

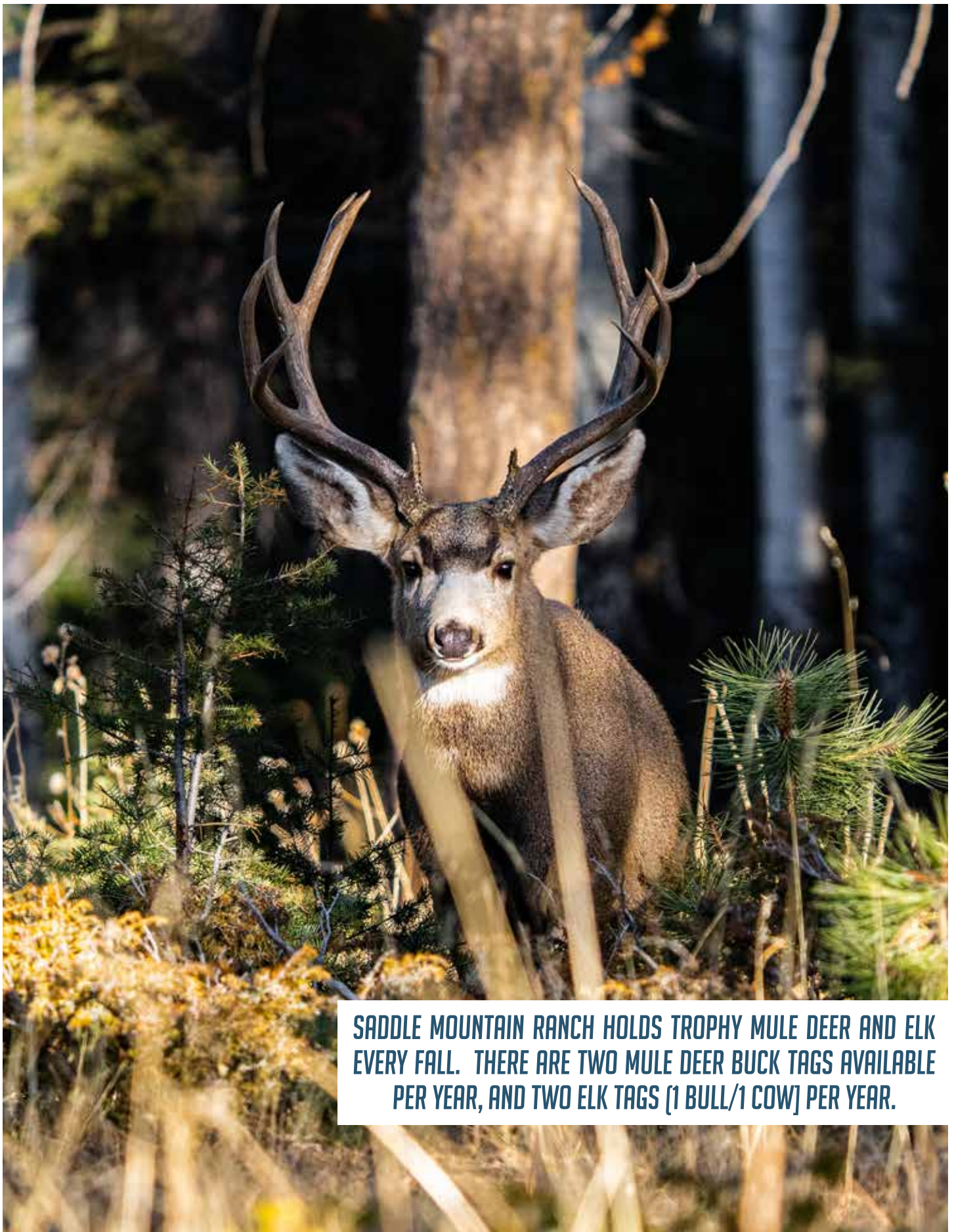
SADDLE MOUNTAIN RANCH

— 303± ACRES | CONIFER, CO —



St. James
SPORTING PROPERTIES
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SADDLE MOUNTAIN RANCH HOLDS TROPHY MULE DEER AND ELK EVERY FALL. THERE ARE TWO MULE DEER BUCK TAGS AVAILABLE PER YEAR, AND TWO ELK TAGS (1 BULL/1 COW) PER YEAR.



