

ALPINE RIDGE RANCH

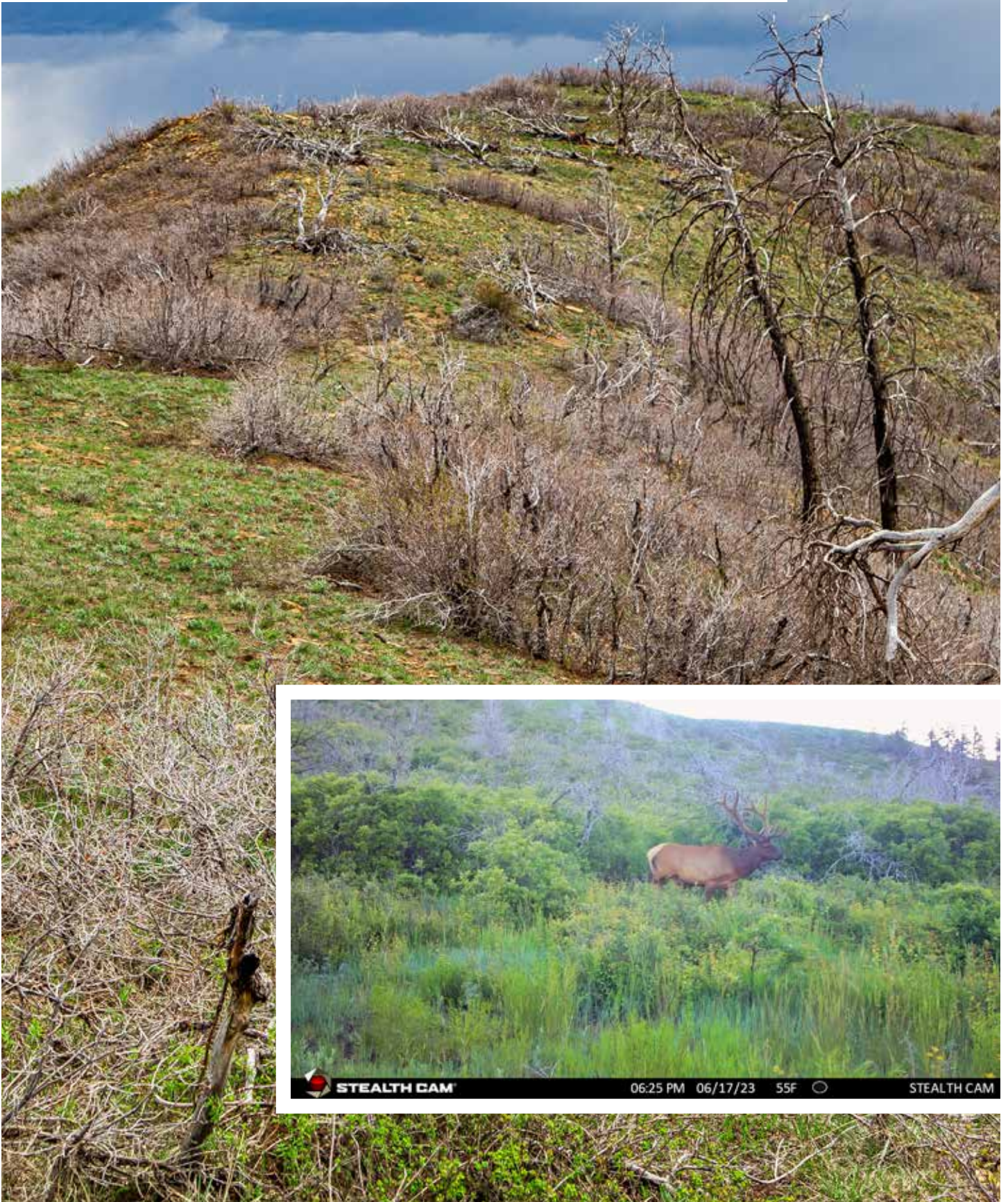
270± ACRES | MANCOS, CO

St. James
SPORTING PROPERTIES

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**THERE ARE AGRICULTURAL FIELDS IN THE VALLEYS PROVIDING AN EXCELLENT
BIG GAME FOOD SOURCE, AND HIGH-COUNTRY BEDDING HABITAT ON THE RIDGES.**





