

CEDARWOOD ROAD RANCH

COLORADO CITY, CO | \$1,162,000 | 1,162± ACRES

An aerial photograph of a vast, green landscape with scattered trees and a winding dirt road. The terrain is rolling, and the vegetation is dense in some areas and sparse in others. In the distance, a range of mountains is visible under a clear blue sky.

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CEDARWOOD ROAD RANCH

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Cedarwood Road Ranch provides a truly unique hunting and ranching property on Southern Colorado's rolling plains. Abundant feed and water sources attract diverse wildlife in this arid region. The ranch supports trophy Elk, Mule Deer, and Antelope, as well as cattle grazing opportunities. The unique Plains rifle season for Bull Elk (OTC tags) starts at the tail-end of the rut and lasts six weeks. A five-month cow Elk season and easily drawn Mule Deer and Antelope tags enhance its appeal.

The ranch's grass and water resources support cattle grazing which allows for income generation. Existing fencing, water tanks, and wells facilitate current leasing to a local farmer. The property includes a 1,094± acre conservation easement, a 25± acre unencumbered portion, and a 41± acre building envelope. Year-round access is via county-maintained Cedarwood Road.

Stunning, unobstructed views of the Spanish Peaks and Greenhorn Mountain are vibrant at sunset. Colorado City, a few miles west, offers basic amenities, while Pueblo, 33 miles north, provides hospitals, schools, a regional airport, festivals, shopping, and events. Denver International and Colorado Springs airports are farther north. The area offers hiking, camping, fishing, mountain biking, kayaking, and golfing.

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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

- 1,162± Deeded acres
- Hunting for trophy Mule Deer, Antelope, and Elk
- Unique 6-week long Bull Elk rifle season (during end of rut) with OTC tags
- Easy to obtain hunting tags for Mule Deer and Antelope
- 1,094± acres Conservation Easements
- 41± acres Building Envelope
- 25± acre unencumbered portion
- Permitted water wells
- 4 gravity water tanks
- Seasonal creeks
- Rolling terrain with Cedars and Pinon draws
- Cattle grazing for potential income stream
- Native grasses for livestock and wildlife feed
- Year-round access

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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

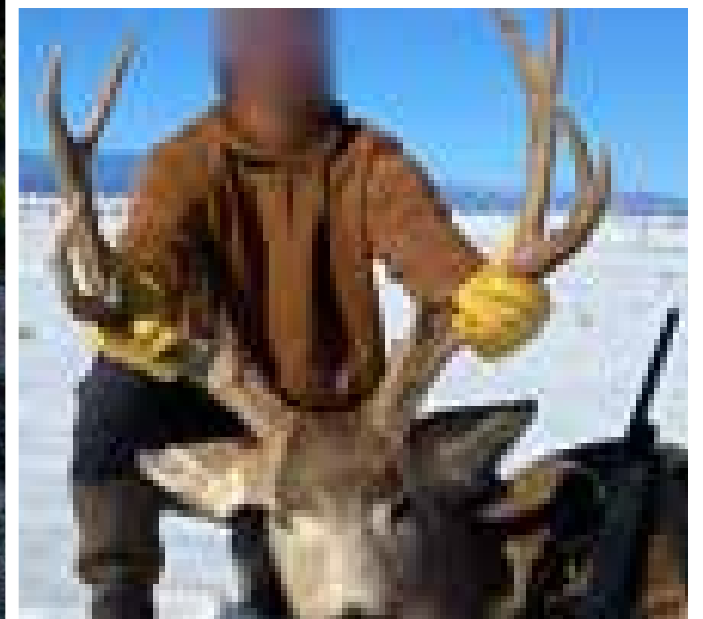
- 6-WEEK RIFLE SEASON (OTC TAGS) BEGINING TAIL-END OF RUT
- 5-MONTH LONG COW ELK SEASON
- ARCHERY (OTC TAGS)
- MUZZLELOADER

