

EAGLES BUTTE RANCH

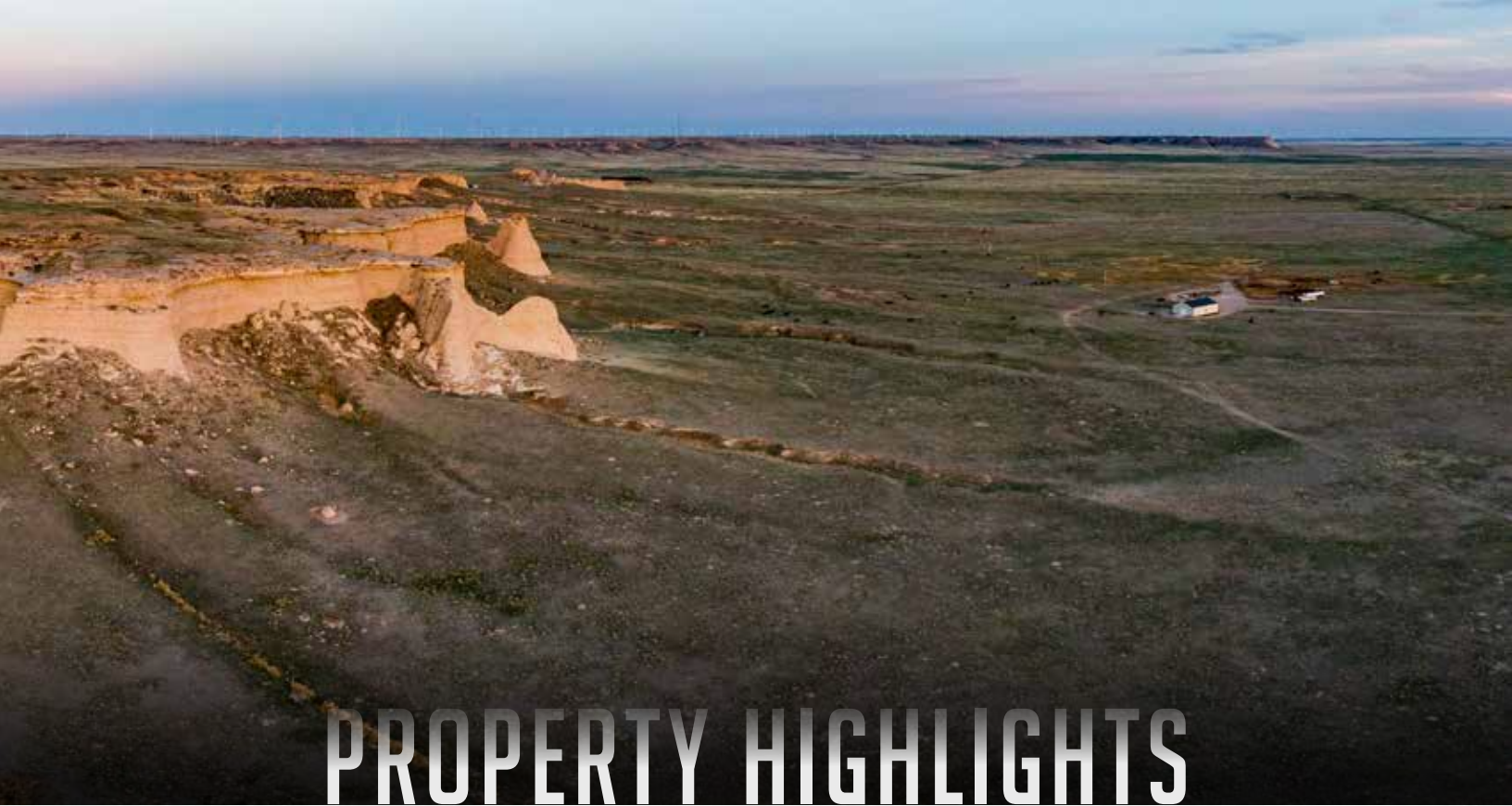
— 632± ACRES | GROVER, CO —

St. James
SPORTING PROPERTIES

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PROPERTY HIGHLIGHTS

- Located in Northeastern Colorado
- 632± deeded acres
- Grasslands and rugged buttes
- Cattle grazing opportunity
- CRP field options
- Antelope and Mule Deer Hunting
- Qualifies for the Landowner Preference Program
- Game Management Unit 88
- Mtn. Lion, Whitetail and Small game hunting
- 5 min. from Grover, CO (groceries); 90 min Denver, CO





