

SMITH CANYON RANCH

841± ACRES | KIM, COLORADO

St. James
SPORTING PROPERTIES

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STEALTH CAM

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**841 ± ACRES OF CEDAR-COVERED CANYONS AND ROCKY
MESAS MAKING A GREAT RECREATIONAL PROPERTY**

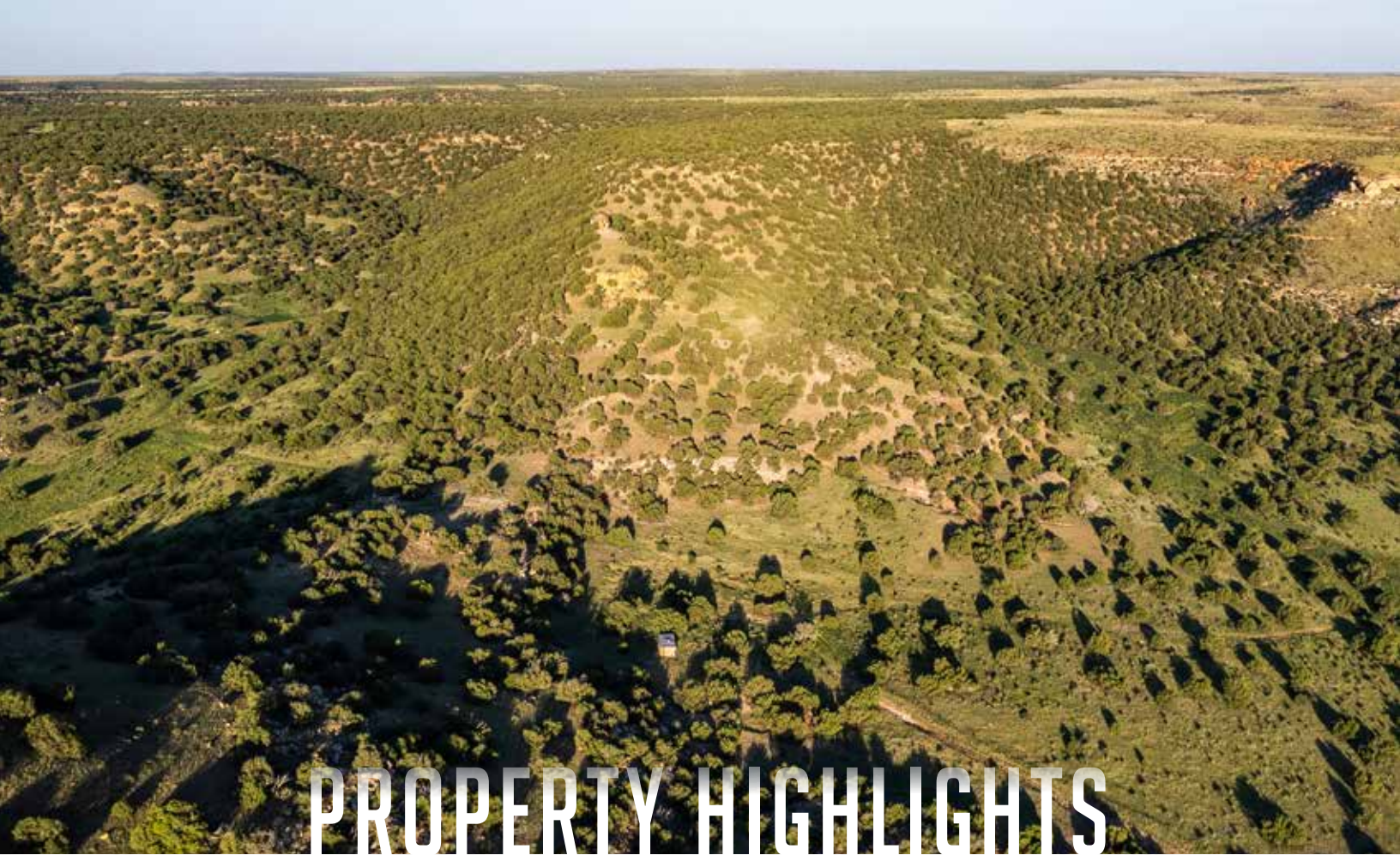


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PROPERTY HIGHLIGHTS

- 841± deeded acres
- Series of canyons and mesas
- Road system throughout ranch
- Tremendous native grass growth
- Cedars and Pinons provide wildlife cover
- Home to trophy Mule Deer
- Bull and Cow Elk, as well as Pronghorn and Bear
- 5-month long Elk season (OTC)
- 3 seasonal dirt tanks help hold water
- 2.5 hours from Colorado Springs (Airport)