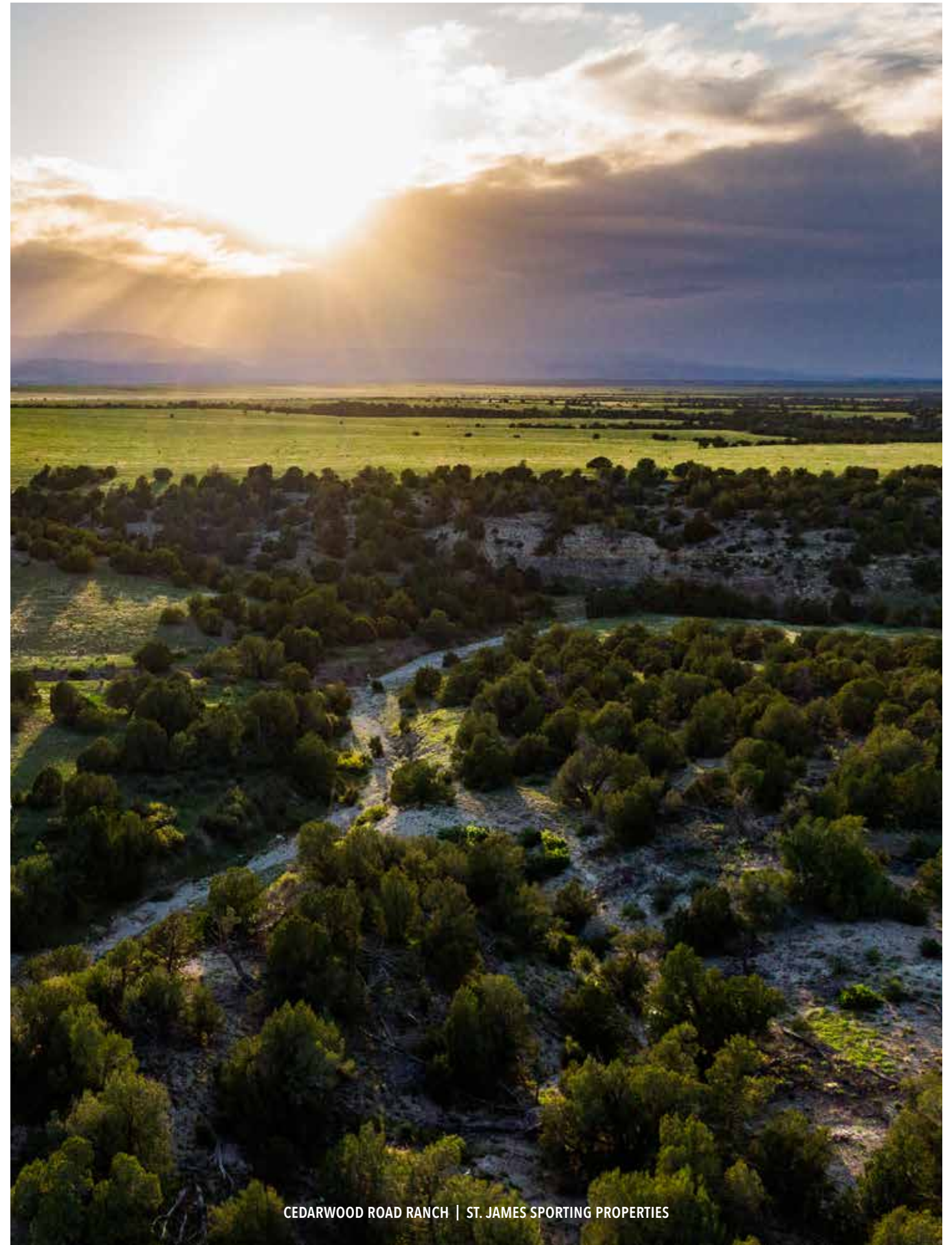
