

TALLAHASSEE CREEK INHOLDING



St. James
SPORTING PROPERTIES

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TALLAHASSEE CREEK INHOLDING

CANON CITY, CO | \$499,999 | 161± ACRES

Positioned in the Southern front-range mountains just west of Canon City, Colorado, this secluded and vacant 161±acre in-holding property offers ultimate privacy and features a diverse landscape and habitat. Although the property is in a historically drier area, a 1± mile stretch of a year-round creek supports an array of water, food, and shelter which attracts the Mule Deer and Elk that migrate through every fall. Unit 58 Mule Deer numbers and quality have been increasing, and Elk herds have been benefiting from RMEF conservation efforts in the nearby Waugh Mountain area. Most hunting tags are drawn with just 2 preference points, and the property meets the minimum requirement of 160 acres to be eligible for the Landowner Preference Program (vouchers that typically only require 0-1 points for most seasons). The property offers flat grassy meadows, clusters of Pinons and Cedar, a lush creek bottom of dense Cottonwoods and Willows, and a rugged canyon with steep rock outcroppings, boulder fields, waterfalls, and deep pools. Fishing opportunities can be had on Tallahassee Creek which supports a small fishery of Brook Trout and suckers, and the nearby Arkansas River and larger reservoirs provide Blue Ribbon fishing.

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GAME MANAGEMENT UNIT 58

THE SECLUSION, FORAGE, AND WATER ATTRACTS BIG GAME TO THE PROPERTY FROM THE SURROUNDING DRIER AREAS. THE PROPERTY QUALIFIES FOR THE LANDOWNER PREFERENCE PROGRAM TO RECIEVE VOUCHERS.



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PROPERTY ATTRIBUTES

- 161+/- deeded acres
- In-holding property
- Completely surrounded by 1,000's of BLM acres
- Hunting for Elk, Mule Deer, Black Bear, Mountain Lion, and Turkey
- Qualifies for Landowner Preference Program
- 1± mile of Tallahassee Creek (year-round flowing creek)
- Ample Big Game habitat (food, cover, and water)
- Private & secluded

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1± MILE OF TALLAHASSEE CREEK [YEAR ROUND FLOW]



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ELK HUNTING

- Elk attracted to cover, forage and water on property
- Elk migrate onto property annually
- 5-month long Cow Elk season
- Qualifies for Landowner Preference Program
- Bull Elk tags also valid in Unit 57

