

CEDARWOOD RANCH

COLORADO CITY, CO | \$3,250,000 | 2,256± ACRES

St. James
SPORTING PROPERTIES

WWW.SJSPORTINGPROPERTIES.COM

855-711-7577 | info@sjsportingproperties.com

CEDARWOOD RANCH

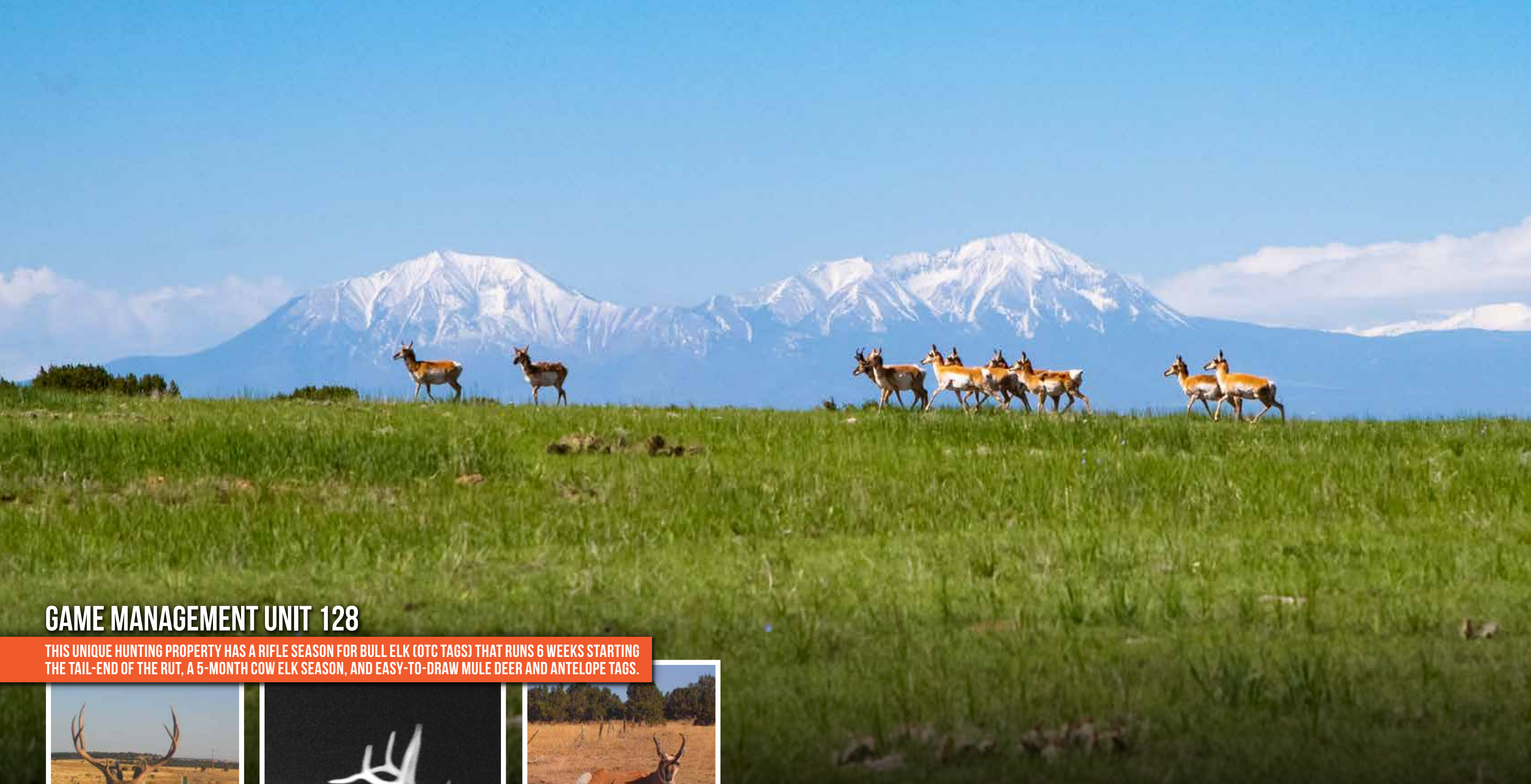
COLORADO CITY, CO | \$3,250,000 | 2,256± ACRES