2,350 SQ. FT. GARAGE/WORKSHOP





EAGLES BUTTE RANCH

632± ACRES | GROVER, CO

Eagles Butte Ranch is a spectacular recreational property located in the historic Pawnee Butte Grasslands of Northeastern Colorado. The property offers a wide range of hunting, ranching, and other outdoor activities along with an ideal starting point for future development. With its unique and magnificent landscape spanning over 632 acres this ranch is a true gem that will satisfy any outdoorsman's desire for adventure and tranquility. With plenty of shelter and wind breaks provided by the buttes, along with the food and water throughout the ranch and neighboring crop production fields, this ranch has become a desirable destination for wildlife. The ranch's eligibility for the Landowner Preference Program for both Antelope and Mule Deer, along with easily obtainable archery licenses and low draw odds for rifle and muzzleloader seasons, provide plenty of big game hunting opportunities throughout the entire season. The ranch is currently being used as a very well-managed and cared for cattle grazing program with frequent pasture rotations which has kept the vegetation and soil in excellent condition. The enviable location, with Denver International Airport just a 90-minute drive away, and Fort Collins a mere one-hour trip, makes it an easily accessible destination for travel and city amenities.

HIGHLIGHTS

- 632± Deeded Acres
- 2,350 Sq. Ft. metal workshop/garage
- Electrical supply and 2 water wells
- Cattle fencing and corral system
- Game Management Unit 88
- Fantastic Antelope hunting, plus Mule Deer
- Qualifies for the Landowner Preference Program
- Coyotes, Rabbits, Doves and Quail

HUNTING

- Unit 88
- Great Antelope hunting
- Mule Deer, Whitetail and Mtn. Lion
- Easy to obtain hunting tags
- Lots of small game hunting

LAND

- Cattle grazing on native grasses
- CRP fields
- Entry road and gate
- Two water wells
- Several drainages
- Flat ground for a shooting range

GROVER, CO

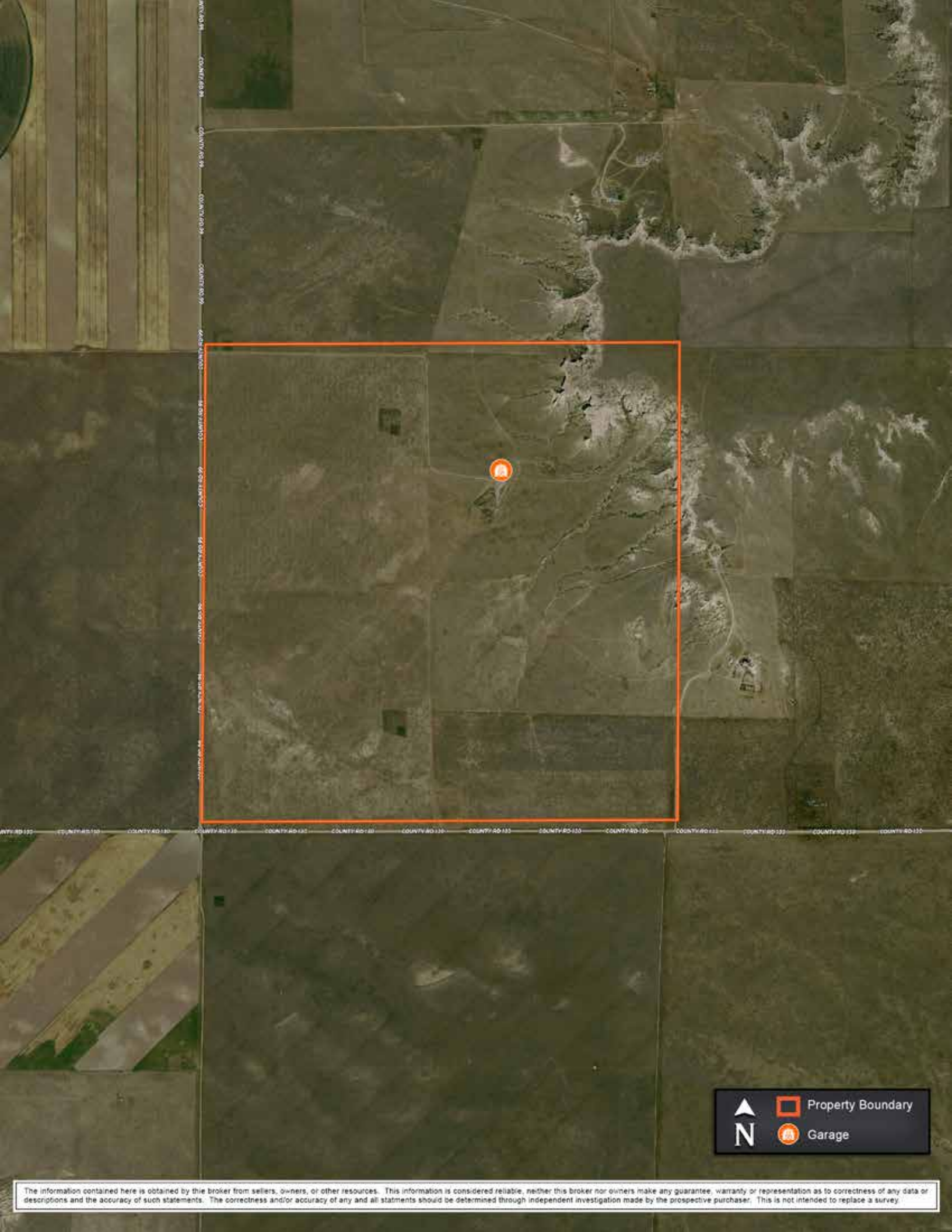
- 5 minutes away
- Groceries
- Fort Collins- 1 hour drive
[Supplies, Restaurants, Hotels, Shopping, Hospitals]
- Denver Int. Airport(1.5 hours)


