

EL VENADO RANCH

625± ACRES | CAHONE, COLORADO



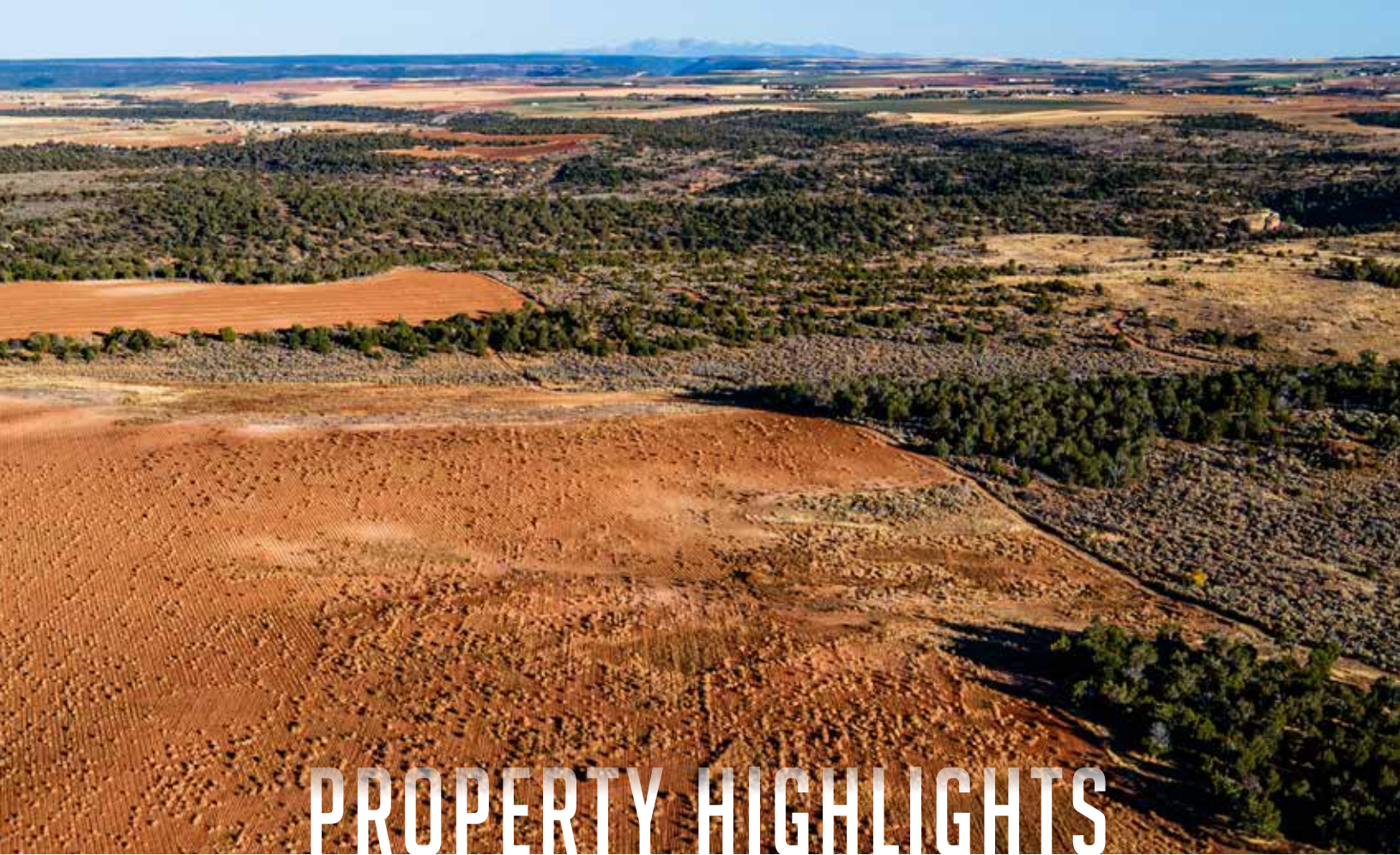
St. James
SPORTING PROPERTIES

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PROPERTY HIGHLIGHTS

- 625± deeded acres
- Cabin (2 bed/2 bath) and garage with carport
- Access off county road
- Off-grid power, city water
- 250± acres of agricultural crop (income source)
- Consistently home to trophy Mule Deer each year
- LPP Mule Deer Vouchers (can be hunted annually)
- Elk and small game hunting
- Rolling terrain at 6500'± elevation
- 45 mins. to Cortez, CO (Groceries, Hotels, Airport)