PROPERTY HIGHLIGHTS

- 303 Deeded acres
- Very private secluded property
- Two security gates on 1.2 mile paved driveway
- 8,000± sf house (4+ bed/6 bath)
- Heavily timbered with open meadows
- Amazing hunting for trophy Mule Deer and Elk
- Two Mule Deer Buck tags per year
- Two elk tags (1 bull/1 cow), and two Black Bear tags
- Turkey and small game hunting
- Close to Denver International Airport (60 miles)





THE THICK TIMBER AND MANY POCKETS OF ASPEN TREES OFFER IDEAL ARCHERY SEASON SETTINGS, WHILE THE MANY CLEAR CUTS AND MEADOWS CREATE IDEAL SHOOTING LANES FOR MANY SUCCESSFUL RIFLE HUNTS.



SADDLE MOUNTAIN RANCH

303± ACRES | CONIFER, CO

Tucked away amongst the timber of the rolling Colorado front range mountains sits Saddle Mountain Ranch, an absolute outdoorsman's paradise! Conveniently located only 35 miles from Denver, the privacy and ambience of this 300 acre ranch creates a feeling of being nestled deep within the rugged mountains of Colorado, but is close enough to quickly escape to the attractions and lifestyle of the Mile High City. Saddle Mountain Ranch has no shortage of hunting opportunities as it offers some of the best Big Game habitat and resources, and the new owner can get 2 Mule Deer Bucks tags and 2 Elk (1 bull/1 cow) tags per year. With over 7 miles of ATV and equestrian trails built throughout the property, time spent on the ranch can also be enjoyed by exploring from machine or horseback. The recently renovated home of over 8,000 square feet offers a luxurious and peaceful place to call home or retreat. Mountain sunsets can be enjoyed from the comfort of a gourmet kitchen overlooking the expansive views of the continental divide. The 4+ bedrooms and 6 baths will support many friends and family who gather to enjoy the essence of all that the ranch has to offer. The 3,200 square foot workshop and garage will store all of the toys and equipment that will be enjoyed throughout the property year round.

HIGHLIGHTS

- 303 Deeded Acres
- Mix of Spruce, Pine, Fir and Aspens
- 1.2 mile paved driveway with 2 security gates
- Large mountain rock formations and peaks
- 8,000± sf house (4+ bed/6 bath)
- Trophy Mule Deer and Elk
- 7.5 miles of ATV/equestrian trails
- 3,200± sf workshop/barn

QUICK FACTS

HUNTING

- Hunting unit 461
- Area produces 300-350" bull Elk
- Mule Deer bucks in the 180" range
- Ideal terrain for archery and rifle
- Black Bear, Turkey and Small Game

LAND

- Mountainous terrain
- Heavily timbered with meadows
- Riley Peak is a prominent feature
- Mountain pavilion offers amazing views of high peaks and city lights

