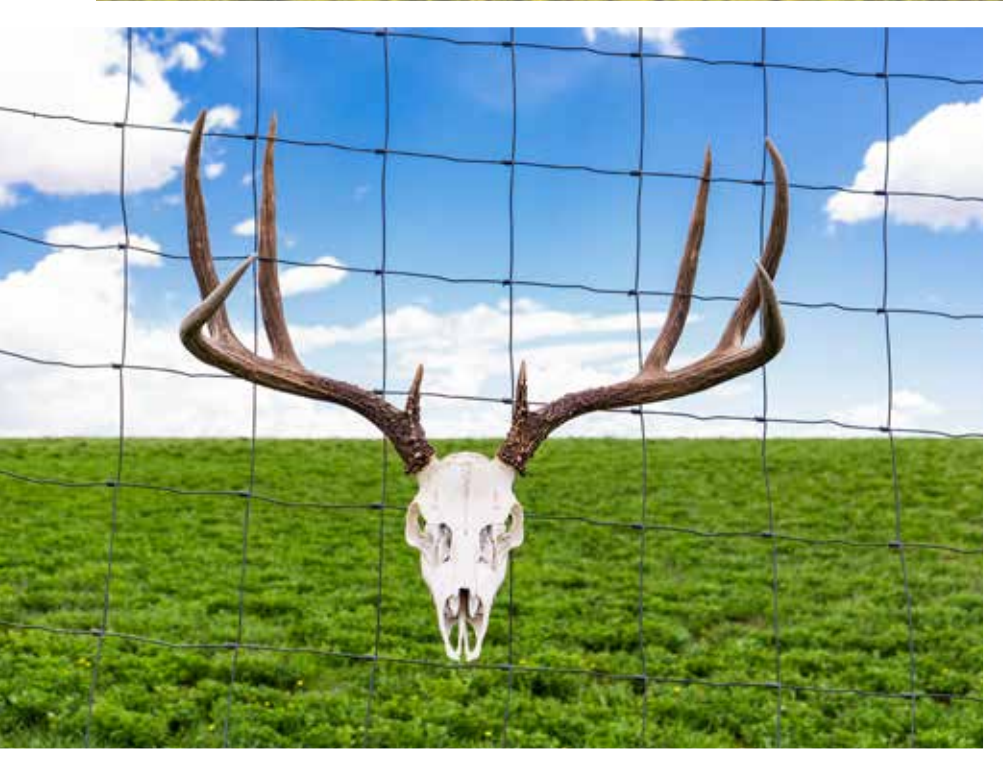
- Unit 301
- Trophy Antelope Unit
- Alfalfa attracts lots of Big Game
- Mule Deer and Elk hunting
- Private Land Only tag options

LAND

- Hay production (40-50 tons/year)
- Cattle grazing options
- Rolling hills with views of mountains
- Two ponds
- Buildings for horses and hay

CRAIG, CO

- 8 minutes away
- Groceries, Hotels, Hospital
- Steamboat Springs (55 minutes)
[Ski Town, USA]
- Yampa Valley Airport (30 minutes)
- Denver Int. Airport (4 hours)







