

BAILEY MTN RETREAT

St. James
SPORTING PROPERTIES

WWW.SJSPORTINGPROPERTIES.COM

855-711-7577 | info@sjsportingproperties.com

BAILEY MTN RETREAT

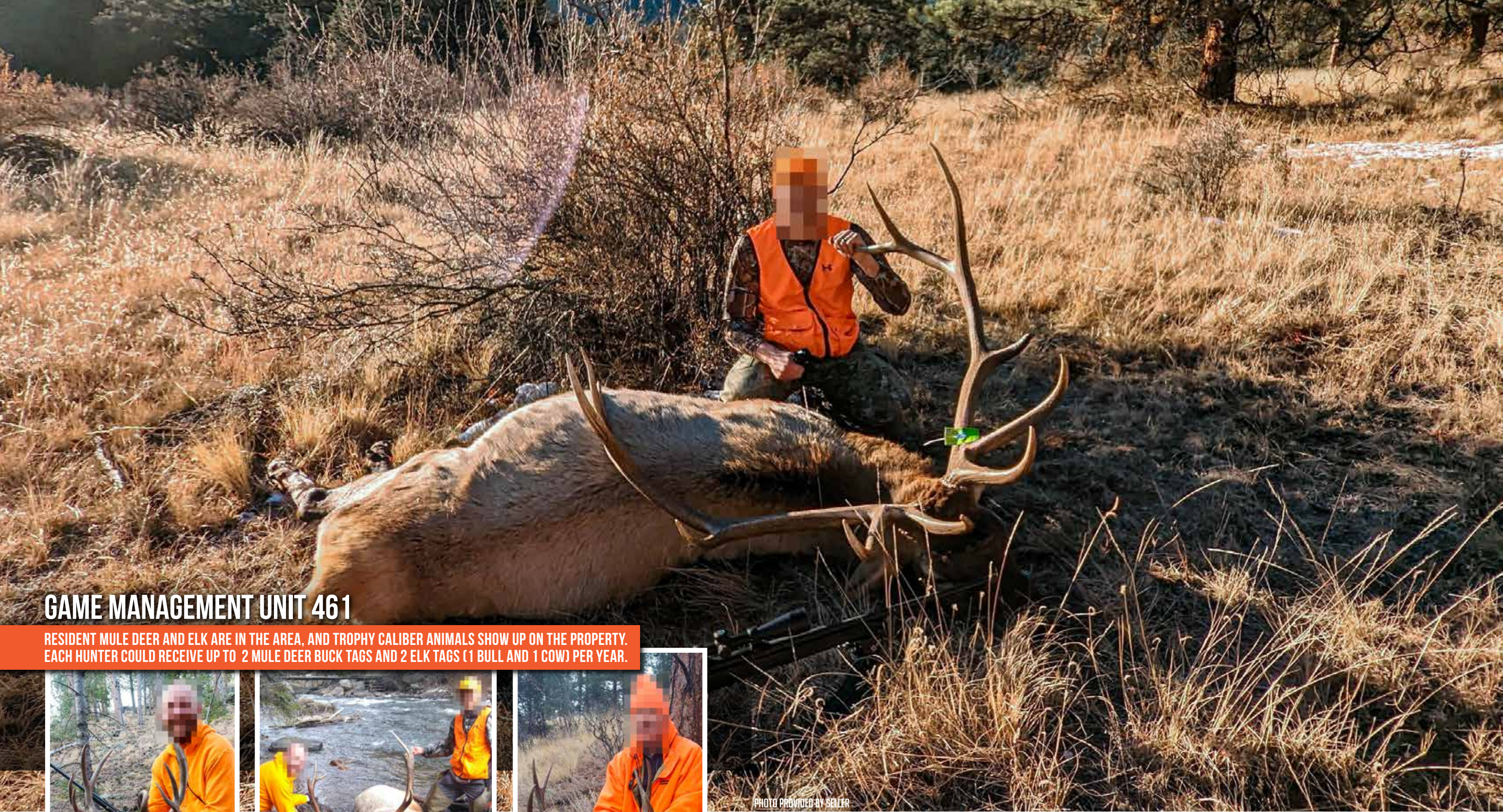
BAILEY, CO | \$1,300,000 | 35± ACRES

Bailey Mountain Retreat, where the front range ends and the Rocky Mountains begin. This 35+ acre property perched perfectly amongst the top of the foothills delivers endless views of the expansive bordering National Forest and Mountain Ranges. A true classic Rocky Mountain home offers three bedrooms and three baths designed to immerse yourself in the great outdoors. Exposed wood beams, a granite fireplace, mountain-framed windows, and a two-story deck bring in the untamed nature of the surrounding rugged mountain landscape. With exclusive hunting privileges extending into the adjacent National Forest, Bailey Mountain Retreat provides some of the finest Elk and Mule Deer hunting opportunities in the region. Unit 461 is a rare unit, offering impressively high success rates for each hunter to draw two Buck tags along with a Bull and Cow Elk tag each year. Black Bear, Mountain Lion, Turkey, and Grouse hunting are also abundant and keep the hunting adventures going throughout the year. To add to the outdoorsman lifestyle, a short hike from the property through the National Forest will land you at the banks of the North Fork of the