

HAWKS RANCH

MONTROSE, CO | \$4,950,000 | 435± ACRES

St. James
SPORTING PROPERTIES

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Welcome to Hawks Ranch western retreat—an extraordinary 435-acre farm and ranch residence nestled in the heart of Western Colorado's high desert, just 20 minutes from Montrose and its regional airport. This remarkable Lindal post-and-beam home offers a rare combination of self-sufficiency, natural beauty, and recreational opportunity in one of the state's most picturesque settings.

Constructed in 2008 with enduring quality and intentional design, this 3,967 sq ft two-story home offers three generously sized bedrooms, an office, a bonus room, a loft, three and a half bathrooms, and a spacious three-car garage. It is equipped with a powerful 17.8 kW solar array and a 400-amp electrical service, supporting a whole-home, climate-controlled geothermal heating and cooling system—perfect for sustainable rural living.

Inside, enjoy the warmth of post-and-beam architecture, expansive views, and high-end finishes throughout. The property features a whole-house reverse osmosis water system, supplied by a private well, ensuring a steady supply of fresh, clean water throughout the year.

The ranch sits at an average elevation of 7,400 feet, with stunning high-desert vegetation including piñon, juniper, oak brush, and sagebrush. The property includes a seasonal creek that runs through the property, eight stock ponds, and 35 irrigated acres dedicated to producing grass/alfalfa hay, perfect for equestrian, livestock, hobby farming, and wildlife habitat. A 3,500 sq ft enclosed rustic metal pole barn supports your hobby and agricultural needs.

Outdoor enthusiasts and wildlife lovers will be thrilled by the abundance of elk, deer, bear, mountain lion, bobcat, and wild turkey, all of which frequent the area. This makes the property an ideal base for hunters, conservationists, and nature lovers alike. The ranch also borders 160 acres of landlocked BLM land, offering additional seclusion and opportunity for exploration. Moreover, its moderate elevation makes it a perfect setting for the equestrian lifestyle.

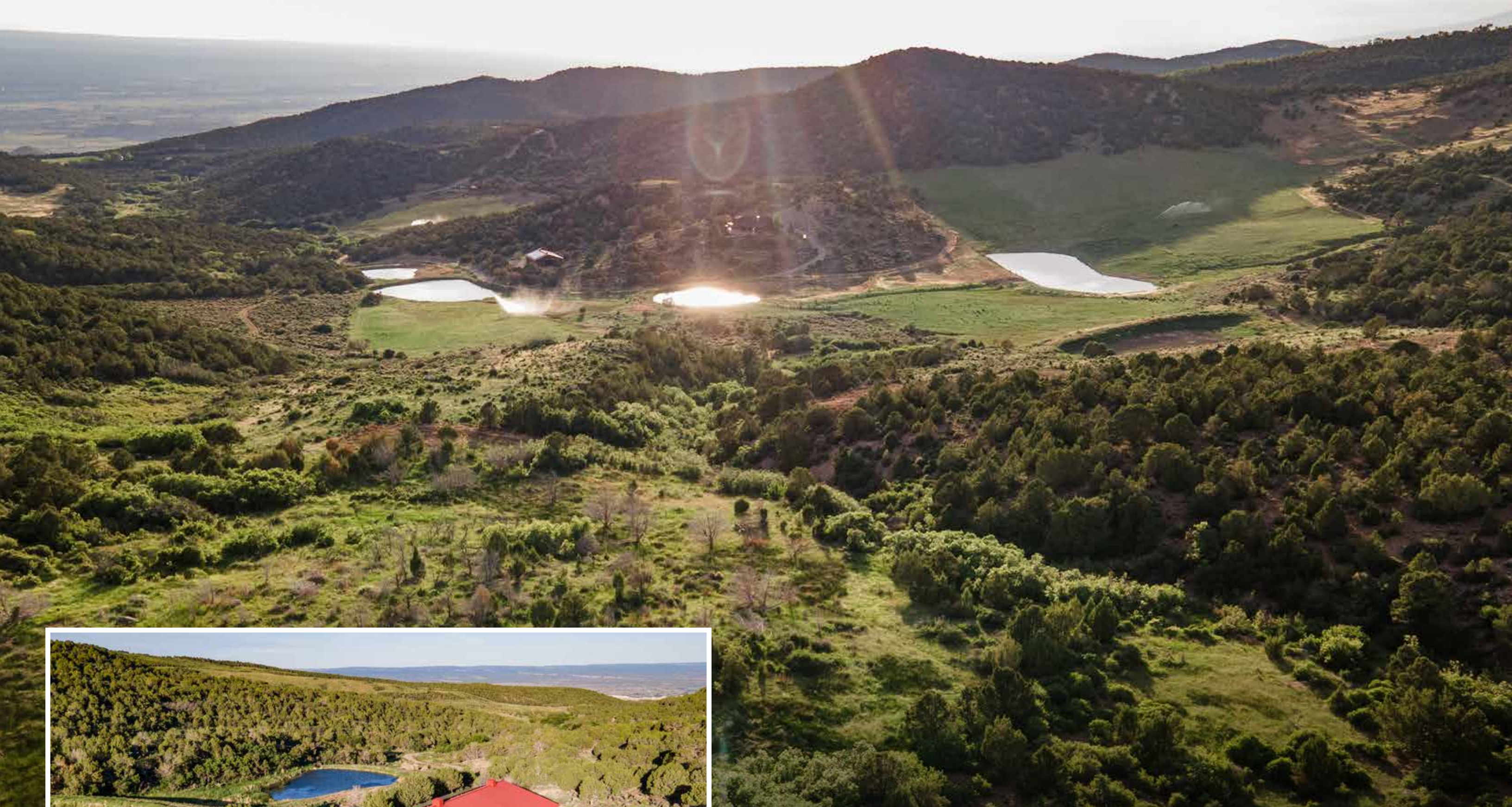
While deeply private and peaceful, the ranch is only a short drive from the amenities of Montrose, including the Montrose County airport with daily flights to many major cities. Hawks Ranch is also close to several of Colorado's crown jewels: Black Canyon of the Gunnison, Rocky Mountain National Park, Mesa Verde, Great Sand Dunes, Dinosaur National Monument, and Colorado National Monument.