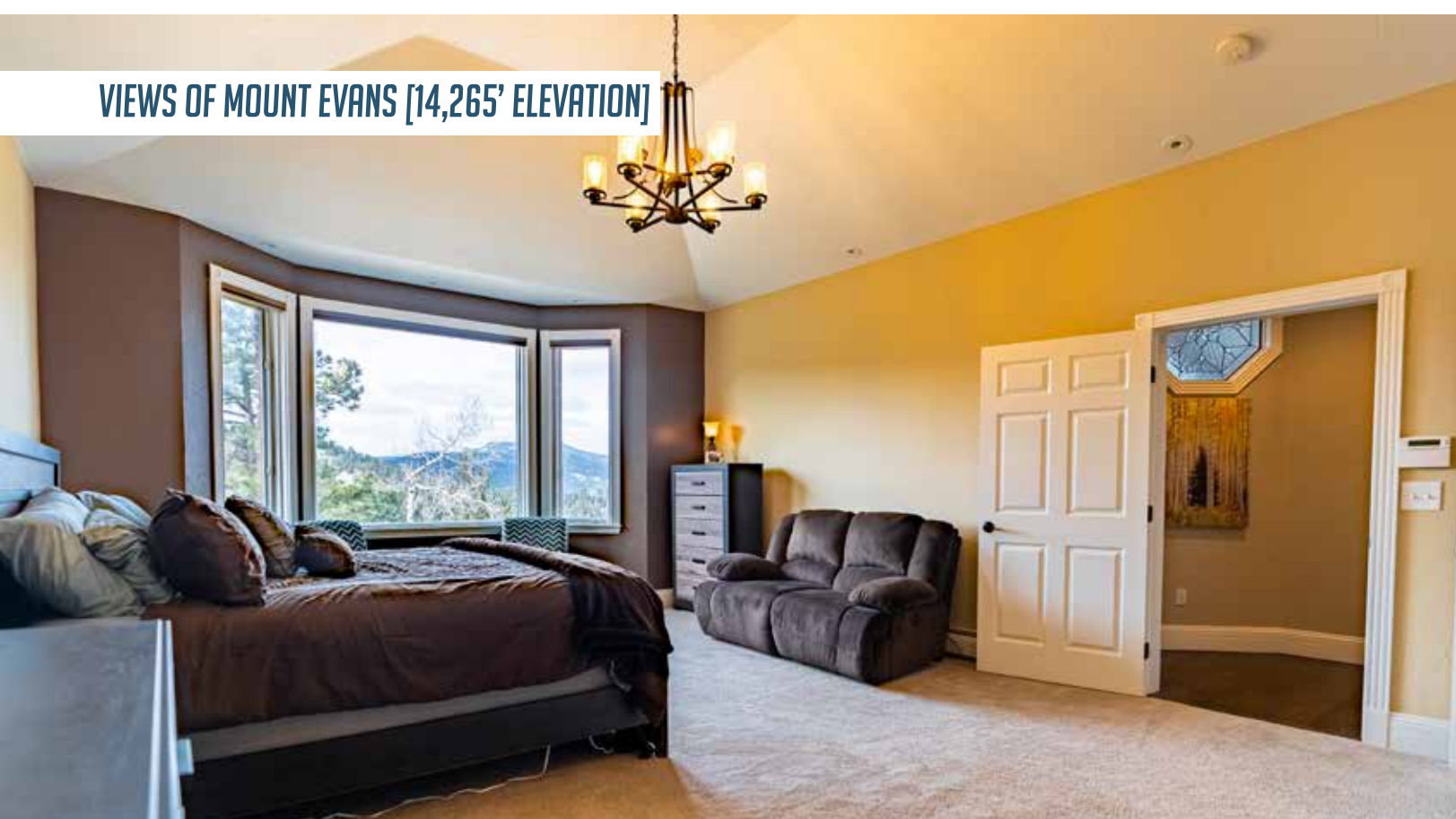
CONIFER, COLORADO

- Only 5 miles away
- Restaurants, groceries, supplies
- Denver is 35 miles away
- Breckenridge 75 miles away
- Denver Int. Airport (60 miles)