SPECIAL EVENTS BARN

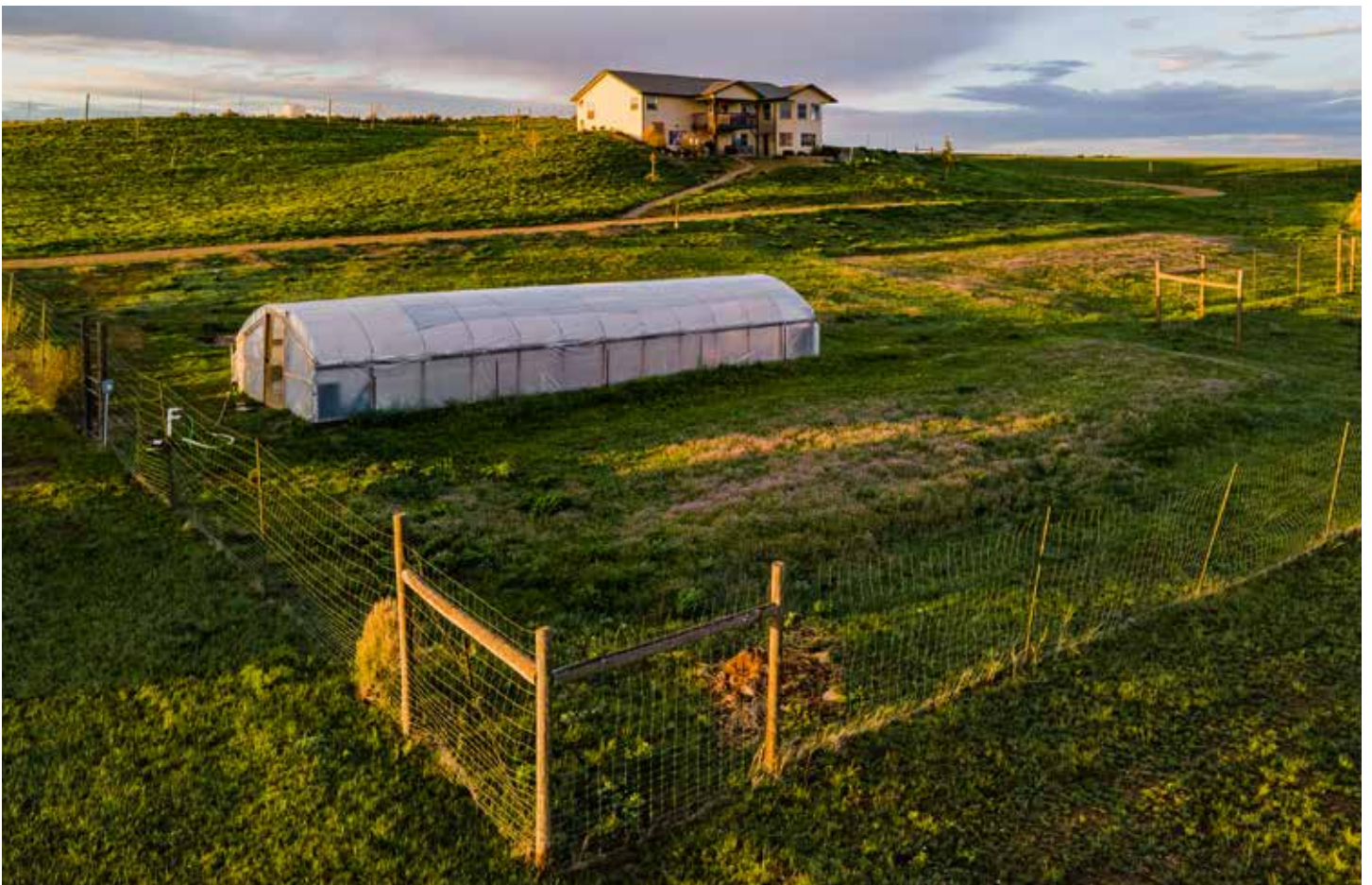




GUEST/CARETAKER CABIN



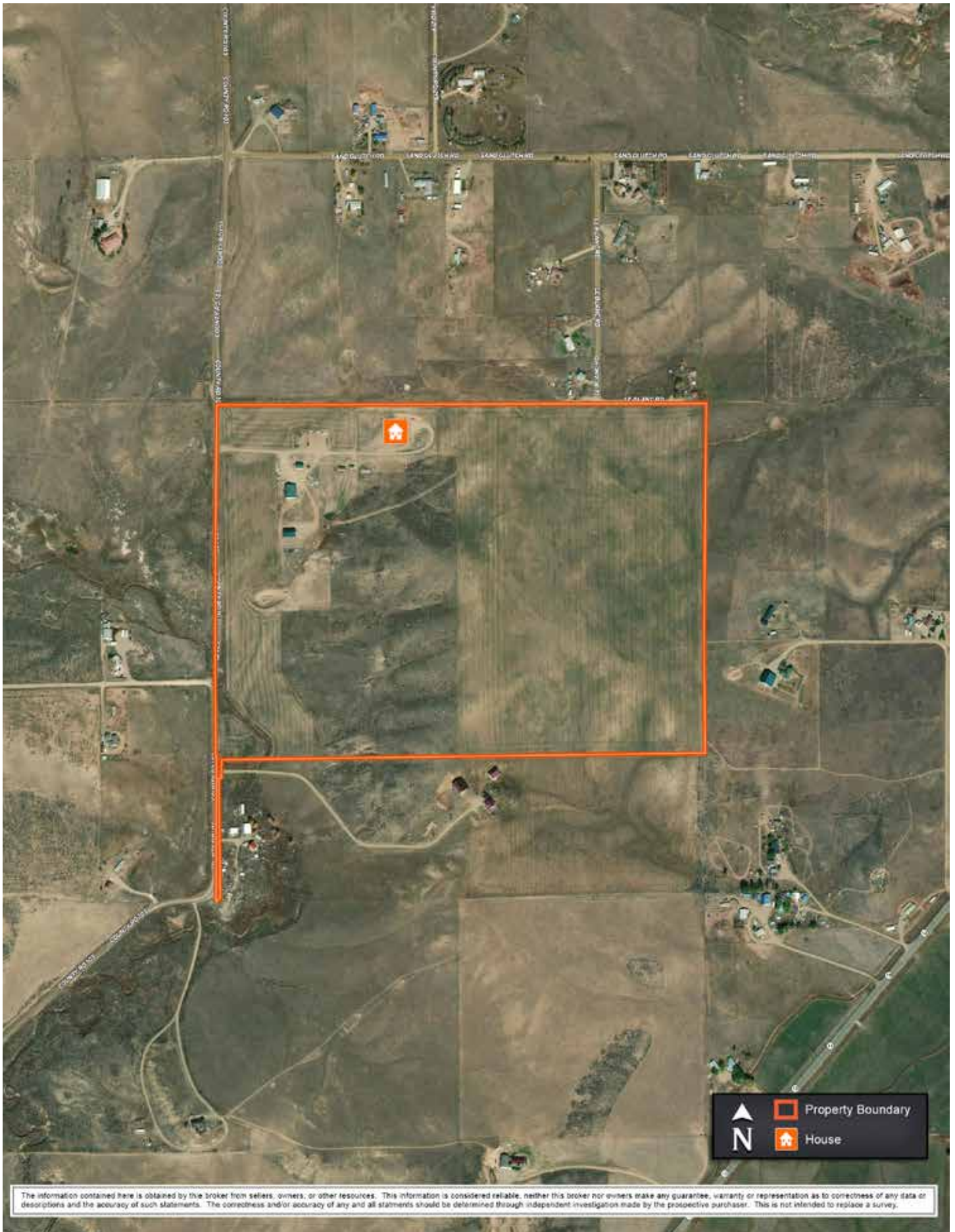
©JR



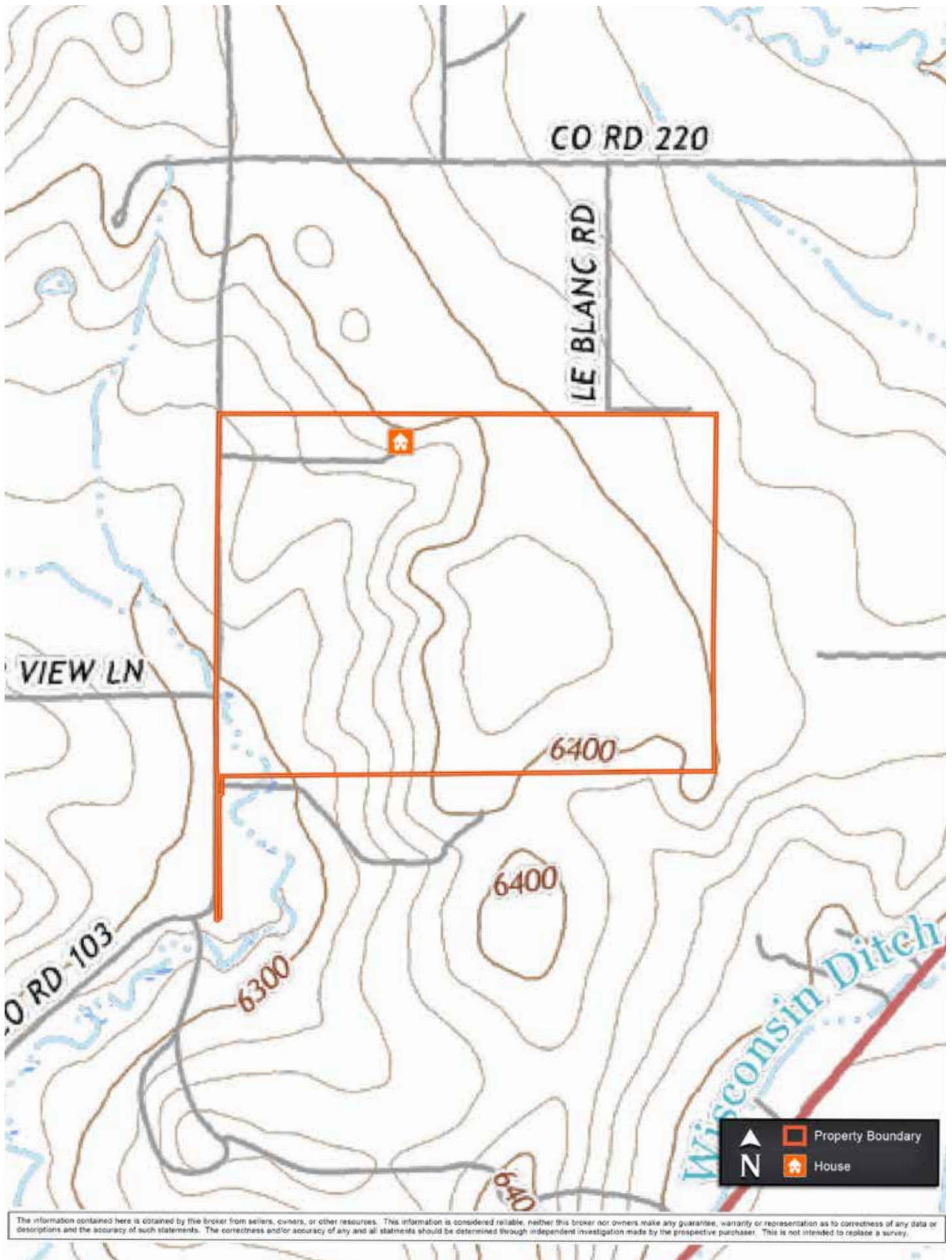


GREENHOUSE

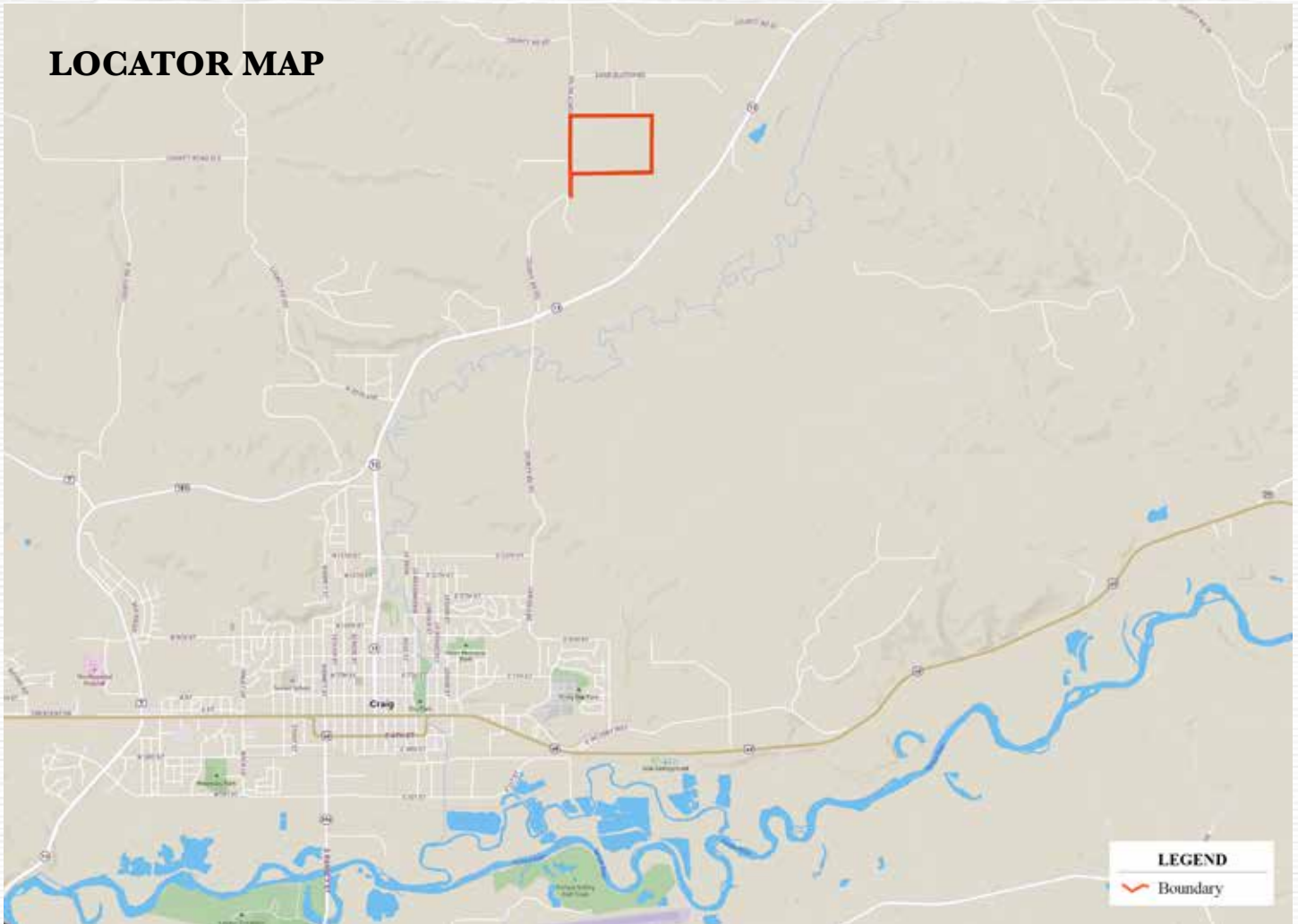




The information contained here is obtained by this broker from sellers, owners, or other resources. This information is considered reliable, neither this broker nor owners make any guarantee, warranty or representation as to correctness of any data or descriptions and the accuracy of such statements. The correctness and/or accuracy of any and all statements should be determined through independent investigation made by the prospective purchaser. This is not intended to replace a survey.



LOCATOR MAP



P.O. Box 700 Windsor, CO 80550

855-711-7577

Info@SJSportingProperties.com

www.SJSportingProperties.com

LICENSED IN:

Colorado, Idaho, Kansas, Montana, Nebraska, New Mexico, Utah & Wyoming

The information contained here is obtained by this broker from sellers, owners, or other resources. This information is considered reliable, neither this broker nor owners make any guarantee, warranty or representation as to correctness of any data or descriptions and the accuracy of such statements. The correctness and/or accuracy of any and all statements should be determined through independent investigation made by the prospective purchaser. Please disregard this marketing material if your property is currently listed with another brokerage.