South Platte River where fishing and river adventures await. With a two-car garage and ample space for storing all your mountain toys, including campers and trailers, convenience is key. Plus, a security gate ensures peace of mind in this non-covenanted, HOA-free community, keeping your property safe year-round. Located just 45 miles from Denver and 60 miles from Breckenridge, Bailey Mountain Retreat offers the perfect blend of seclusion and accessibility. Whether you're craving the amenities of the big city or the luxury of a ski town, everything you desire is within reach. Bailey Mountain Retreat is a true Colorado Outdoorsman's haven.

BAILEY MOUNTAIN RETREAT | ST. JAMES SPORTING PROPERTIES



BAILEY MOUNTAIN RETREAT | ST. JAMES SPORTING PROPERTIES



GAME MANAGEMENT UNIT 461

RESIDENT MULE DEER AND ELK ARE IN THE AREA, AND TROPHY CALIBER ANIMALS SHOW UP ON THE PROPERTY. EACH HUNTER COULD RECEIVE UP TO 2 MULE DEER BUCK TAGS AND 2 ELK TAGS (1 BULL AND 1 COW) PER YEAR.



PHOTO PROVIDED BY SELLER



PHOTO PROVIDED BY SELLER



PHOTO PROVIDED BY SELLER

PHOTO PROVIDED BY SELLER

PROPERTY ATTRIBUTES

- 35 +/- Deeded acres
- Borders 1,000's of acres of National Forest
- 2,527 sq. ft. House, 3 Bed / 3 Bath, 2 Car Garage
- River access
- Ample Big Game habitat
- Views of mountain ranges & valleys
- Private & secluded
- Proven hunting success
- ATV trails