Cedarwood Ranch is a unique trophy Mule Deer and Elk hunting property located in Southern Colorado. The blend of rolling prairies, Cedar filled draws, and many water sources provide the habitat needed to attract Big Game on to the property. A unique Plains rifle season for Bull Elk (OTC tags) begin during the tail-end of the rut and runs 6 weeks long. There is a 5-month long cow Elk season, and easy to draw Mule Deer and Antelope tags, which makes this a very rare hunting ranch. Both archery and rifle hunting set up well on the 2,896± total acres (2,256± deeded acres / 640± recreational lease acres), and since this ranch is a larger parcel for the area, it attracts area Big-Game given the beneficial habitat. There are options to further preserve the ranch, or to develop the ranch using the building envelopes or the plotted development parcel if that would be of interest.

There are multiple natural water sources on the property including seasonal creek beds. Several permitted wells, ponds, gravity water tanks and a 10,000-gallon holding tank provide ample water. Open prairie grasses benefit the wildlife, and cattle grazing has been leased to an area farmer. Just West of the rolling terrain on the property there are beautiful views of the prominent Spanish Peaks and Greenhorn Mountains, especially during sunset.

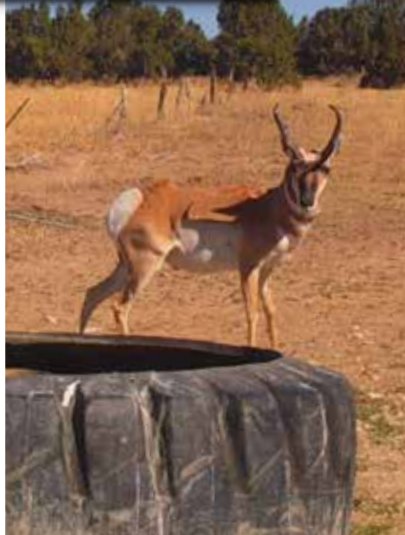
In addition to hunting on the property, the area offers lots of outdoor recreation like hiking, camping, fishing, mountain biking, kayaking, and golfing. Colorado City, CO provides basic supplies, restaurants, and hotels. Pueblo, CO is located 33 miles to the North and offers larger city amenities such as hospitals, school, and a regional airport (Denver International Airport and Colorado Springs Airport are located further to the North). There is also shopping, festivals, sporting events, and music events as several venues.





GAME MANAGEMENT UNIT 128

THIS UNIQUE HUNTING PROPERTY HAS A RIFLE SEASON FOR BULL ELK (OTC TAGS) THAT RUNS 6 WEEKS STARTING THE TAIL-END OF THE RUT, A 5-MONTH COW ELK SEASON, AND EASY-TO-DRAW MULE DEER AND ANTELOPE TAGS.



PROPERTY ATTRIBUTES

- 2,256± Deeded acres / 640± acre Recreational Lease
- Hunting for Trophy Mule Deer, Antelope, Elk; and Small Game
- Unique 6-week long Bull Elk rifle season (OTC tags)
- Easy to obtain hunting tags
- Ranch house (2 bed/1 bath); Garage and shed
- Permitted water wells and 10,000-gallon water tank
- 13 gravity water tanks
- Rolling terrain with Cedars and Pinon draws
- Cattle grazing for potential income stream
- Native grasses for livestock and wildlife feed
- 13 miles from Colorado City, CO (Gas, restaurants, hotels)
- 33 miles from Pueblo, CO (Hospitals, Shopping, Municipal Airport)
- 160 miles from Denver International Airport



HUNTING (UNIT 128)

There are trophy quality Mule Deer, Elk and Antelope on the property that are drawn to the water, feed and bedding cover. The ranch sets up great as an archery and rifle property with larger grassy openings and Cedar/ Pinon cover in the creek beds. Big Game is mostly present on the property during the beginning of archery season through the later rifle seasons.