EL VENADO RANCH

625± ACRES | CAHONE, COLORADO

The El Venado Ranch is a beautiful Southwest Colorado property consisting of 625± acres of Trophy Mule Deer habitat! The ranch is in GMU 72 which has produced many Boone and Crocket Mule Deer and has qualified for the Landowner Preference Program to receive multiple Mule Deer vouchers every year. Elk tags for the property are Over-The-Counter for archery and 2nd & 3rd season rifle. With numerous canyons and outcroppings, that are filled with Oak Brush, Sage and Junipers, wrapping around the reddish orange agricultural land, the sunrises and sunsets make a brilliant looking setting. There are multiple seasonal water sources, wildlife cover, food, and great genetics that results in consistent trophy caliber Mule Deer that can be hunted annually. The ranch lies just 5.5 miles NW of Cahone, Colorado and includes 200± acres in dry bean and wheat farm production. Improvements include a 1300± sq. ft. off-grid cabin, with 2 bedrooms / 2 baths including a loft, plus a shed with overhangs for storage, city water, propane for heat, solar panels, and a backup generator. There are multiple seasonal water sources throughout the property. The ranch is 45 minutes from the Cortez, Colorado Regional Airport, and 1hr 25 mins to the Durango Colorado Airport. [*There is additional acreage available for purchase, please contact agent for more information.]

HIGHLIGHTS

- 625± Deeded Acres (additional acreage available)
- Mix of agriculture and wildlife bedding areas
- Cabin (2 bed/2 bath) and garage with off-grid power/city water
- Income source from crop sharing on agricultural land
- Trophy Mule Deer with consistent big deer annually
- Can hunt Mule Deer annually with LPP vouchers
- Elk is OTC (archery & 2nd/3rd season rifle)
- Black Bear and small game hunting

HUNTING

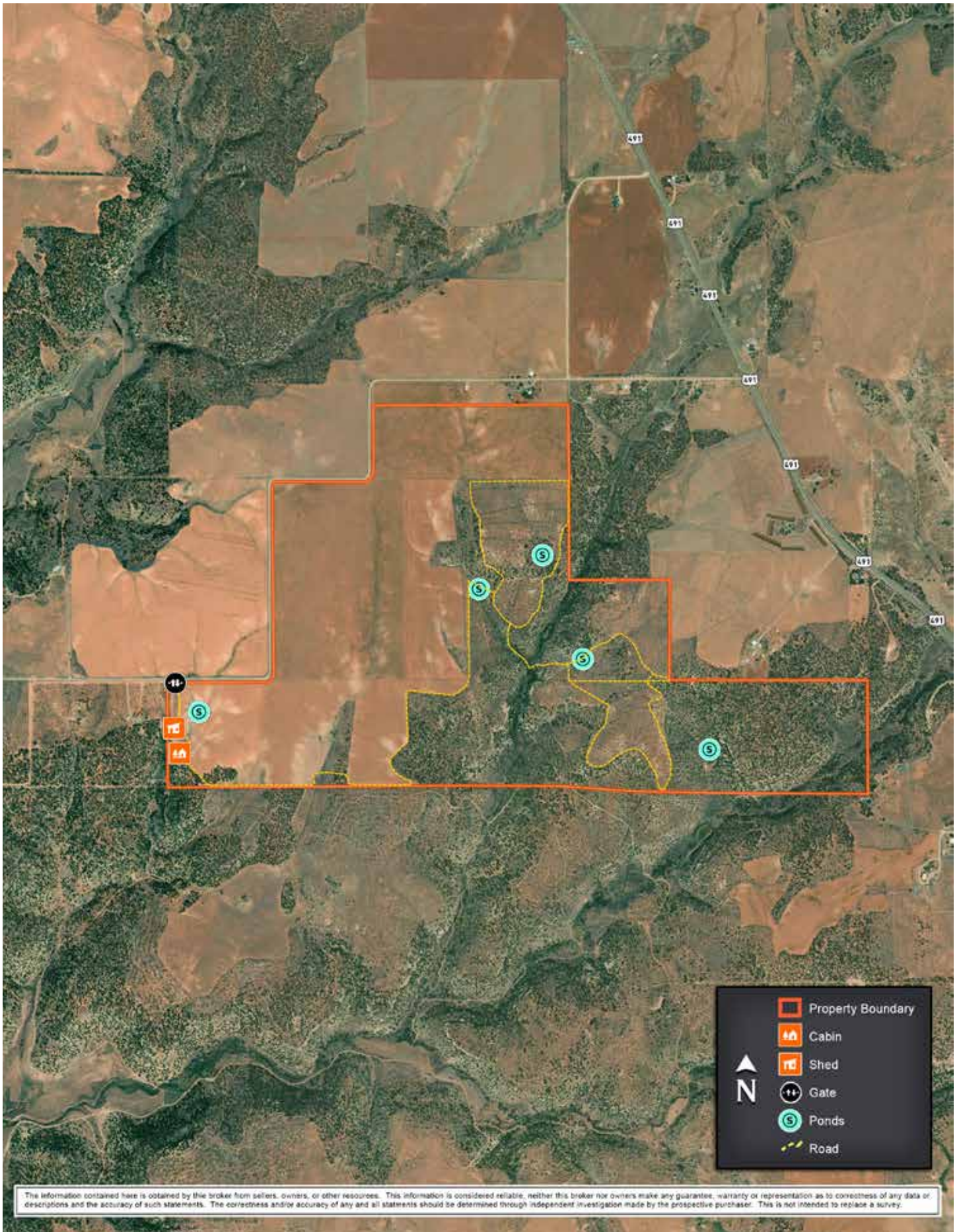
- Hunting unit 72
- Area known for B&C Mule Deer
- Can hunt quality bucks every year
- Elk hunting is mostly OTC
- Black Bear and small game