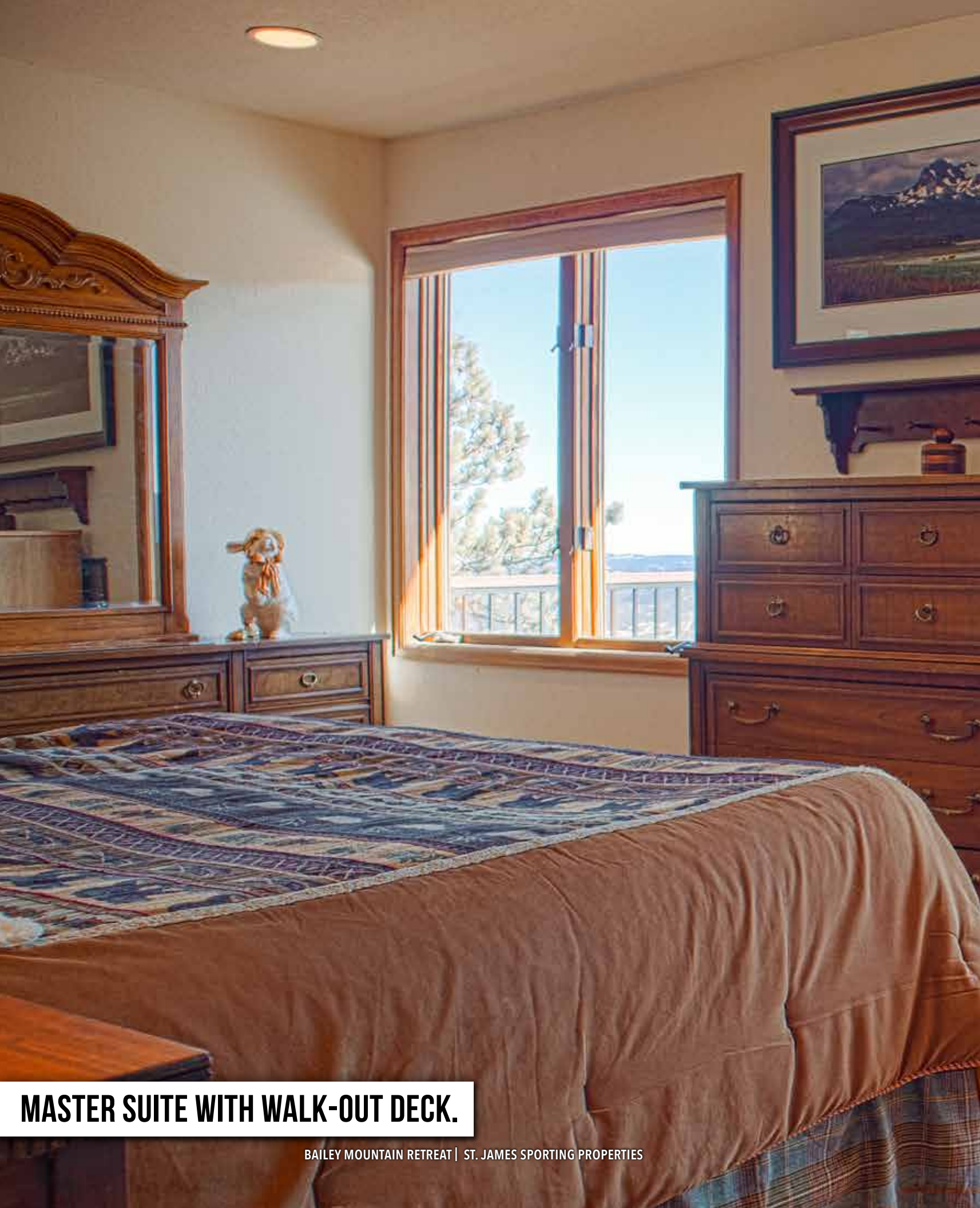


MOUNTAIN HOME [3 BED/3 BATH]



HOME ATTRIBUTES

- 2,527 sq. ft. House, 3 Bed /3 Bath
- 2 story walk-out decks
- Exposed wood beams
- 2 car attached garage
- Granite wood fireplace
- Master suit and bath
- Views of the mountains and valleys
- Year round access
- On-grid electricity / 500 gallon propane tank
- Well serves home and property



MASTER SUITE WITH WALK-OUT DECK.



PHOTO PROVIDED BY SELLER

MULE DEER HUNTING

- Eligible for drawing 2 Buck tags each year per hunter
- 0 points required to draw: archery, muzzleloader, 2nd rifle, 3rd rifle, 4th rifle
- 1 Month Private Land Only rifle season

ELK HUNTING

- Elk – Resident Elk, Trophy Caliber Unit
- Eligible for Drawing 1 Bull & 1 Cow each year per hunter
- 0 points required to draw: archery, muzzleloader, 1st rifle, 2nd rifle, 3rd rifle
- 5 month Private Land Only Cow rifle season

