

MICANITE RANCH

— 357± ACRES | CANON CITY, CO —

St. James
SPORTING PROPERTIES

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MICANITE RANCH IS HOME TO AN ABUNDANCE OF WILDLIFE INCLUDING ELK, MULE DEER, ANTELOPE, BIG HORN SHEEP, TURKEY, AND EVEN WHITETAILS; AND BORDERS VAST AMOUNTS OF BLM LAND.





PROPERTY HIGHLIGHTS

- 357± deeded acres
- Borders BLM land
- Creek bottom and steep ridges
- Lot of native grass for cattle and wildlife
- Main house (2 bed/2 bath) and bunkhouse
- Heated garage, horse stalls, chicken coop, barn, dry cabins
- 2 wells, springs, ponds and creeks
- Game Management Unit 581
- Elk, Mule Deer, Bear, Antelope, Whitetail and Turkey
- 25 min. from Canon City, CO (groceries, hospitals, schools)



UNIT 581 OFFERS OVER-THE-COUNTER (OTC) ELK ARCHERY TAGS AND 2ND & 3RD RIFLE TAGS. WHITETAIL RIFLE AND TURKEY TAGS ARE ALSO OTC.



MAIN HOUSE [2 BED/2 BATH], BUNK HOUSE, HEATED DETACHED GARAGE, CHICKEN COOP, TACK ROOM AND 2 STALL BARN.







MICANITE RANCH

357± ACRES | CANON CITY, CO

Discover the ultimate outdoorsman's homestead at Micanite Ranch, where history and modern efficiency intertwine while delivering the optimum hunting and outdoor experience. The 357-acre ranch is home to some of the most diverse terrain that Colorado has to offer which presents endless opportunities for hunting, horseback riding, atv'ing, and mountain exploration. The surrounding landscape offers a diverse array of natural wonders, from open meadows and dramatic cliffs to rolling hills and picturesque creeks and several old historic mines. Water is abundant here, with year round springs, ponds, and a meandering creek system that supports a thriving ecosystem for wildlife and livestock. The ranch is home to an abundance of wildlife including Elk, Mule Deer, Antelope, Big Horn Sheep, Turkey, and even Whitetails, and borders vast amounts of BLM land. With a variety of licenses available (including eligibility for the Landowner Preference Program and over-the-counter (OTC) licenses) your hunting adventures will reach new heights of opportunity. The recently built off-grid 2 bed / 2 bath home and adjacent bunkhouse pays tribute to the area's mining past, featuring exquisite vintage details alongside contemporary amenities. Two newly constructed remote dry cabins stand ready to accommodate guests ensuring unforgettable hunting and camping experiences. The ranches current use as a very well managed livestock and equestrian operation has incorporated its historic structures, repurposed as stalls, corrals, and barns, that coexist with newly constructed facilities, providing a haven for your four-legged companions. Conveniently located near Canon City and Colorado Springs, you'll have easy access to modern amenities and attractions. Indulge in world-class fishing on the nearby Arkansas River and "Dream Stream" or hit the slopes at Breckenridge or Monarch Mountain. Whether you seek adventure, tranquility, or a combination of both, Micanite Ranch offers the perfect blend of mountain living and outdoor recreation in the heart of Colorado.