8,000± SF HOUSE

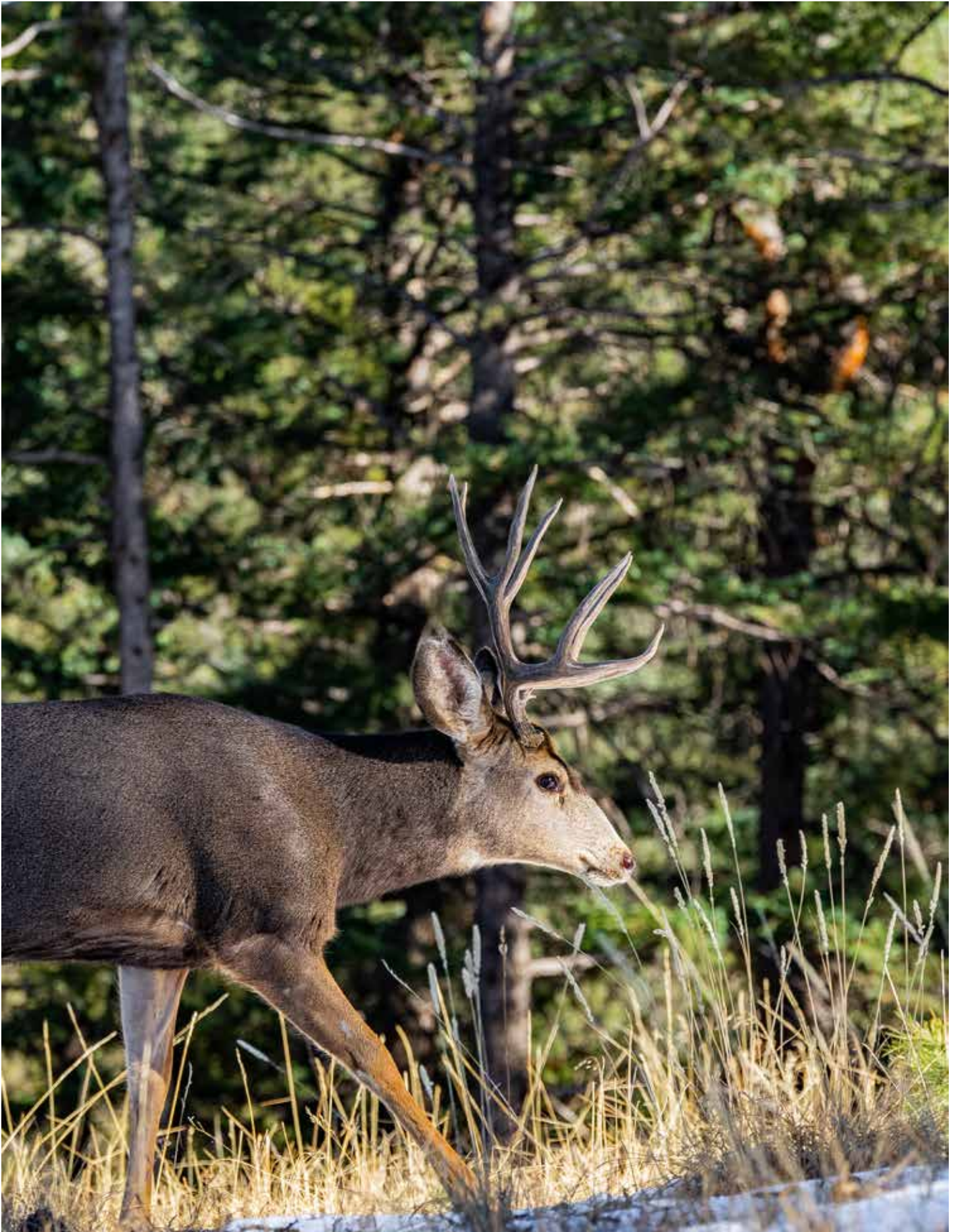


VIEWS OF MOUNT EVANS [14,265' ELEVATION]