– ELK

- 6-WEEK RIFLE SEASON (OTC TAGS) BEGINING TAIL-END OF RUT
- 5-MONTH LONG COW ELK SEASON
- ARCHERY (OTC TAGS)
- MUZZLELOADER

– MULE DEER

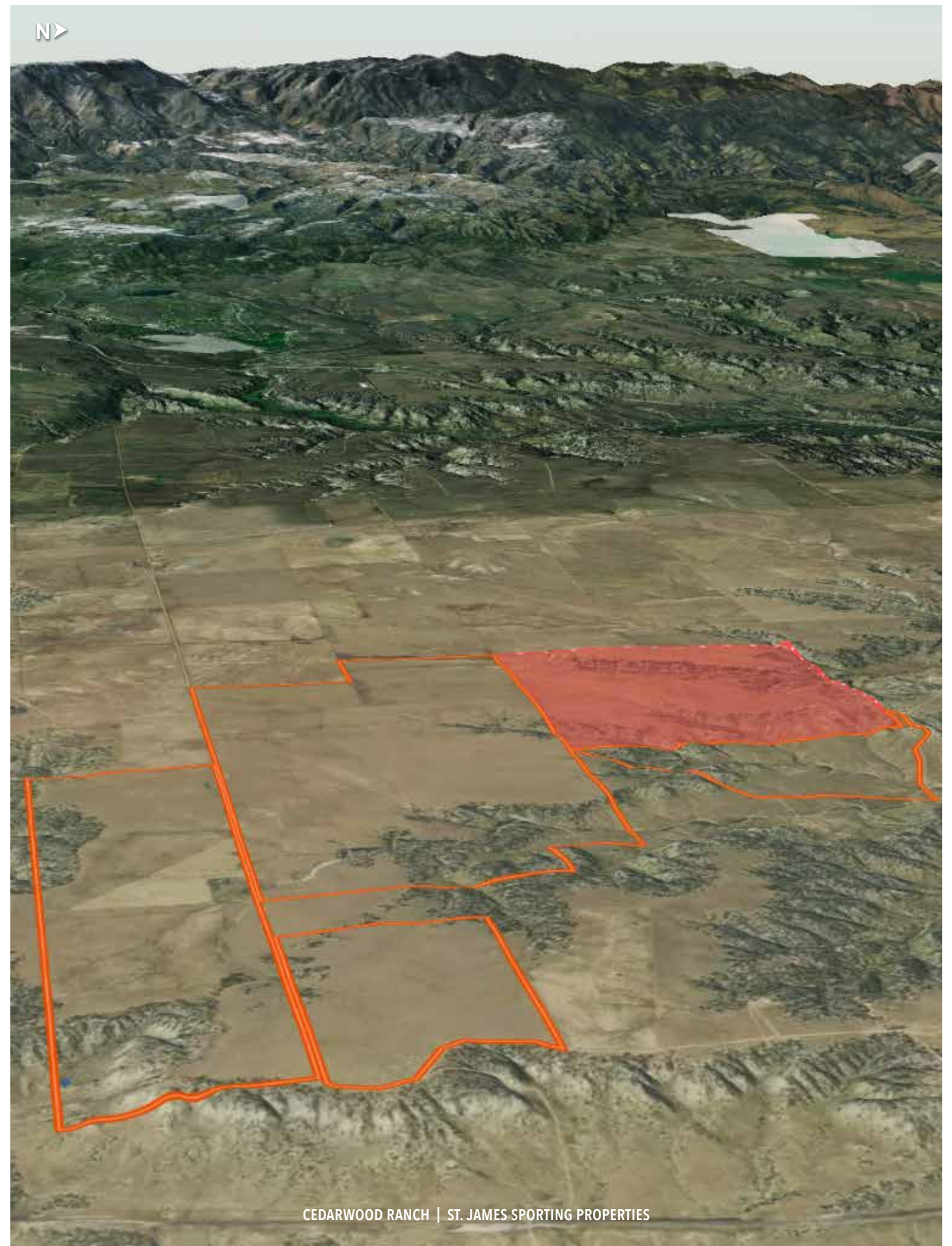
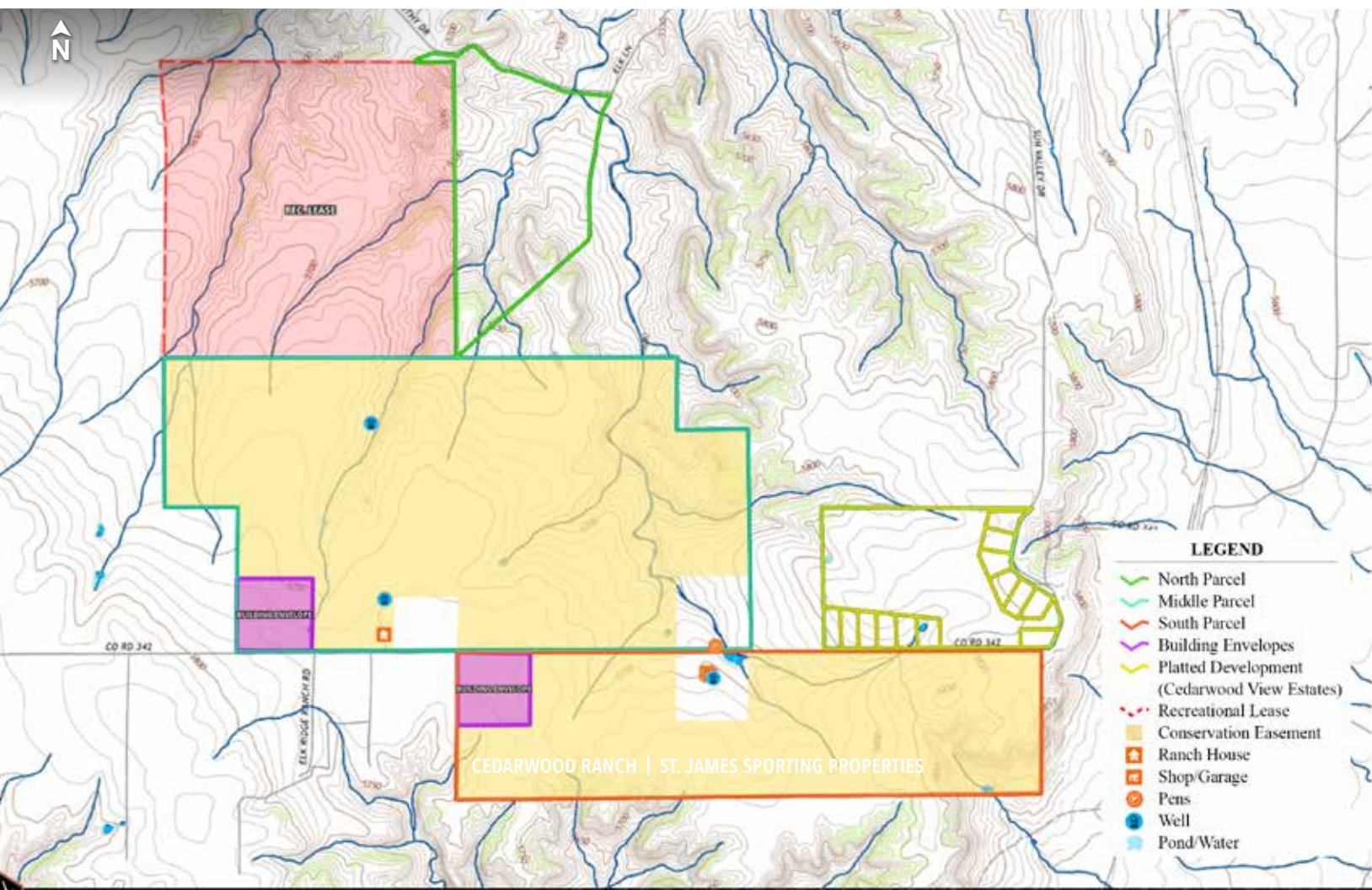