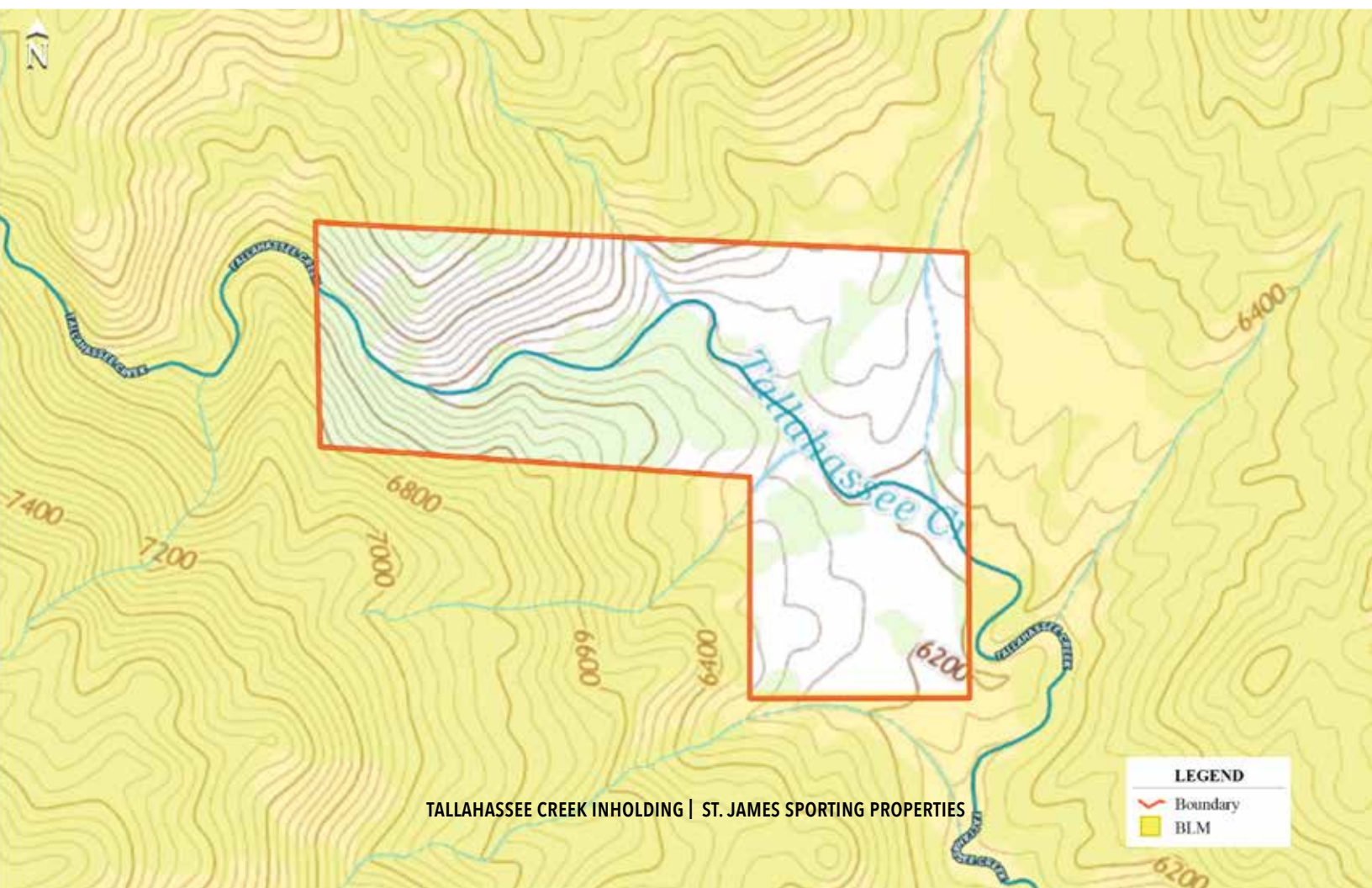
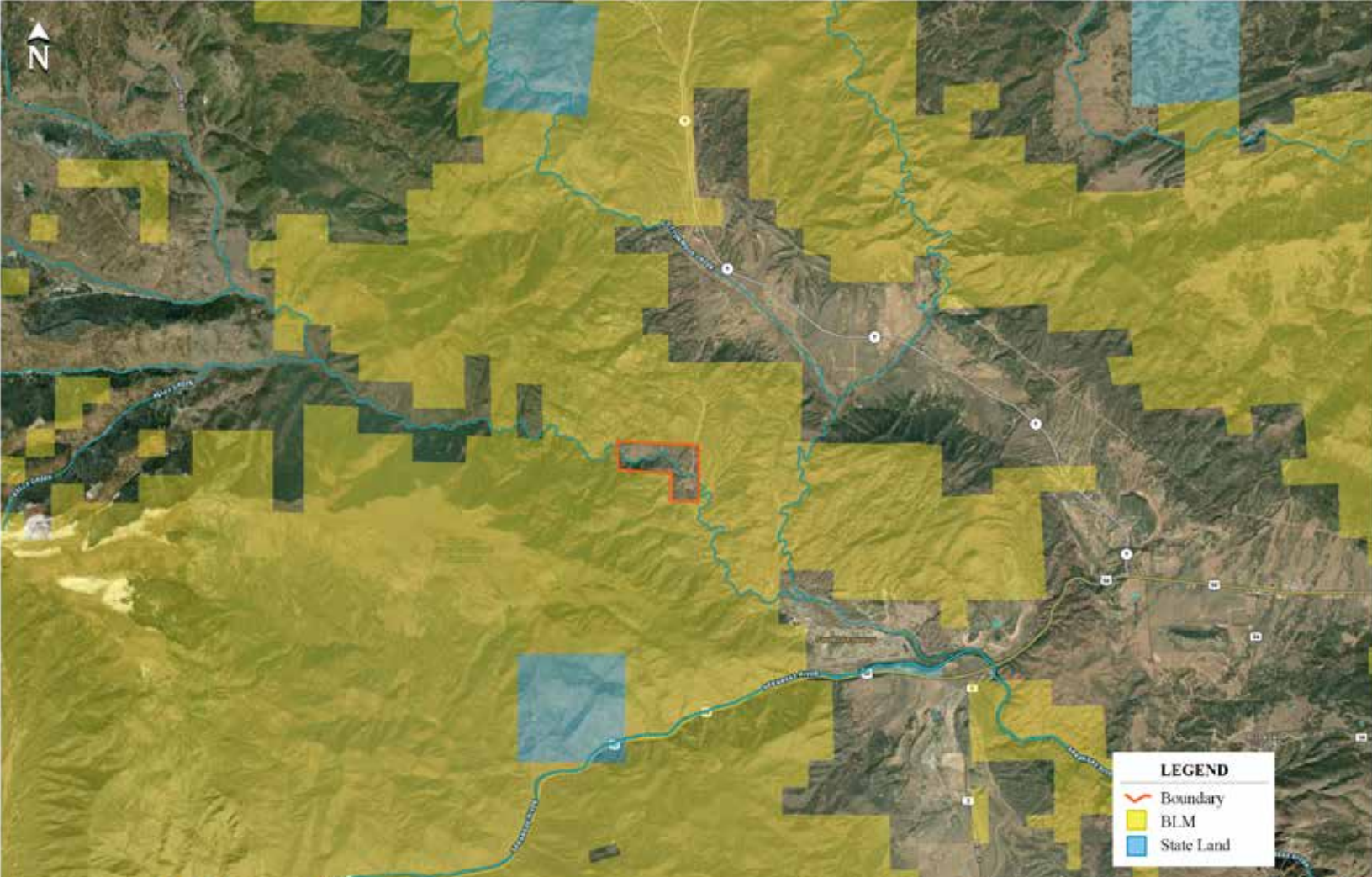
MULE DEER HUNTING