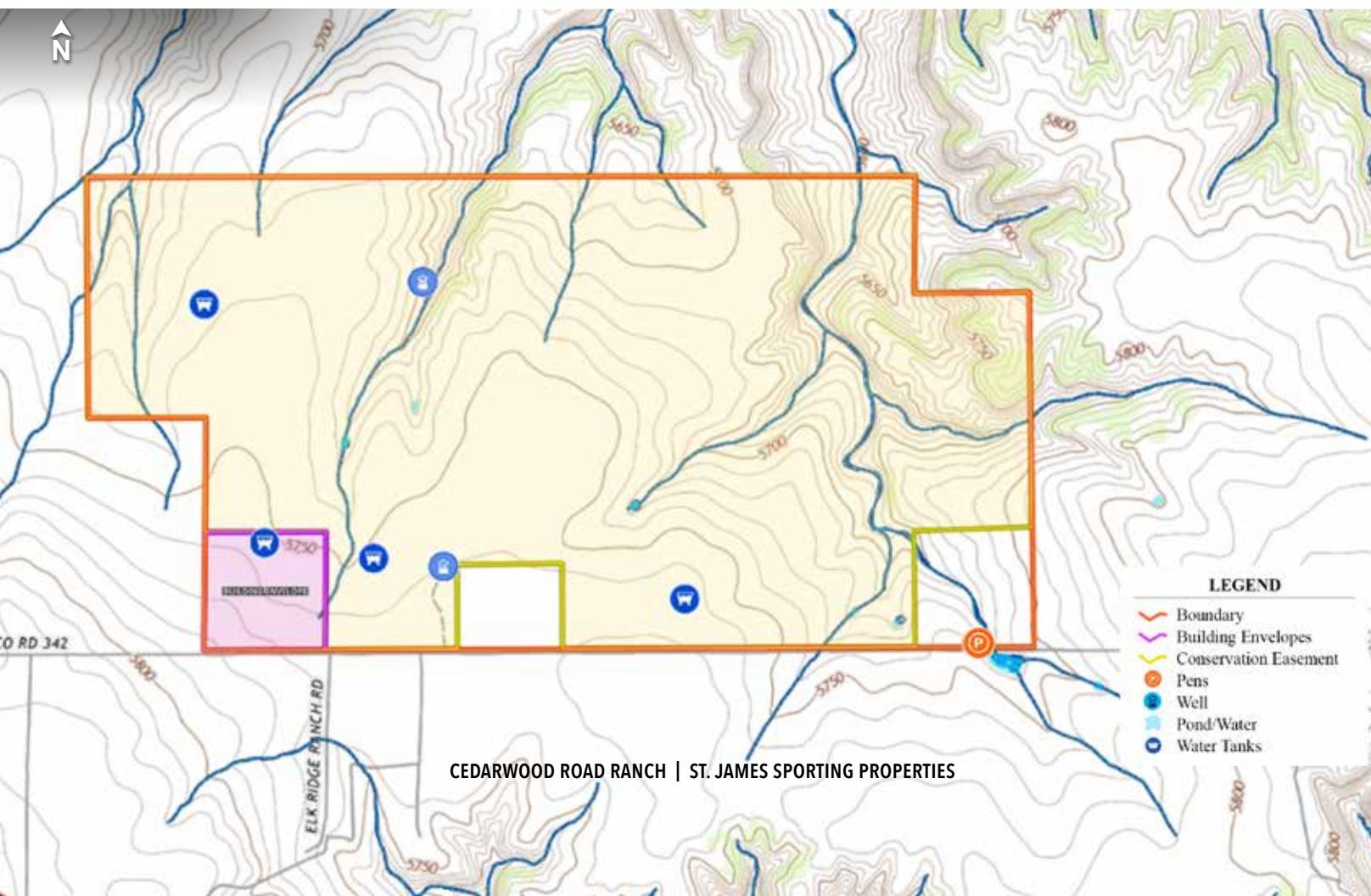