MOUNTAIN PAVILION OFFERS AMAZING VIEWS

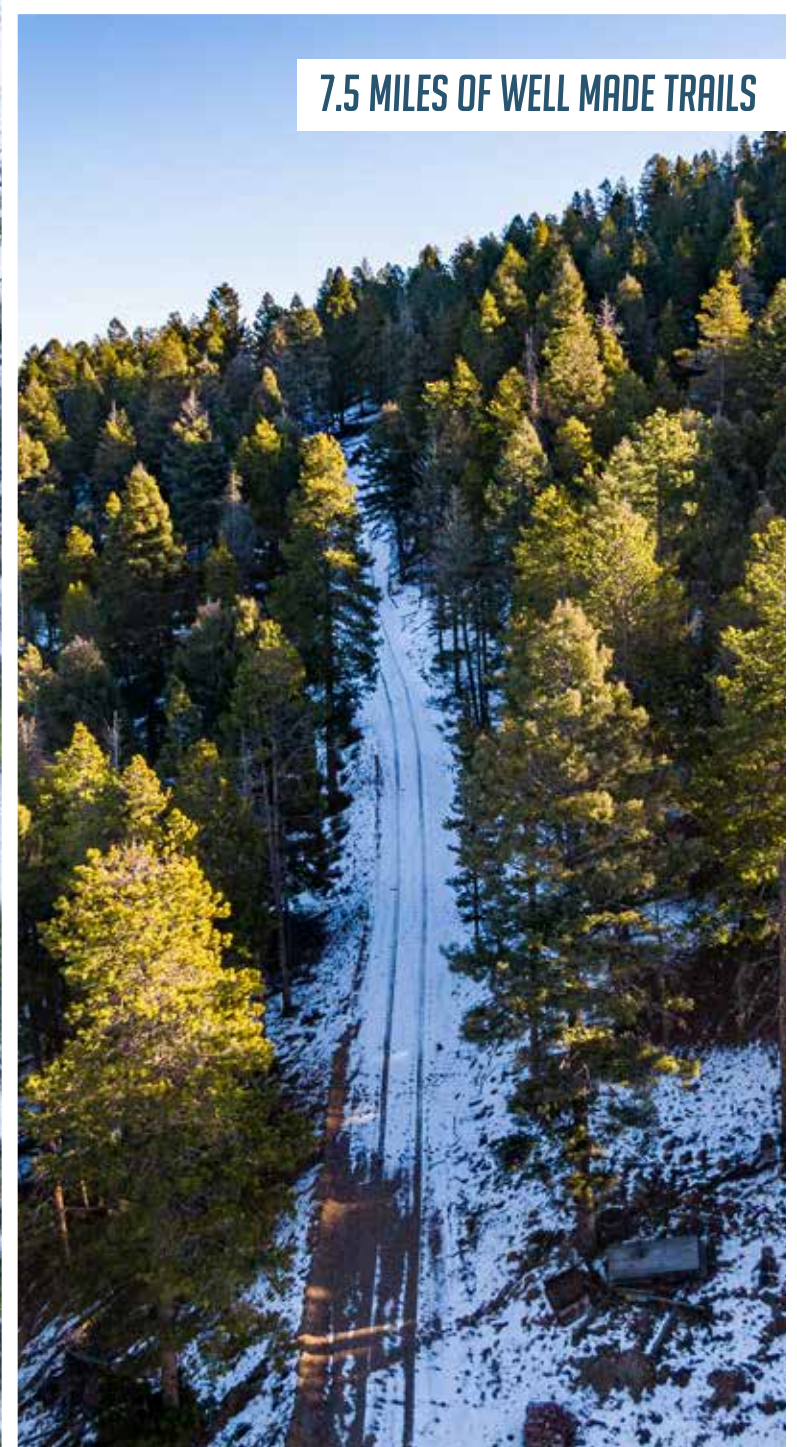






3,200± SF WORKSHOP/BARN





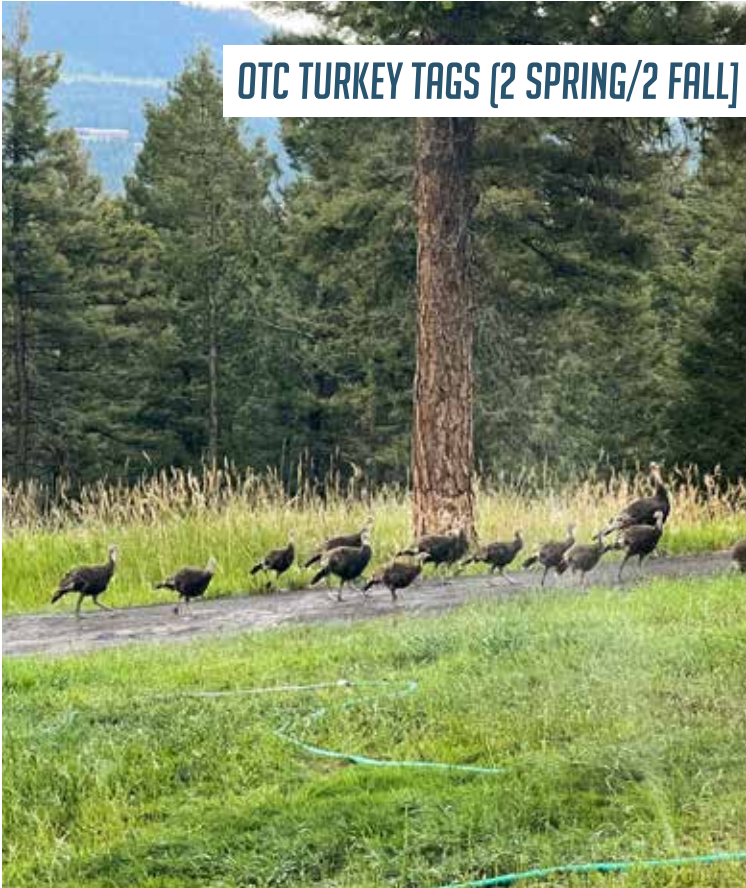
PROPERTY INCLUDES ALL OF RILEY PEAK (9,400 FT ELEVATION)