**EAGLES BUTTE RANCH GETS ITS NAME FROM THE ACTIVE
PAIR OF EAGLES AND THEIR NEST PERCHED IN THE BUTTES.**









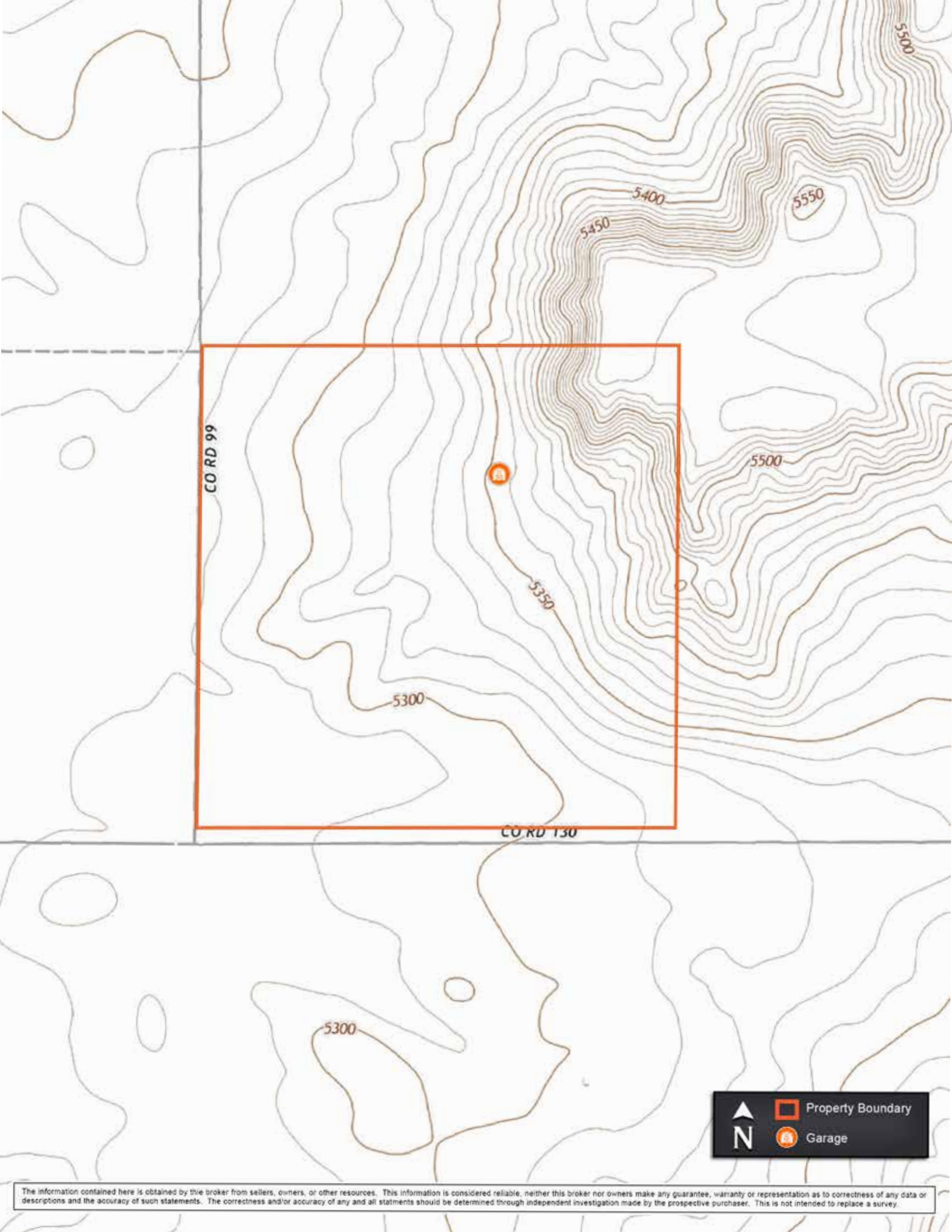



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 Property Boundary