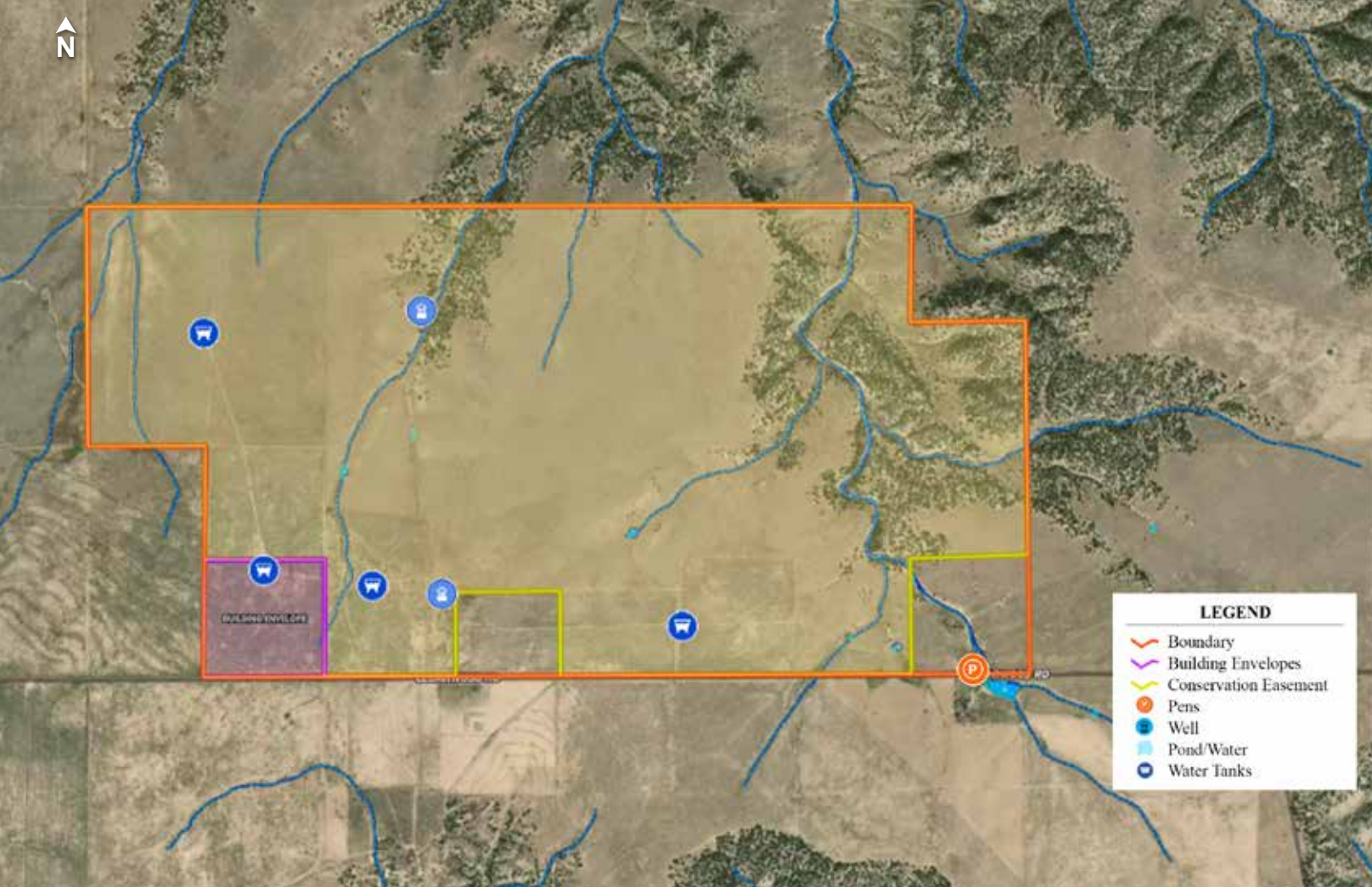
– MULE DEER