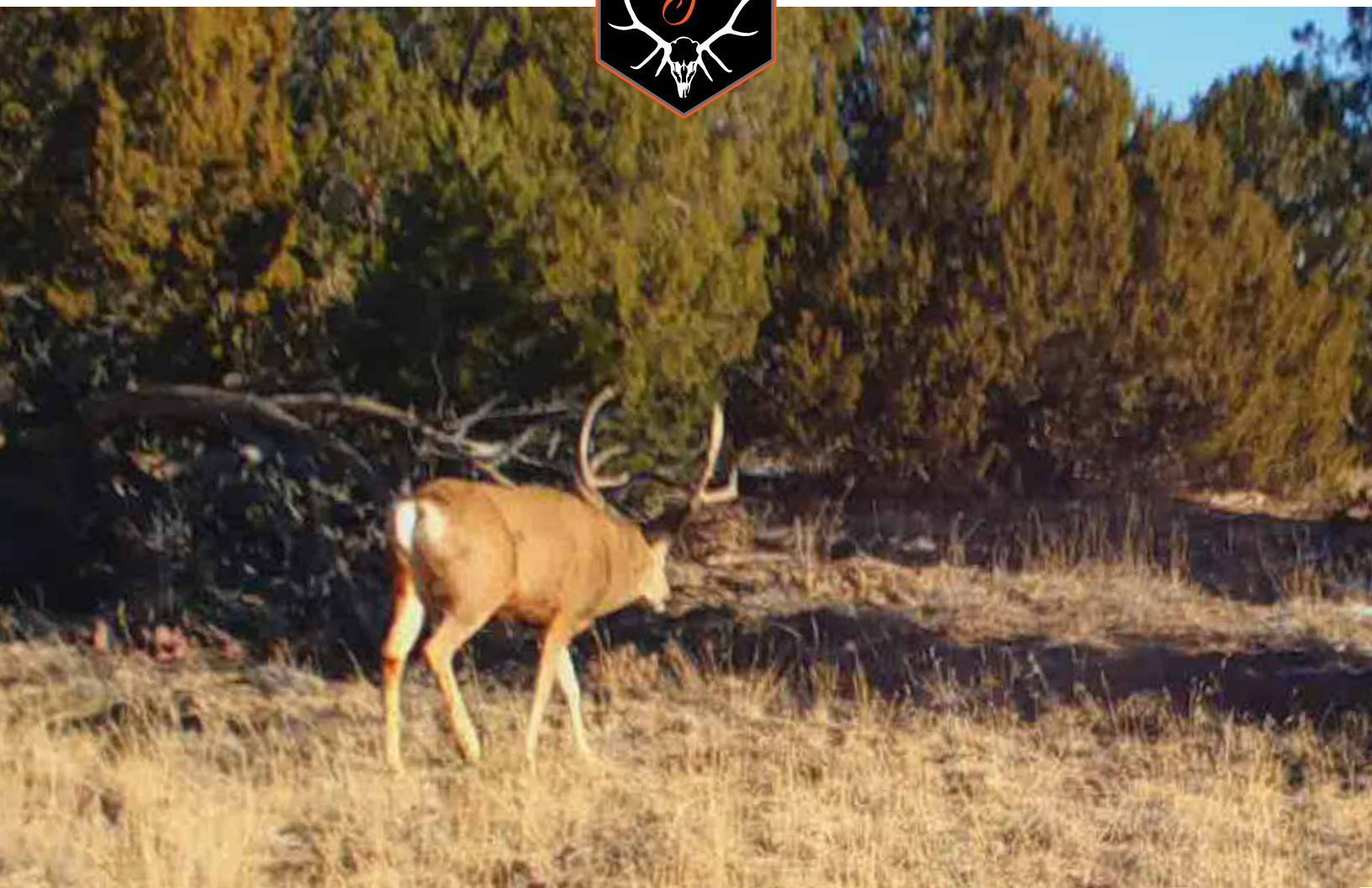


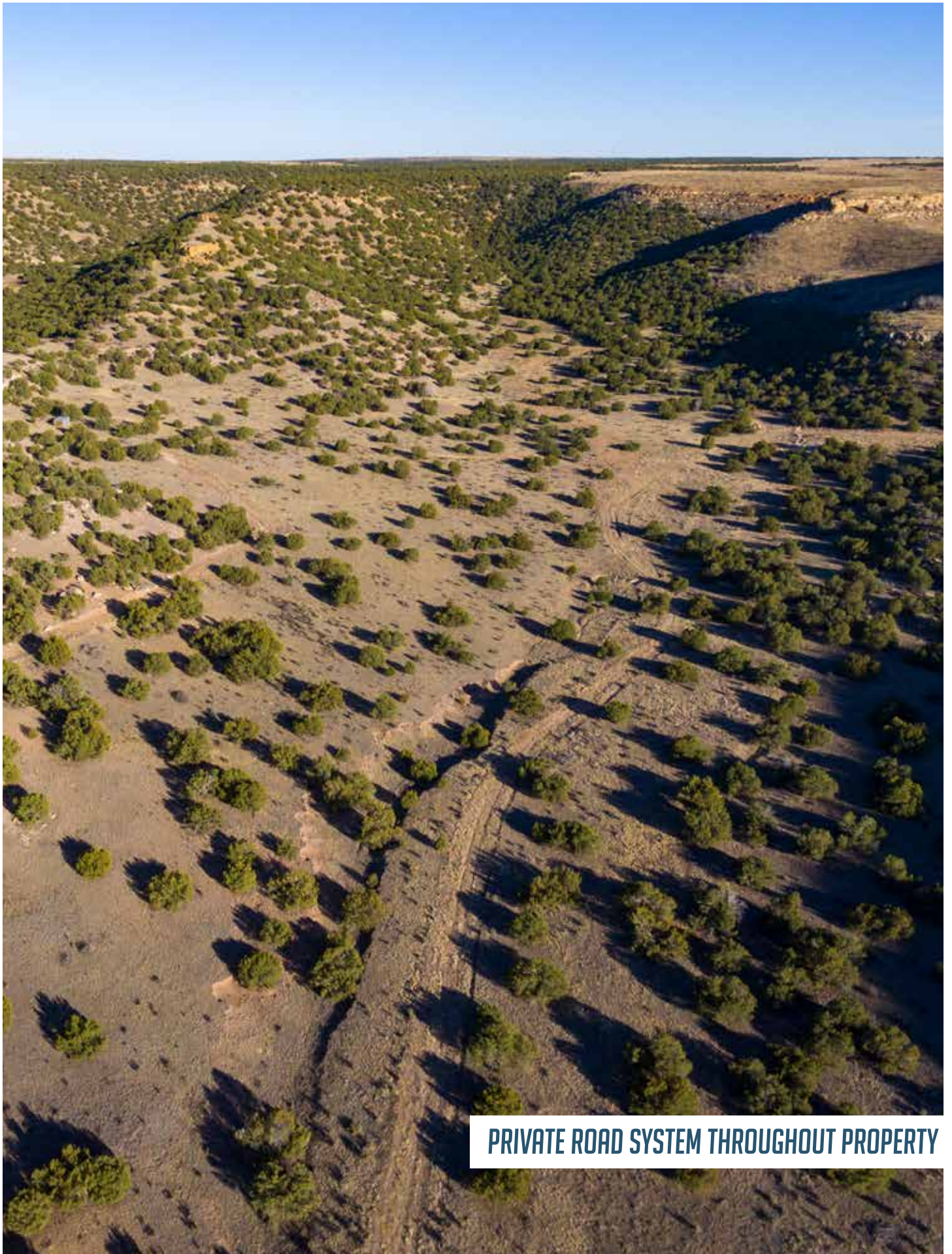
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PRIVATE ROAD SYSTEM THROUGHOUT PROPERTY



SMITH CANYON RANCH

841± ACRES | KIM, COLORADO

Smith Canyon Ranch has 841± acres of cedar-covered canyons and rocky mesas stretching beyond where the eye can see with great views of the Wet Mountains, Greenhorn Mountains, and Spanish Peaks. The rolling hills with steep rock-face cliffs are home to well-known trophy Mule Deer and respectable Elk. With surrounding large private ranches, the outside hunting pressure is limited. There are also favorable hunting seasons, including a five-month either-sex Elk season starting September 1st- January 31st. The archery Mule Deer season is sixty-five days, with three splits closing for the regular and late rifle seasons. An effective road system throughout the property gives access to all areas of the property, making it a great recreational property for practically anyone. The Shell Fire burned the South part of the Ranch in 2011. As a result, there is tremendous regrowth of native grasses in that part of the ranch. The North part of the ranch is a prime wildlife bedding area with thick vegetation and an excellent animal holding capacity.