PROPERTY HIGHLIGHTS

- Located in Southwest Colorado
- 270± acres
- Beautiful views of surrounding mountain
- Borders BLM property (otherwise difficult to access)
- Valley below provides lots of wildlife food sources
- Great rifle Elk and Mule Deer hunting property
- OTC Elk tags
- Qualifies for Landowner Preference Program
- Black Bear, Turkey and small game
- 15 minutes from Mancos, CO







ALPINE RIDGE RANCH

270± ACRES | MANCOS, COLORADO

Alpine Ridge Ranch is an open terrain mountain property with expansive views and a variety of Big Game. The ranch is accessed by County Rd 46 and State Hwy 160 and located approximately 5 miles east of Mancos, Colorado. There is a ton of recreation in the area during all four seasons, and the property itself is good for Mule Deer and Elk hunting in the fall and snowmobiling in the winter. No structure currently exists on the ranch, so there are lots of improvement options. The nearby town of Mancos is a historic mountain town founded back in 1894 and has all the basic amenities. Alpine Ridge Ranch is only a 1/2 hour drive from Durango, CO (Durango County Regional Airport). The local area has a vast mining history, and had been part of New Spain and Mexico and was inhabited by the Ute and Navajo people.

HIGHLIGHTS

- 270± Deeded Acres
- Open alpine mountain terrain
- Beautiful views of surrounding mountains
- Multiple building site locations
- Hunting for Elk and Mule Deer
- Qualifies for Landowner Preference Program (LPP)
- Black Bear, Turkey and small game
- Great rifle hunting property

QUICK FACTS

HUNTING

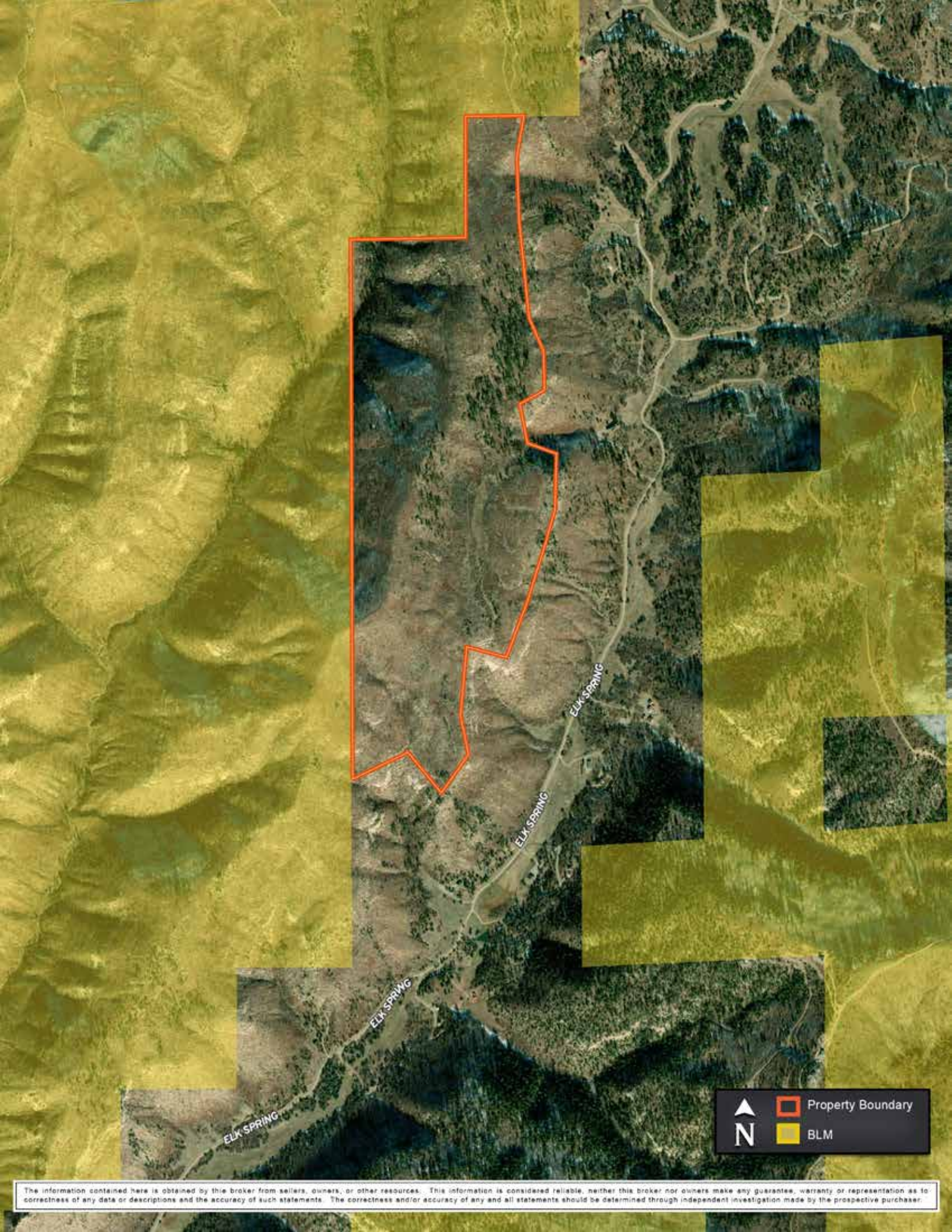
- Unit 73
- Trophy Elk and Mule Deer hunting
- OTC Elk tags
- Qualifies for LPP tags
- Black Bear and Turkey
- Options to improve bedding cover