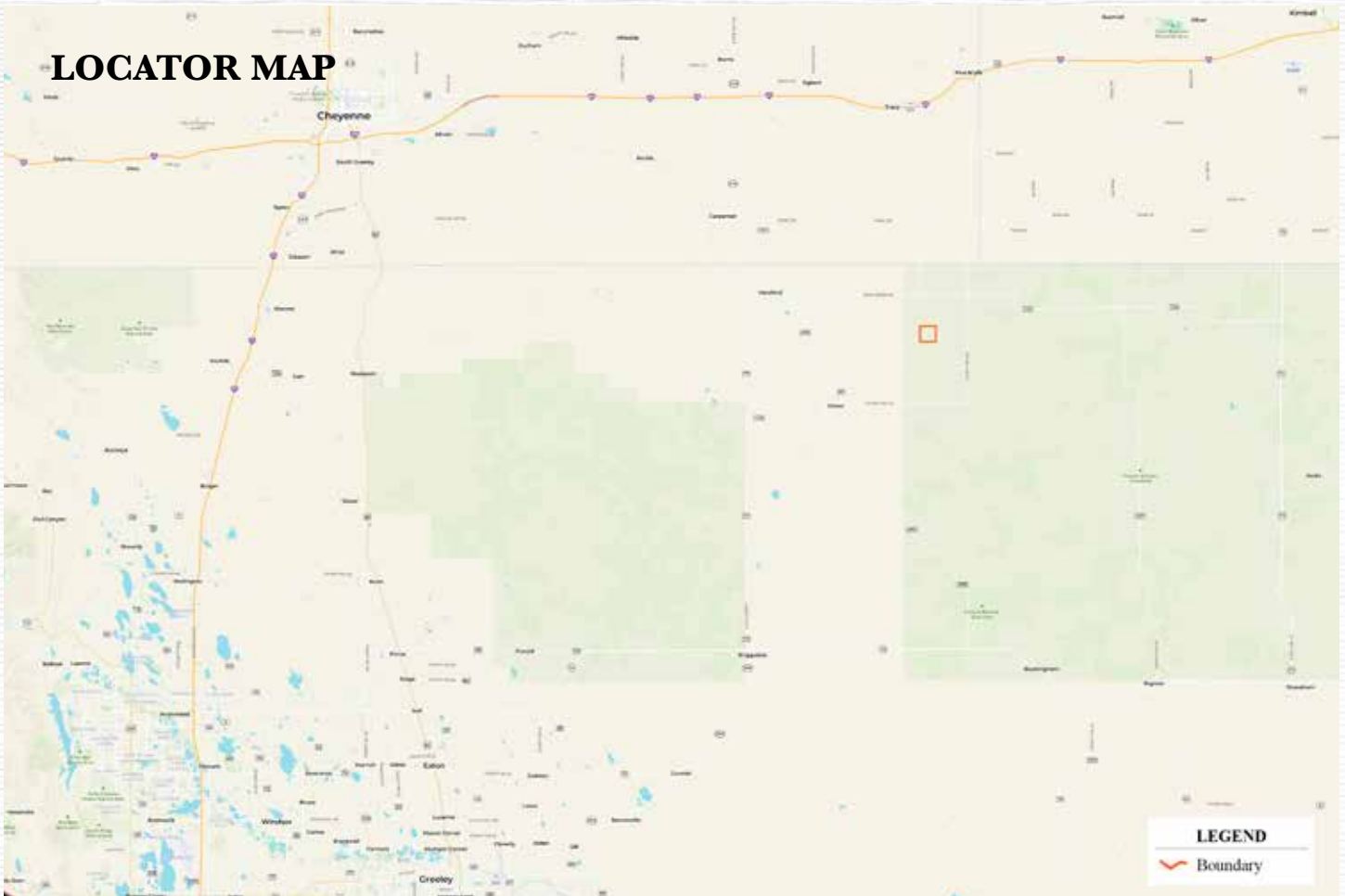
 Garage

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LOCATOR MAP



St. James



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

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