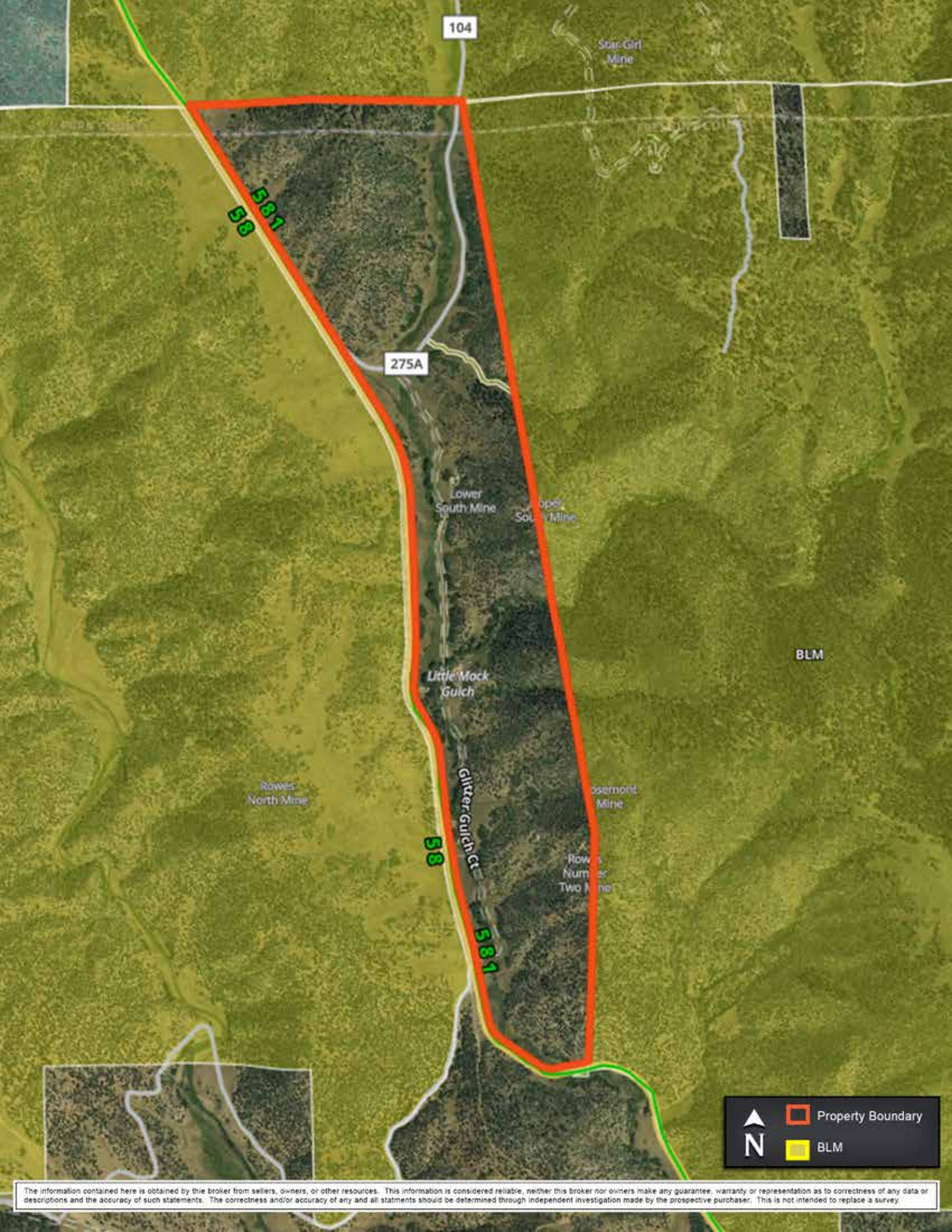
HIGHLIGHTS

- Borders BLM land
- Livestock grazing and horse stalls/fencing
- Multiple water sources including two wells
- River bottom and ridges with ATV trails
- OTC Elk tags (Archery/2nd & 3rd Season Rifle)
- Easy-To-Draw Mule Deer and Bear tags
- Qualifies for the Landowner Preference Program
- 2 dry cabins for guests

BUNKHOUSE WITH HISTORIC ELEMENTS AND MODERN FEATURES.