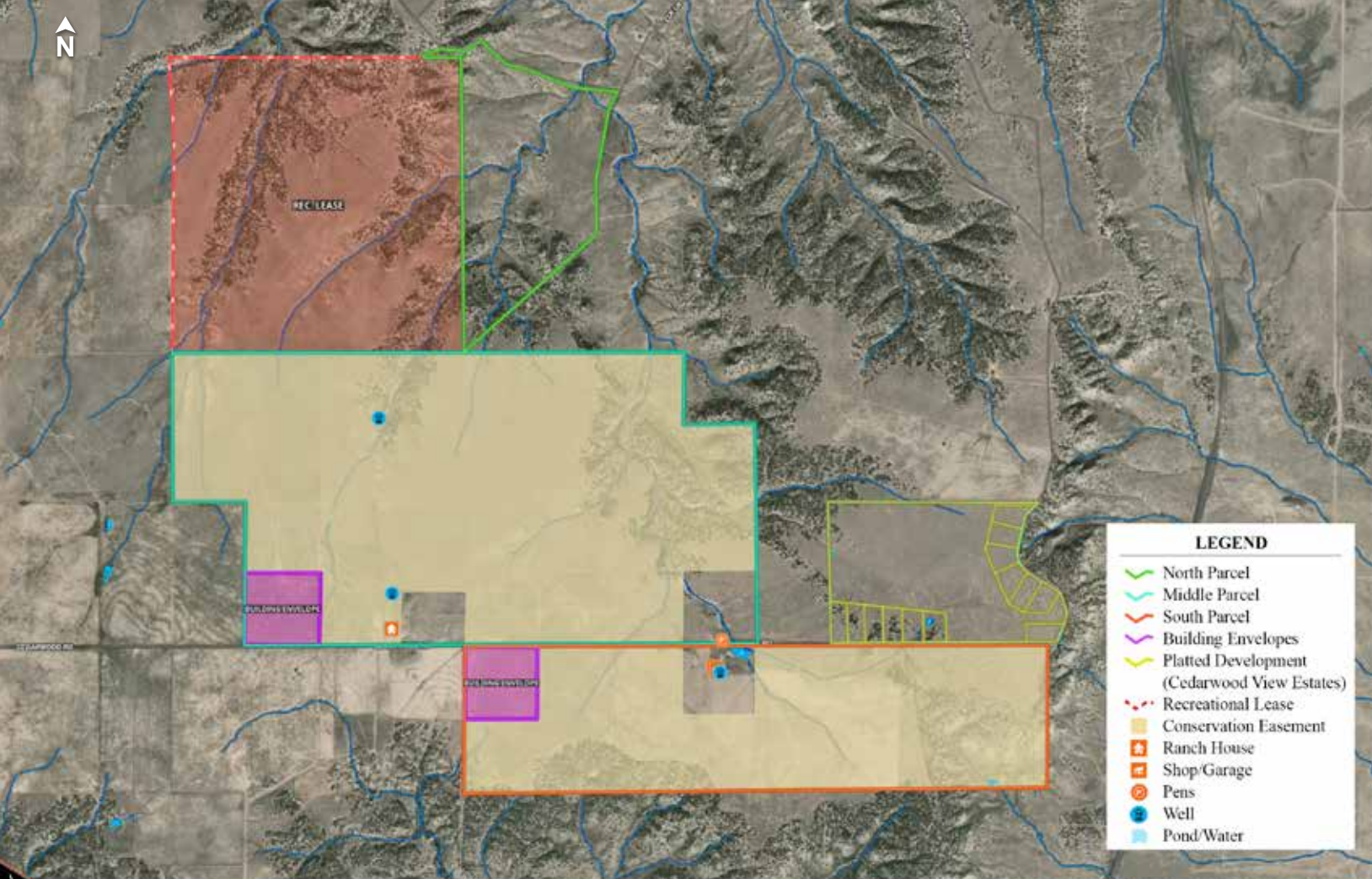
- QUALIFIES FOR LPP
- ARCHERY
- MUZZLELOADER
- RIFLE