Whether you're looking for a legacy ranch, a secluded retreat, or a sustainable home base for adventure, this property delivers unmatched value and potential.

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PROPERTY ATTRIBUTES

- 435± deeded acres
- Private access to 160± acres of landlocked BLM
- Bordered by Conservation Easements and large private ranches
- Great hunting for Elk and Mule Deer
- OTC elk tags available
- Eligible for Landowner Preference Program for Mule Deer
- Main house (3 bed / 3.5 bath) with 3 car garage
- Metal Pole Barn
- Multiple Ponds
- Irrigated agriculture
- Year-round maintained access
- Nearby Fishing
- Recreation for all seasons

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MAIN HOUSE WITH THREE CAR GARAGE



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HOME ATTRIBUTES

- 3,967± sq. ft Post and Beam Home
- 3 bedrooms, 3.5 baths, office, bonus room, and loft
- 3-car garage
- High-end finishes throughout the house
- Quality-grade appliances
- Built-in wood pellet-burning fireplace. (used for backup heat)
- 17.8 kW solar array generating 400 amp electrical service
- Climate-controlled geothermal heating and cooling
- Whole-house reverse osmosis 1600-gallon water system, supplied by a private well

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MULE DEER HUNTING

This property has a quality resident and migratory Mule Deer herd. The property attracts a good population of does during the rut (November), and the bucks will frequent the property looking for them. The area is known for quality caliber bucks with many bucks scoring in the 170"+ range over the years. The ranch qualifies for the Landowner Preference Program (LPP) and will give the landowner preference when applying for the highly coveted Mule Deer tags in the draw. These tags can also be sold for income if desired.