HIGHLIGHTS

- 841± Deeded Acres
- Mix of canyons and ravines
- Variety of vegetation for wildlife feed and cover
- Secluded property with large neighboring ranches
- Trophy Mule Deer; plus cow and bull Elk
- 65 day archery Mule Deer season
- 5 month long Elk season with OTC tags
- Pronghorn and Bear hunting

QUICK FACTS

HUNTING

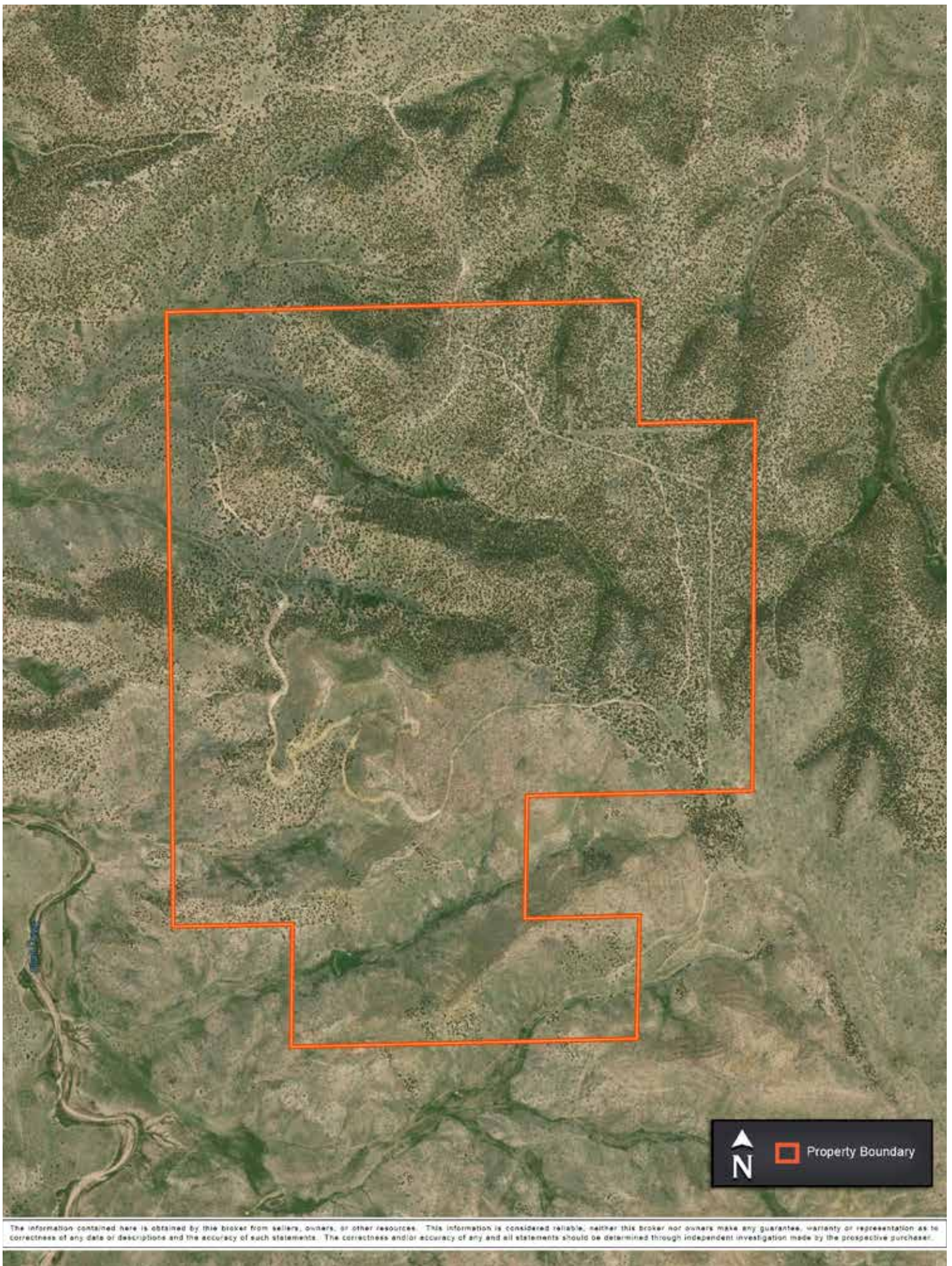
- Hunting unit 136
- Lots of wildlife cover and feed
- Variety of OTC tags
- Extended hunting seasons
- Black Bear and Pronghorn