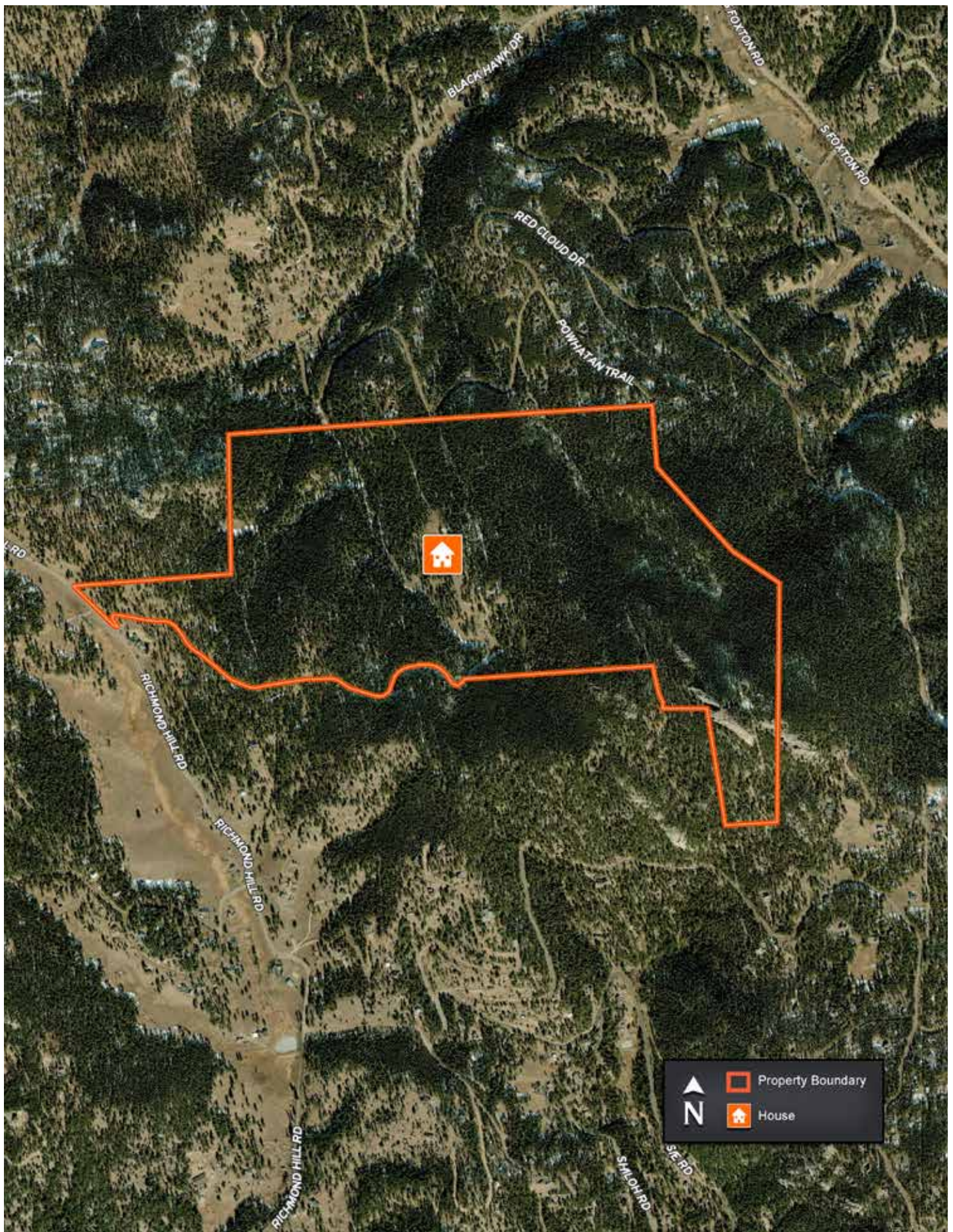


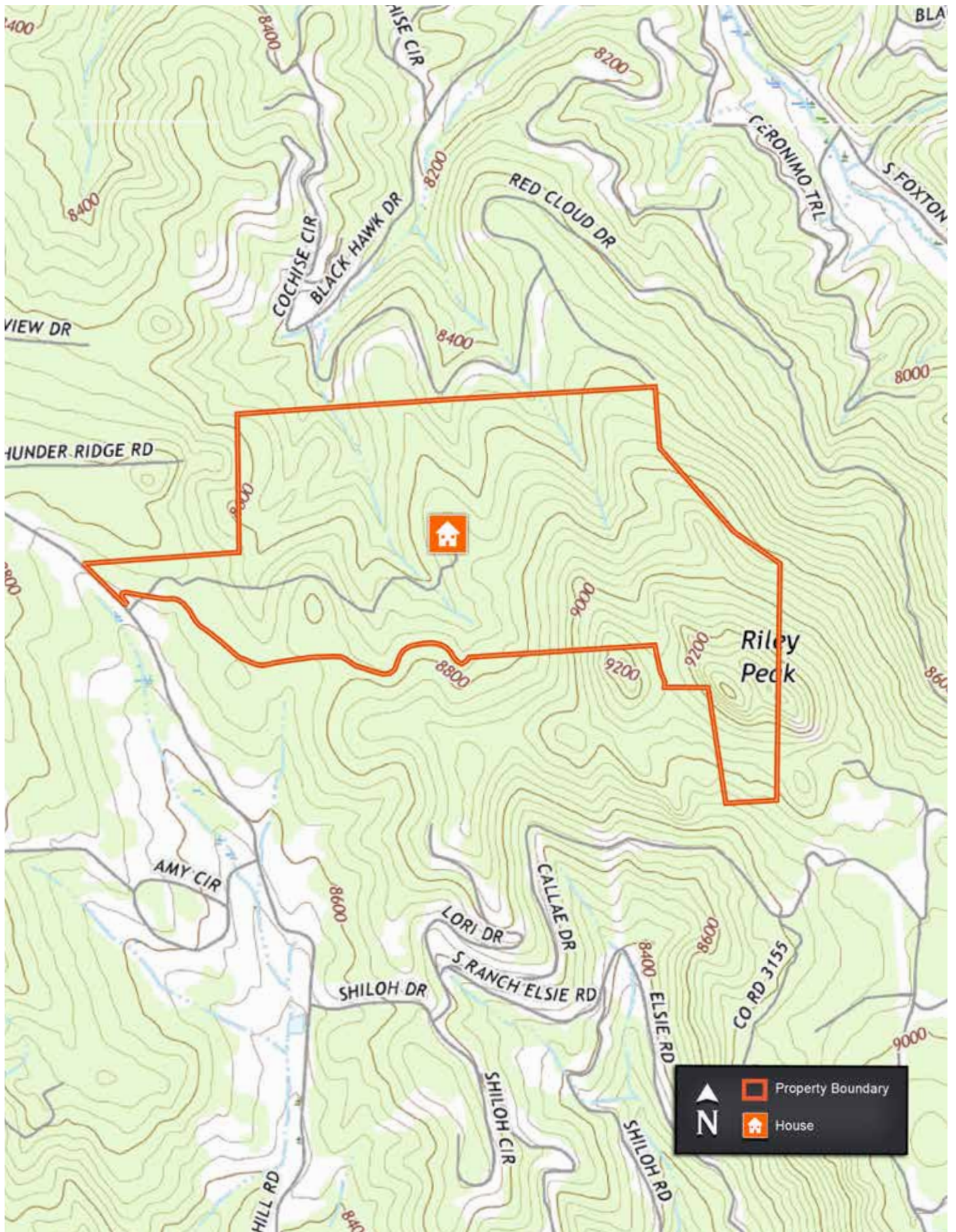