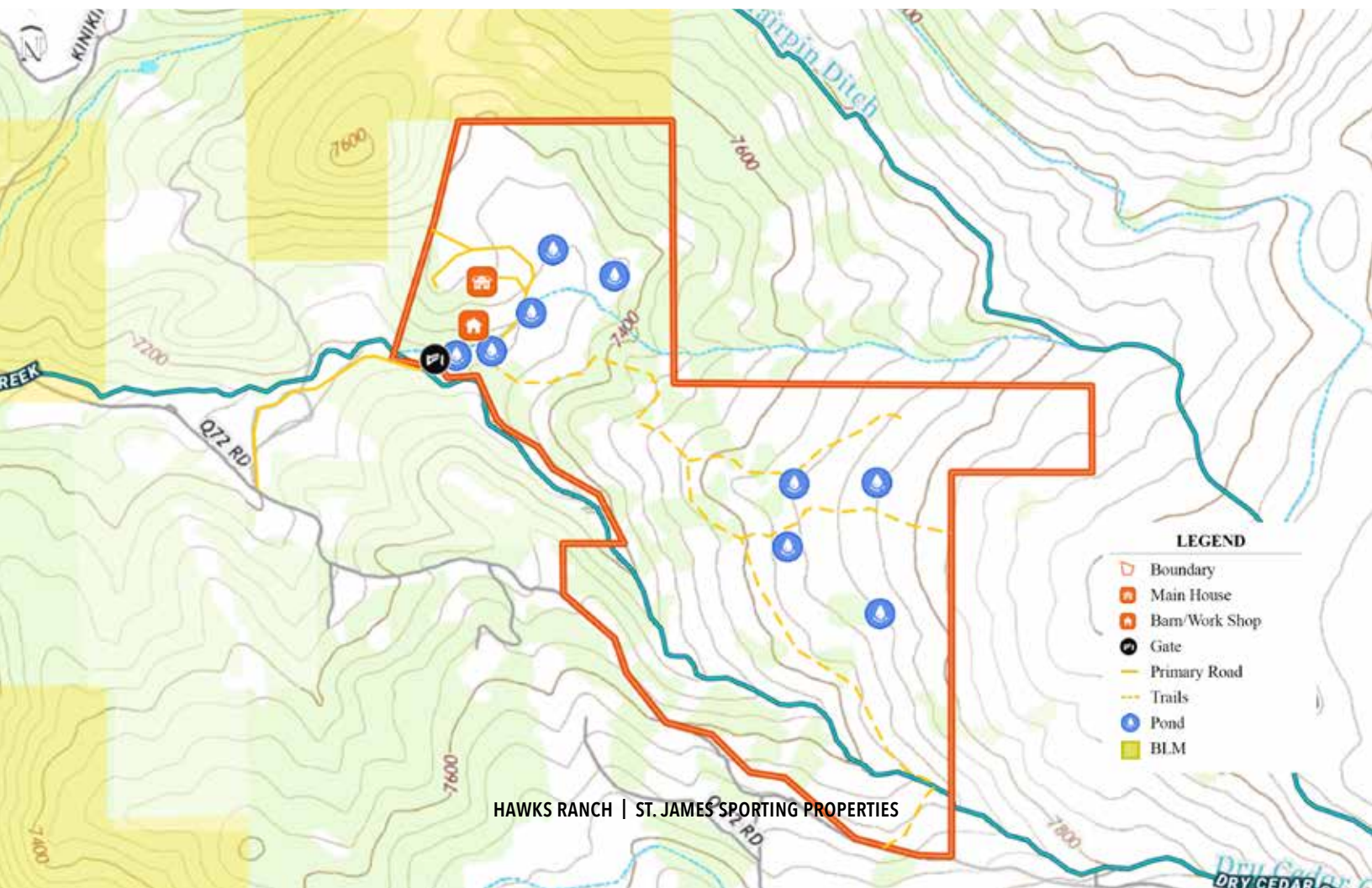
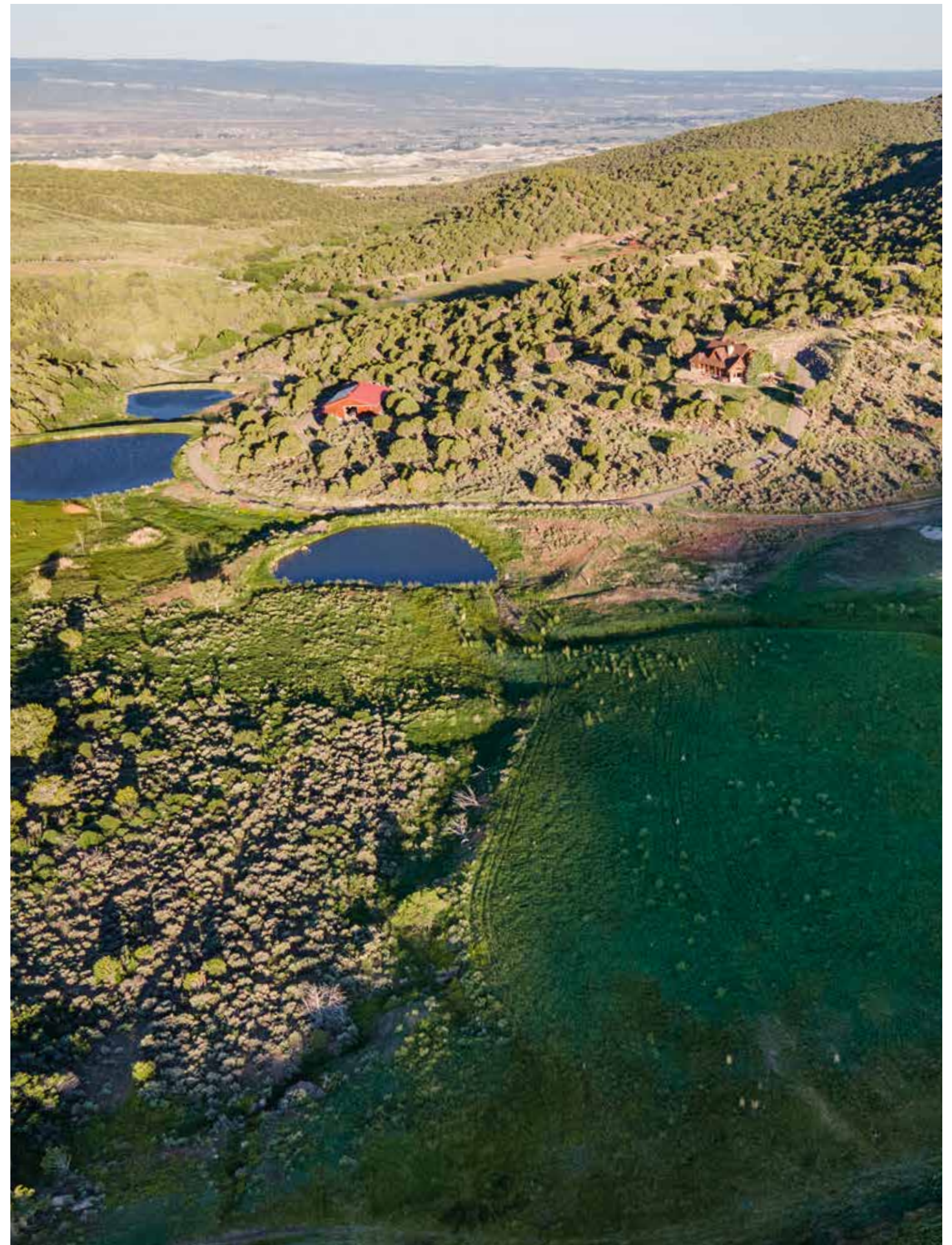
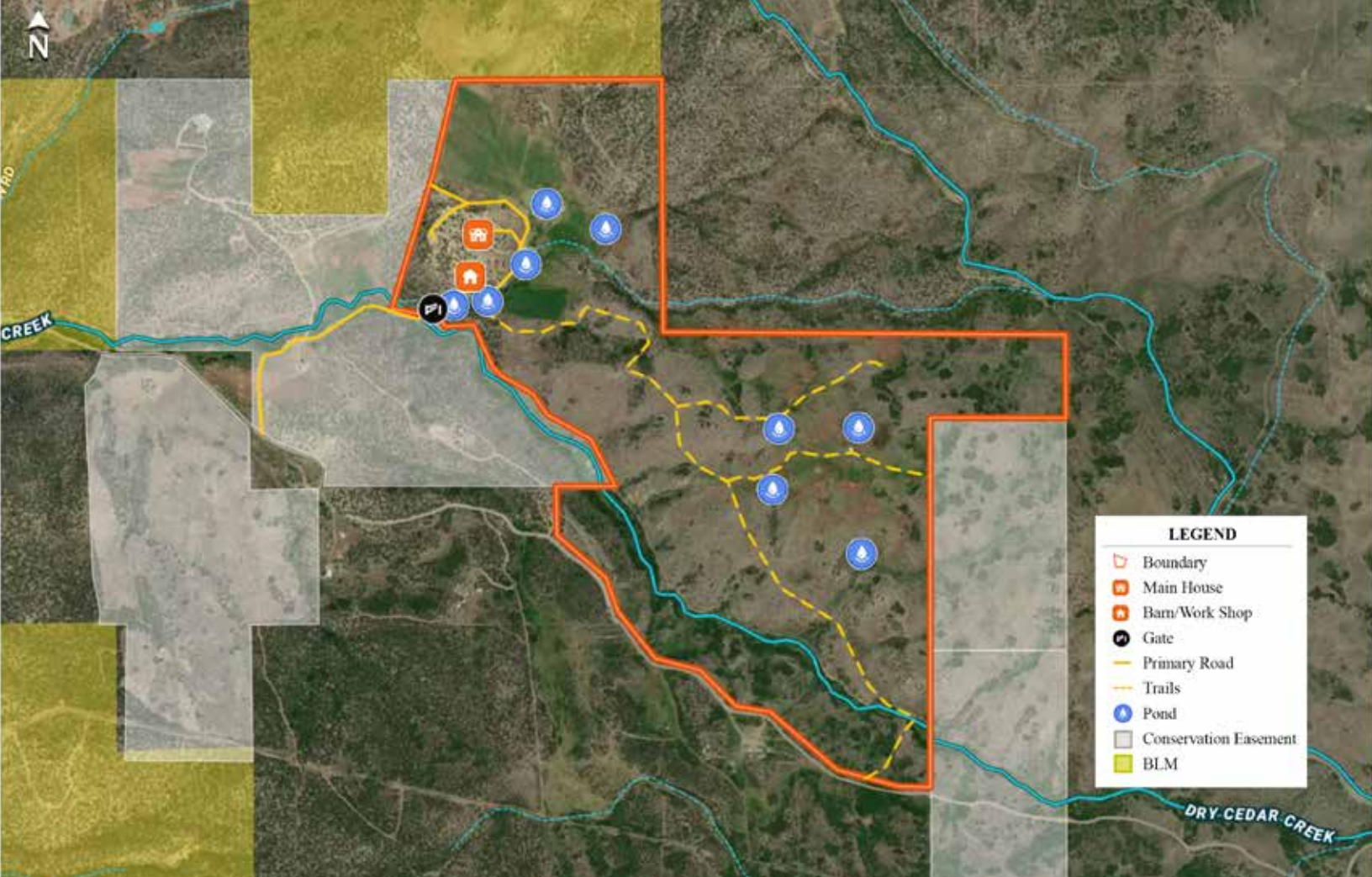
ELK HUNTING

Elk are frequent on this property from archery (rutting activity) through late rifle seasons, as they seek out the food and water provided by the property. The ranch's habitat provides them with a sanctuary, including bedding cover, food, and water. The property is well-suited for both archery and rifle hunting, thanks to the mix of open meadows and thicker cover.

- Over-The-Counter: Archery (Resident), 2nd & 3rd rifle seasons.
- 0-1 points to draw Archery, Muzzleloader, 1st & 4th rifle seasons.









LOCALE

- Montrose, CO (14 miles)- Hotels, Fuel, Hardware Store, Grocery Store, Restaurants, and an airport.
- Montrose Regional Airport (16 miles)- Daily flights to Denver, Dallas, Houston, and Phoenix.
- Grand Junction (75 miles)- Hotels, Sam's Club, Restaurants, and a regional airport.
- Telluride, CO (80 miles)- Fine Dining, Summer Hiking, and Winter Sports.
- Crested Butte, CO (90 miles)- Fine Dining, Summer Hiking, and Winter Sports.
- Moab, UT (185 miles)- Hiking, Rafting, and Overland adventures.
- Arches, Canyonlands, Mesa Verde, and Great Sand Dunes National Parks. It's all within 3 hours.

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