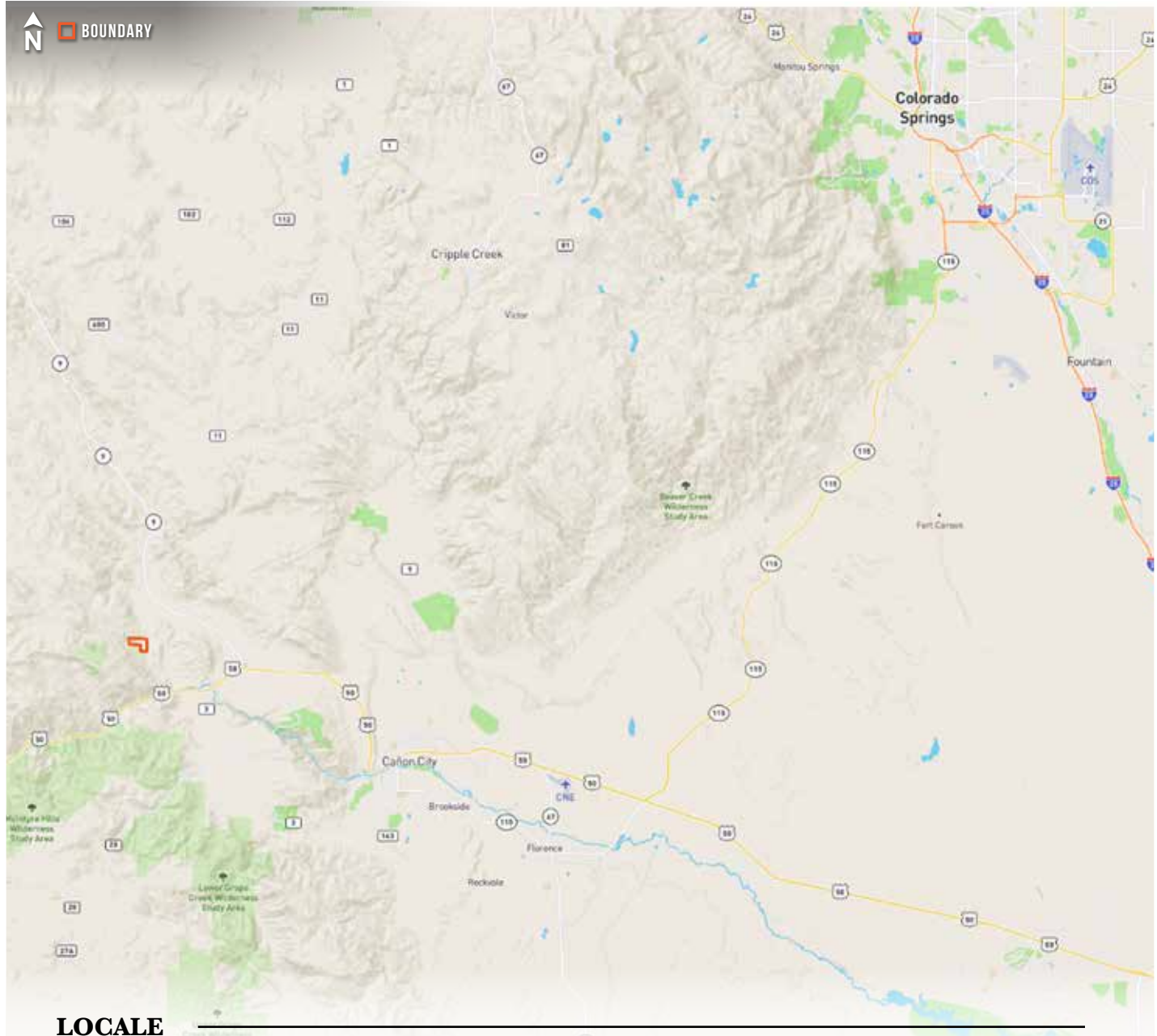
- Use the property for forage and water
- Hunting pressure pushes Mule Deer onto the property
- Qualifies for Landowner Preference Program
- Buck Mule Deer tags also valid in Units 49, 57, and 581

ADDITIONAL HUNTING

- Bear: Achery, Muzzleloader, and Rifle
- Mountain Lion: Nov. 25- Mar. 31 (Harvest Quota of 12)
- Turkey: Spring and Fall Seasons (OTC)







LOCALE

- Canon City, CO: 25 miles (small town amenities and attractions)
- Colorado Springs, CO: 60 miles (big city amenities and attractions)
- Pueblo, CO: 55 miles (small town amenities and attractions)
- Breckenridge, CO: 85 miles (luxury ski resort town)
- Denver, CO: 130 miles (International Airport)

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