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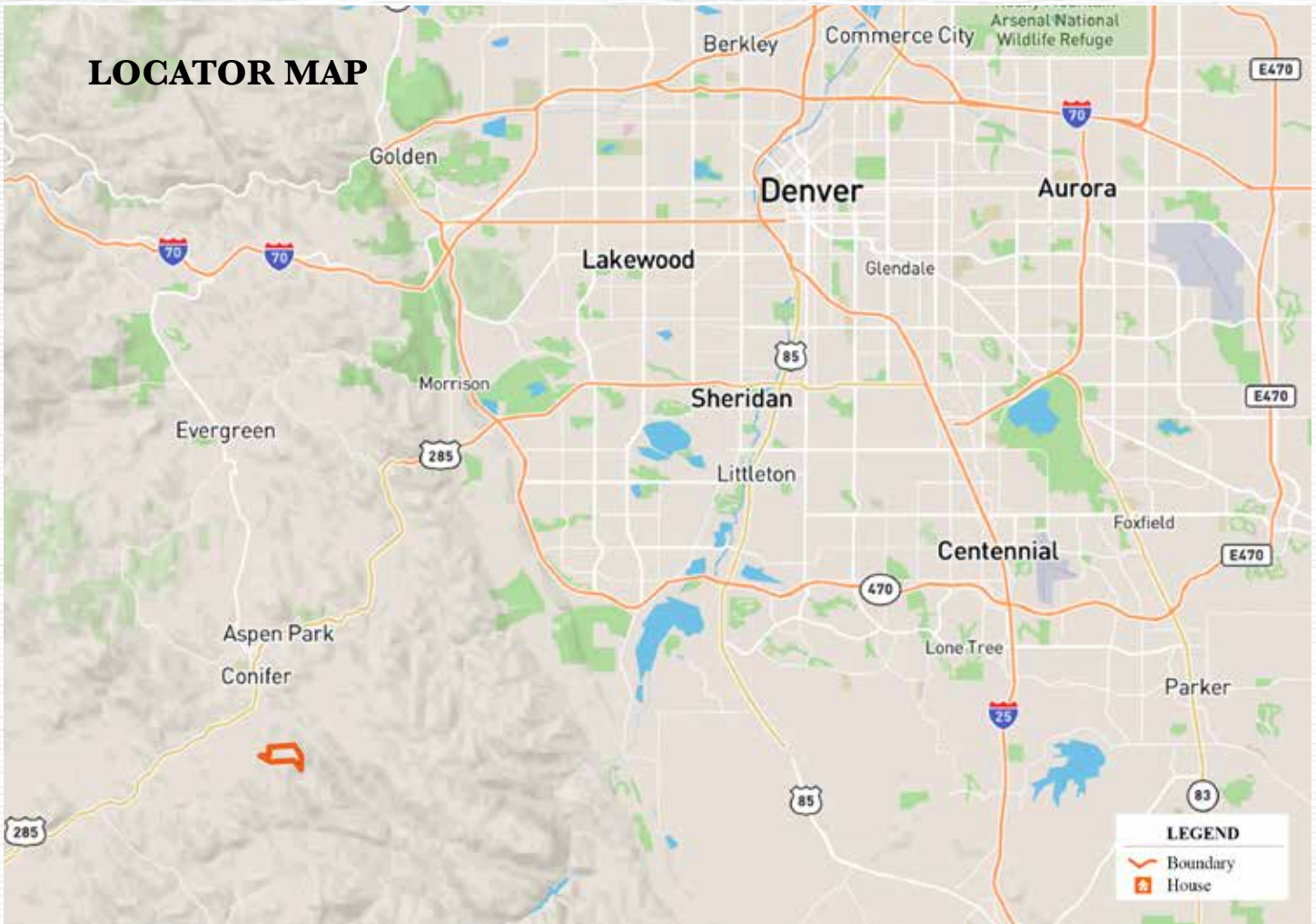


OTC TURKEY TAGS (2 SPRING/2 FALL)





LOCATOR MAP



St. James

SPORTING PROPERTIES

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