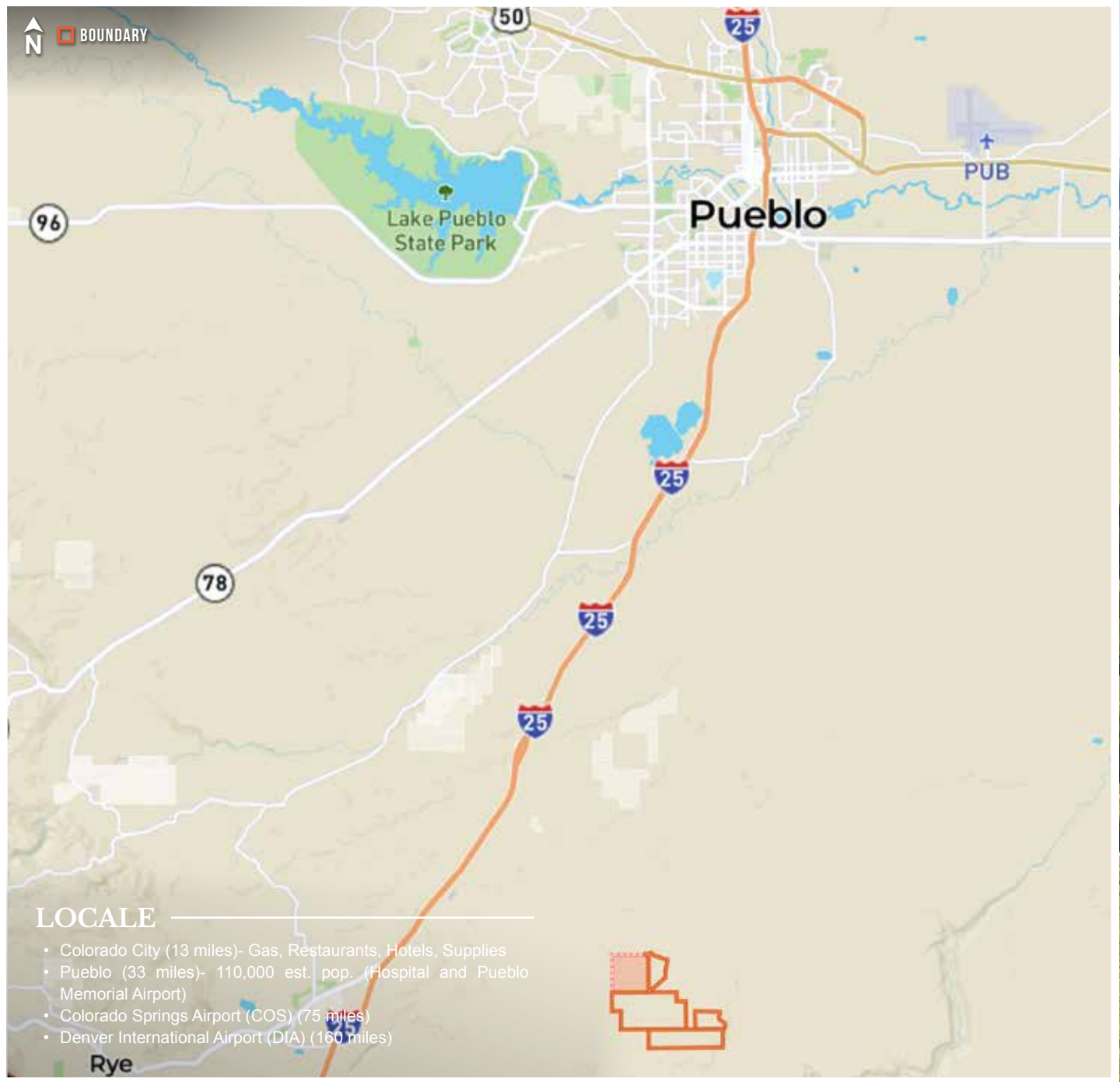
– ANTELOPE

- QUALIFIES FOR LPP
- ARCHERY (OTC)
- MUZZLELOADER
- RIFLE









St. James

SPORTING PROPERTIES

855-711-7577 | INFO@SJSportingProperties.com | PO BOX 700 WINDSOR, COLORADO 80550 | LICENSED IN: CO, ID, KS, MT, NE, NM, UT, & WY

WWW.SJSportingProperties.com

The information provided here is gathered by the broker from sellers, owners, or various sources. While deemed reliable, neither the broker nor the owners offer any guarantee, warranty, or representation regarding the accuracy of the data or descriptions. Prospective purchasers are encouraged to independently investigate and verify the correctness and accuracy of all statements. If your property is currently listed with another brokerage, please disregard this marketing material.