LAND

- Open mountain terrain
- Access to BLM land
- Lots of grasses for wildlife feed
- Road runs through the property
- Potential building sites
- Surrounding mountain views

MANCOS, CO

- 15 minutes away
- Gas, groceries, supplies
- Hotels and restaurants
- Durango, CO (30 minutes)
- Hospital and Regional Airport

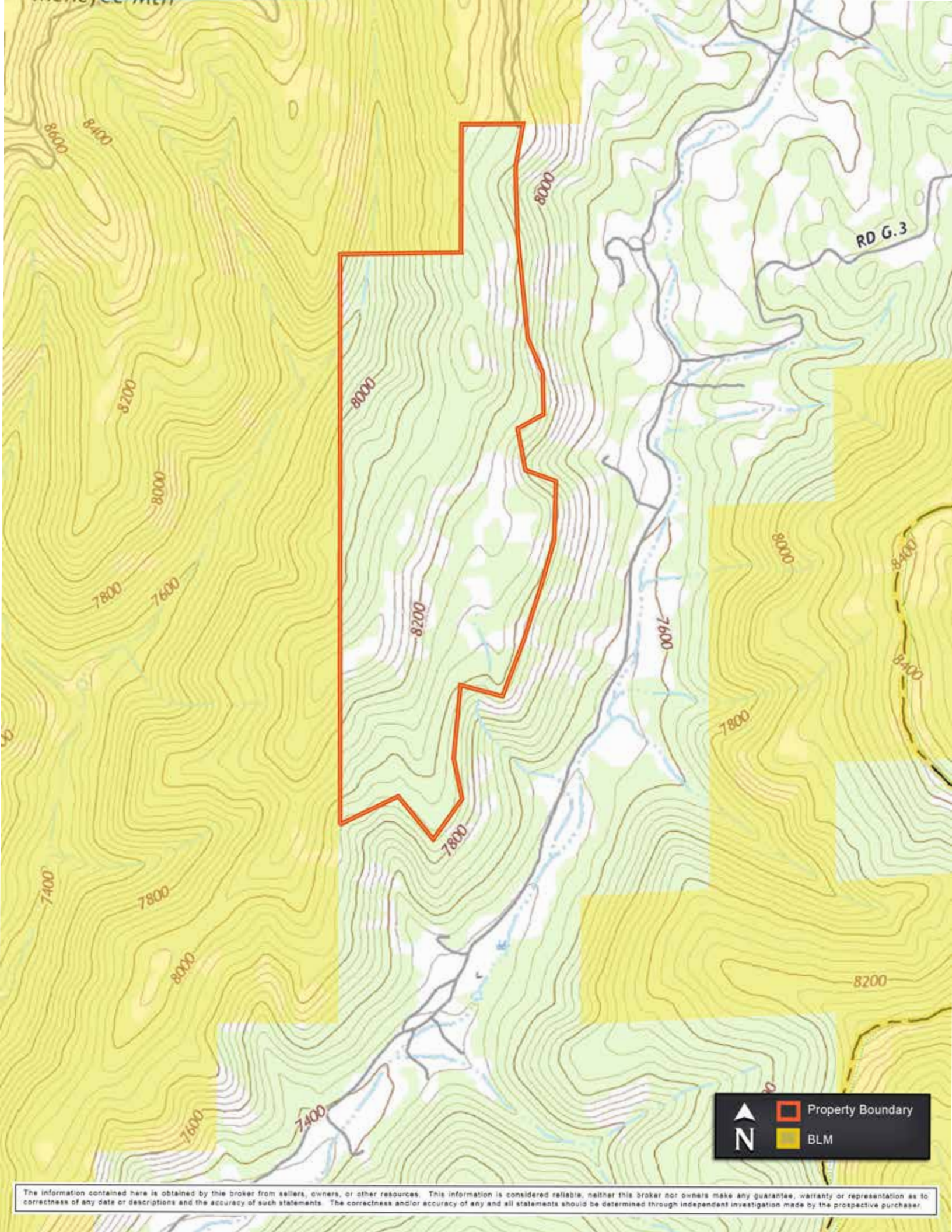



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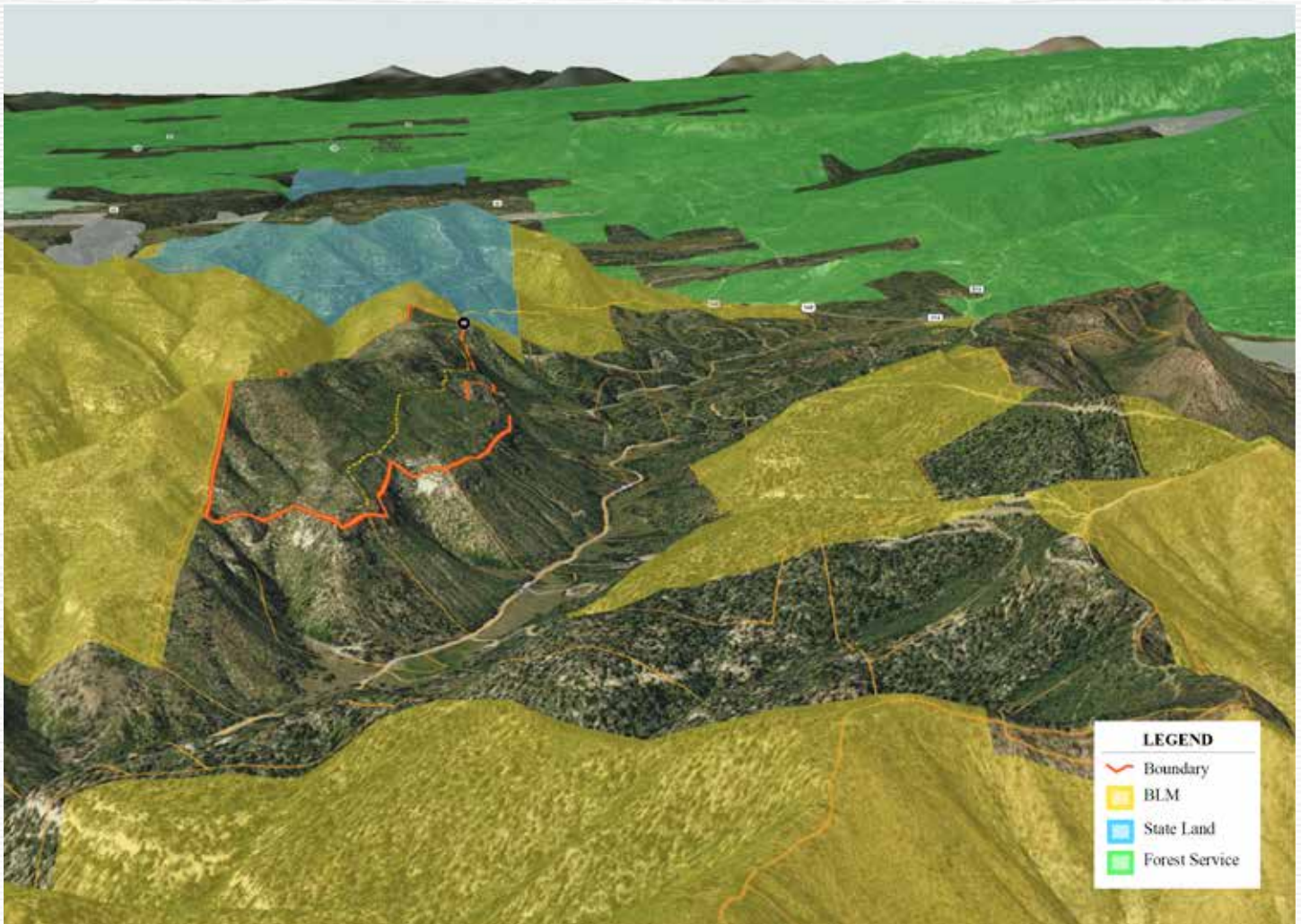
 Property Boundary

 BLM

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

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