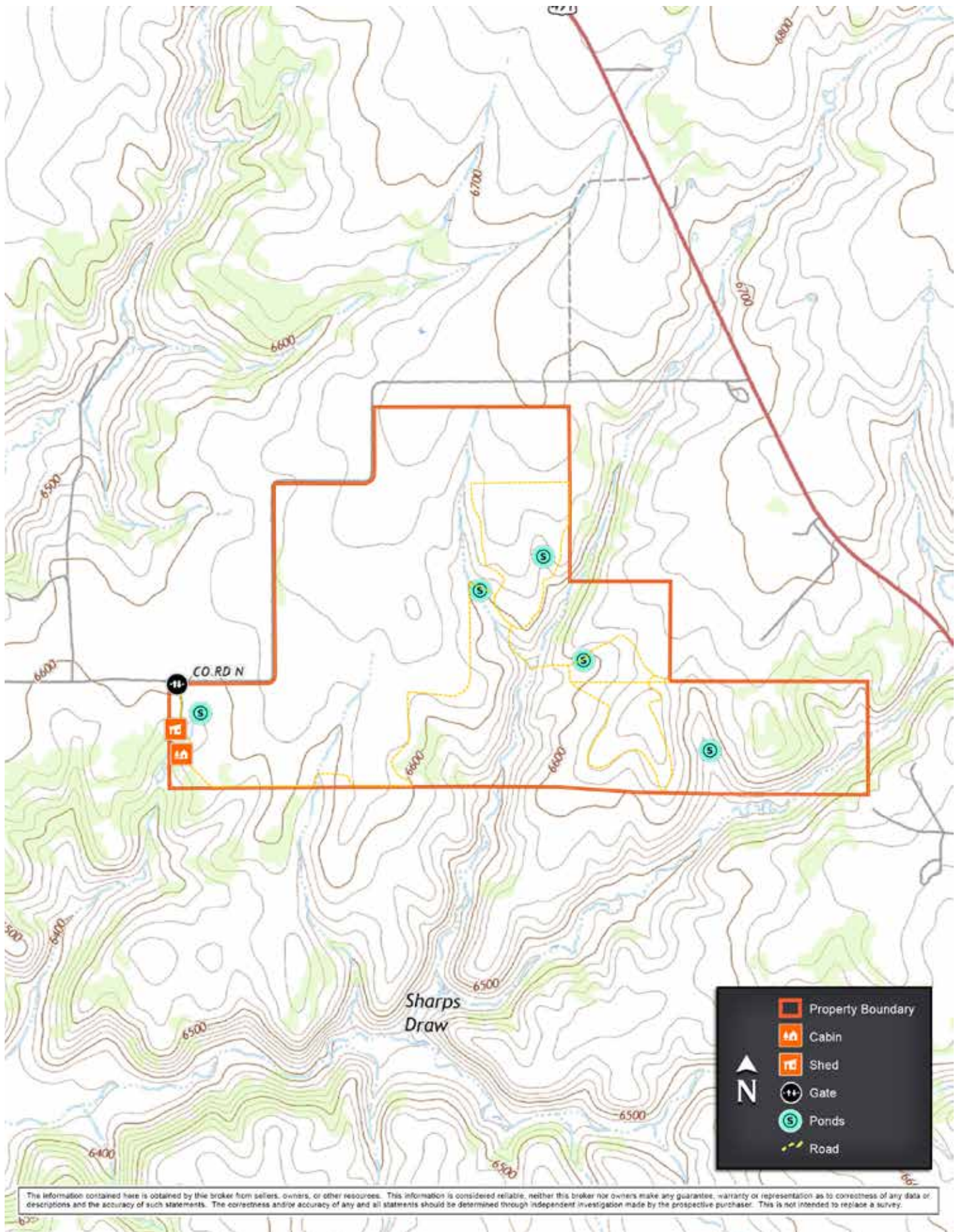
LAND

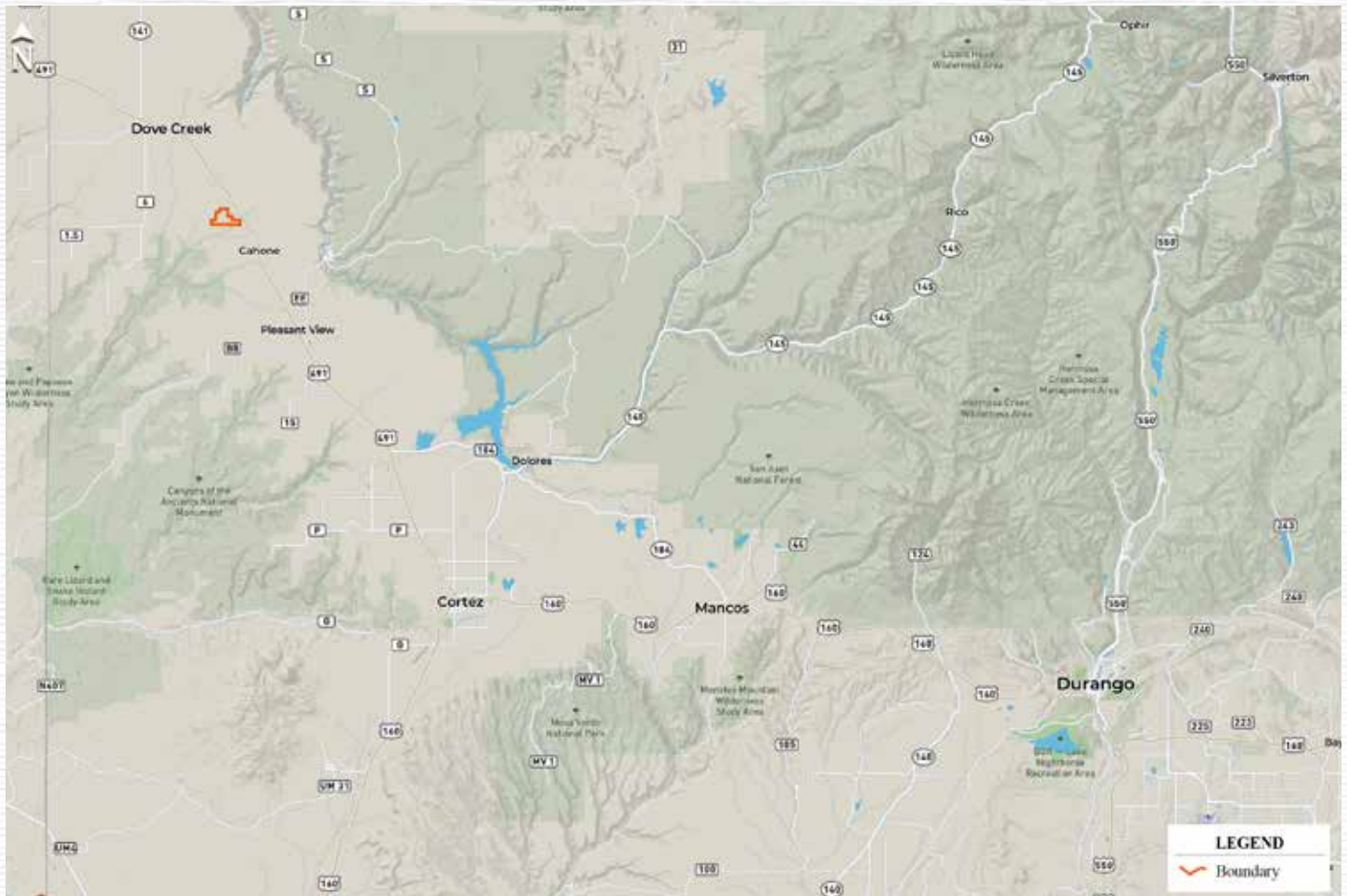
- Mild ravines and ag land
- Elevation of 6500± feet
- Cedars, Pinons, and grasses
- Access from county road
- Private trail system

Cortez, Colorado

- 45 minutes away
- Airport, Groceries, Restaurants
- Durango, CO (Airport) 1.5 hours
- Moab, UT 1.5 hours
- Telluride, CO (Skiing/fine dining)







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