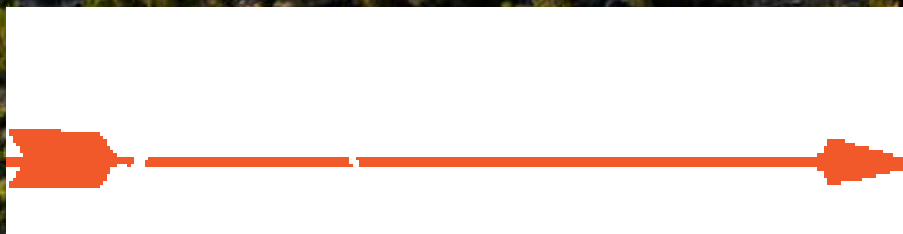
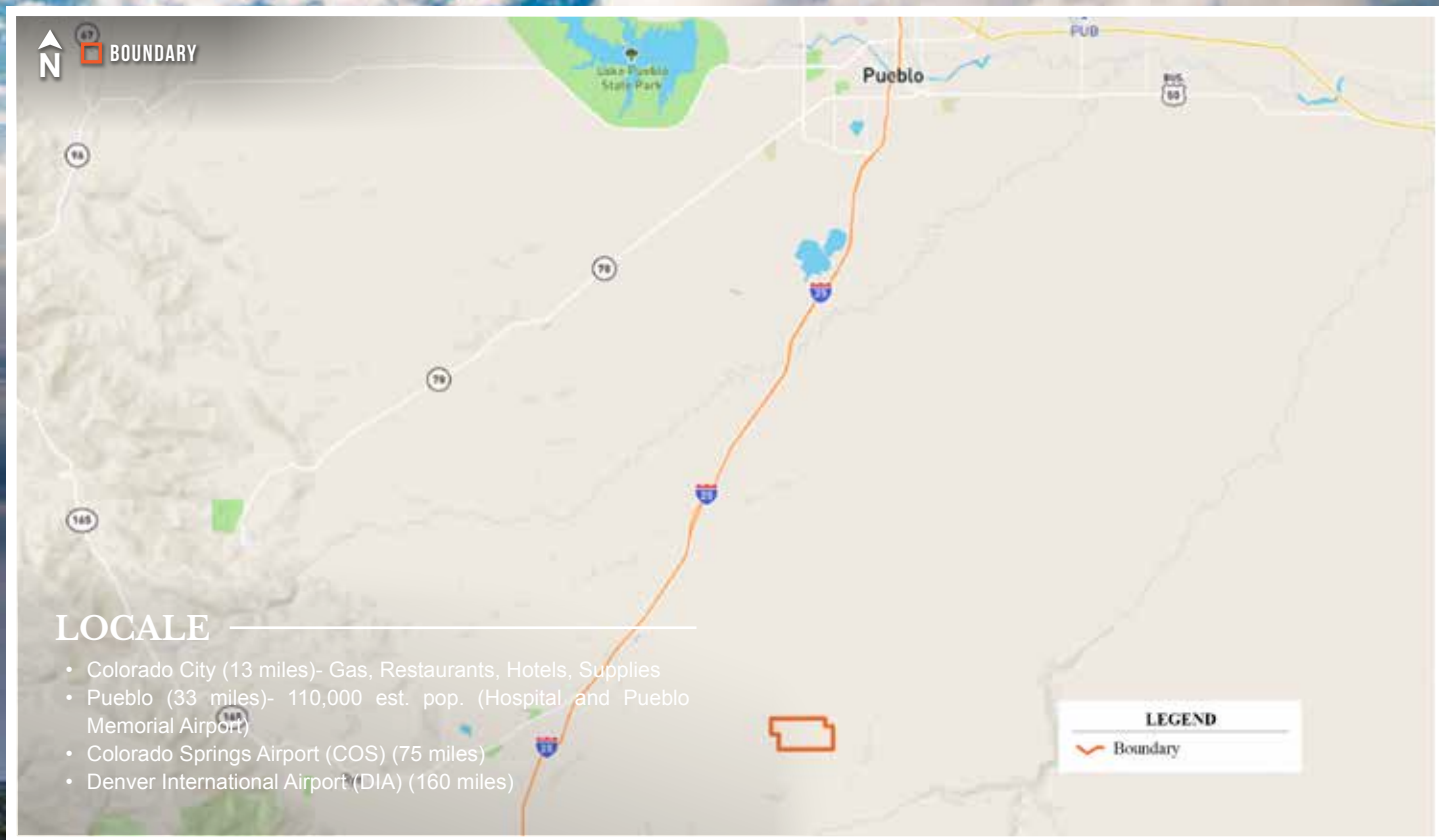
- QUALIFIES FOR LPP
- ARCHERY
- MUZZLELOADER
- RIFLE

– ANTELOPE

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







855-711-7577 | INFO@SJSportingProperties.com | PO BOX 700 WINDSOR, COLORADO 80550 | LICENSED IN: CO, ID, KS, MT, NE, NM, UT, & WY

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