LAND

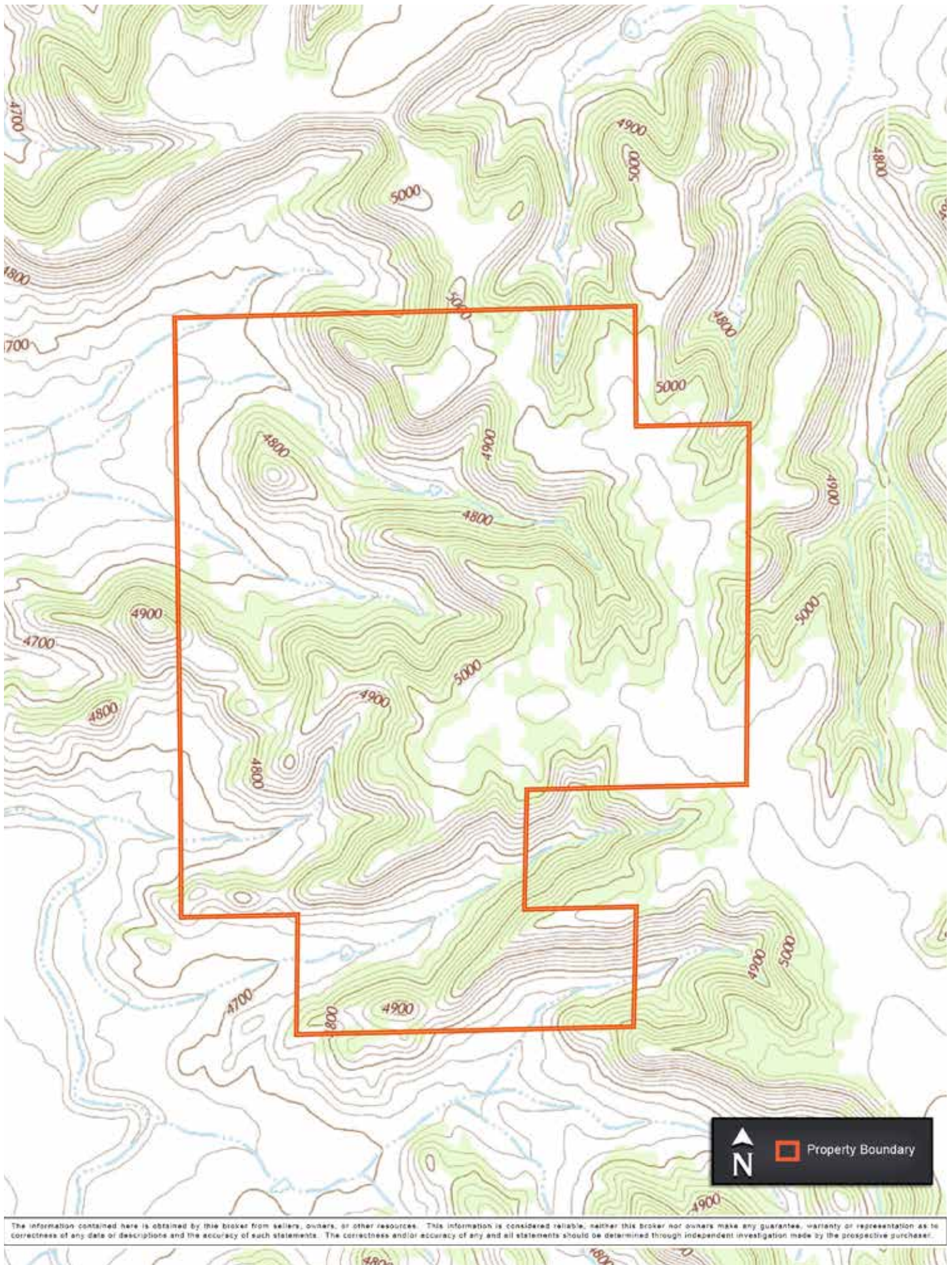
- Series of canyons
- Elevation of 4,700-5,000 ft
- Well
- Road system
- Fenced for cattle