104

Star-Girl Mine

581
58

275A

Lower South Mine

Upper South Mine

BLM

Little Mock Gulch

Rows North Mine

58

Glitter Gulch Ct

Rosemont Mine

Rows Number Two Mine

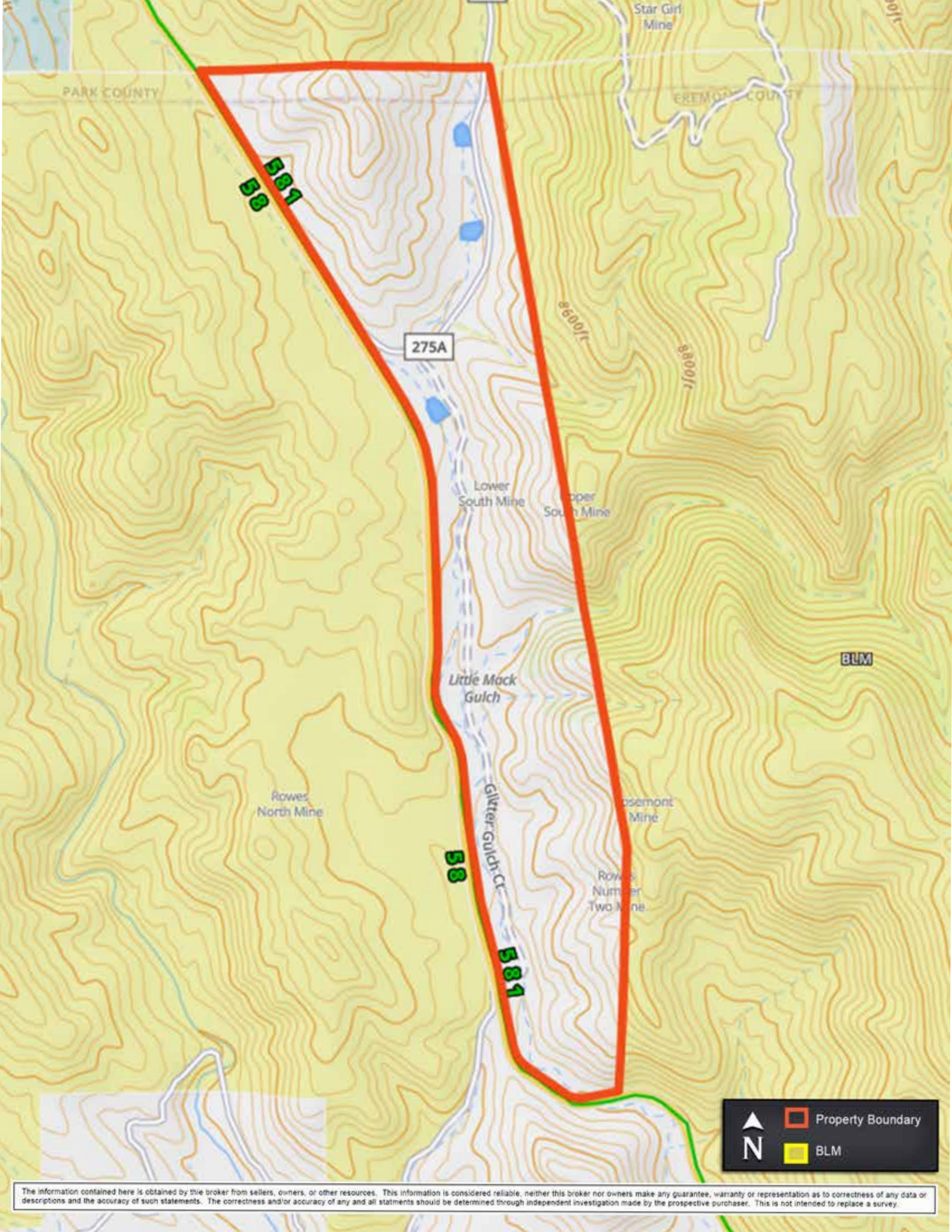
581



Property Boundary

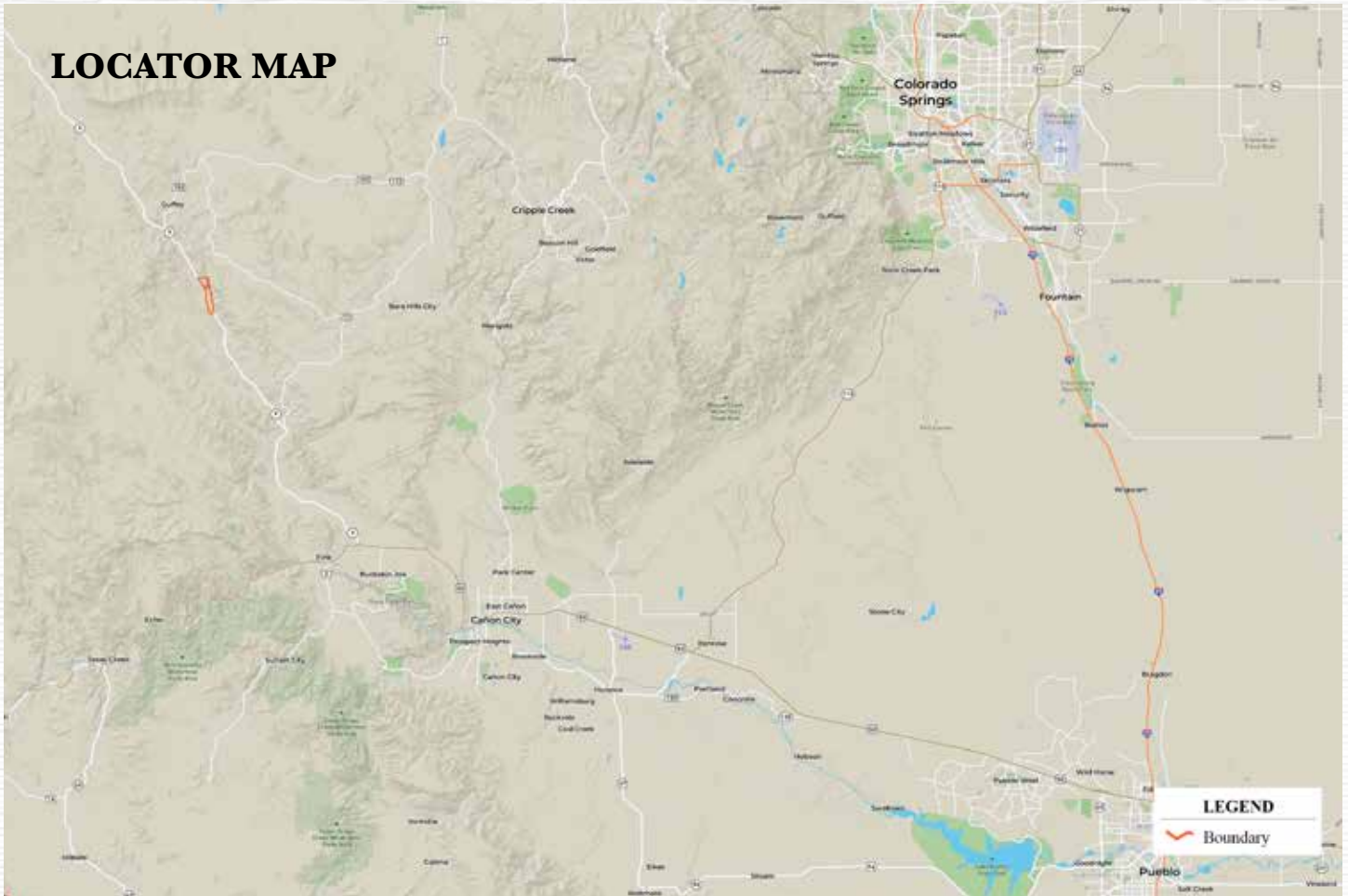
BLM

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LOCATOR MAP



St. James

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LICENSED IN:

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

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