La Junta, Colorado

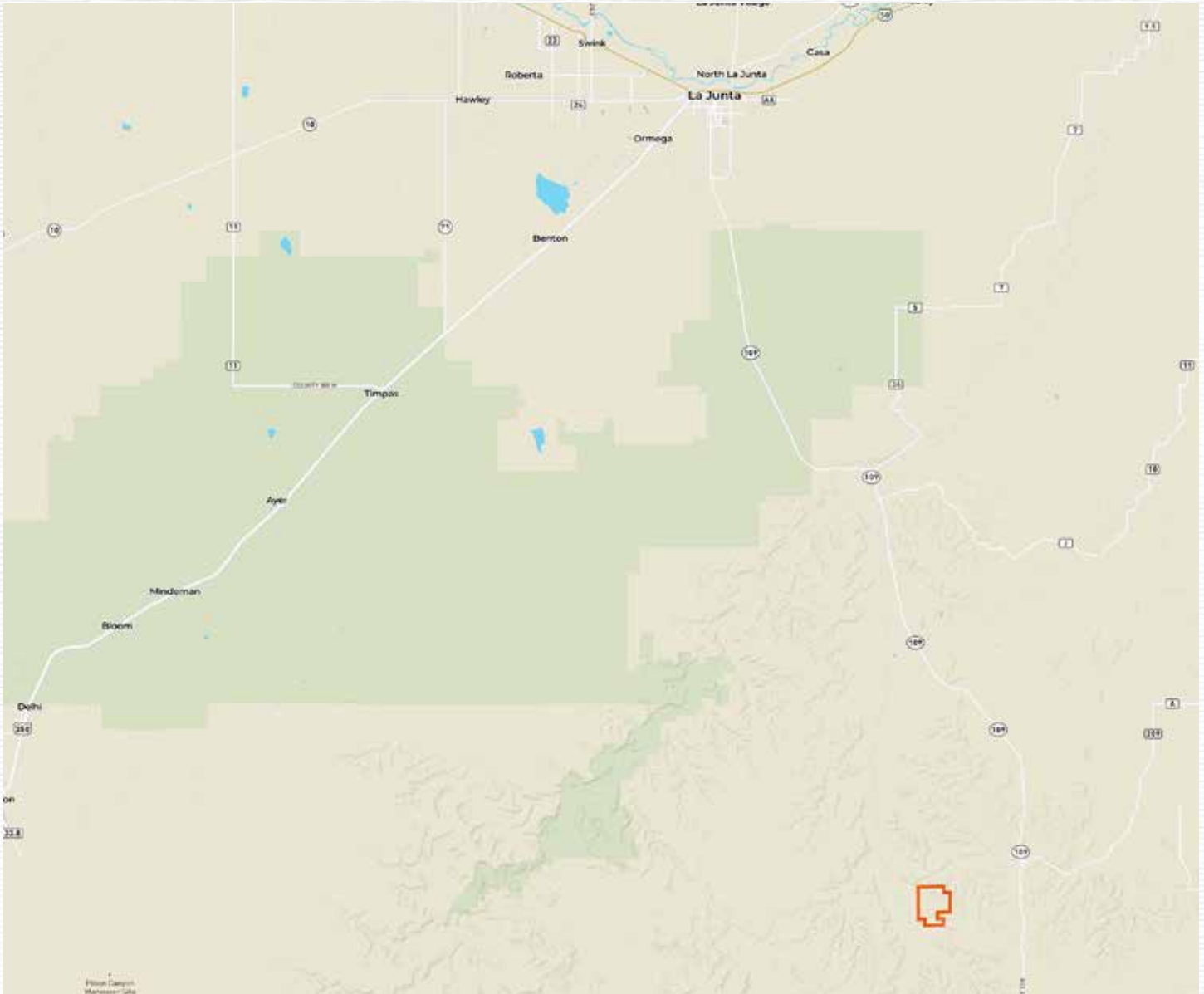
- 35 miles away
- Restaurants, hotels, supplies
- Groceries and hospitals
- Denver Int. Airport (3 hours)
- Colorado Springs Airport (2.5 hours)



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