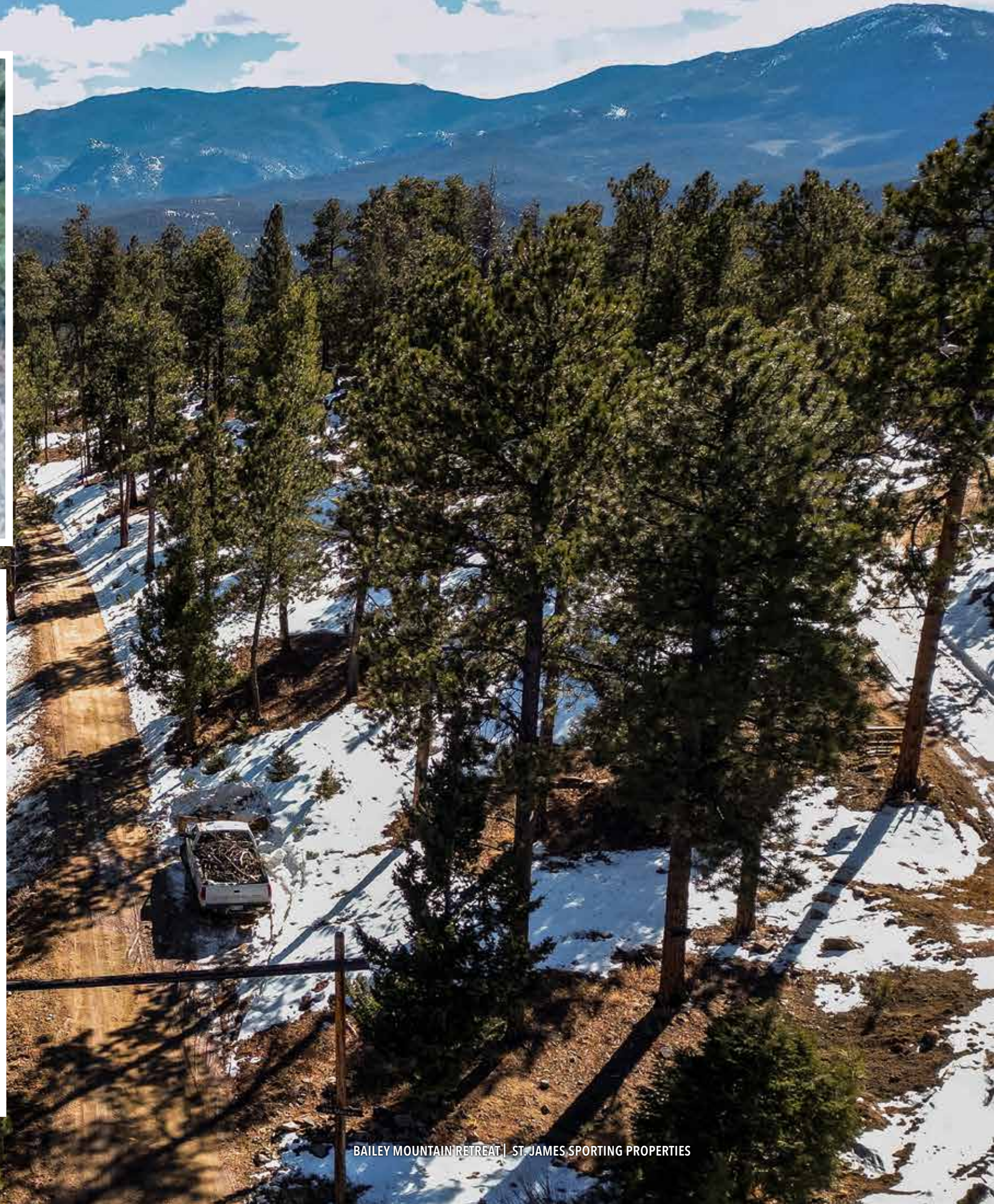
ADDITIONAL HUNTING

- Bear
 - Eligible for up to 3 tags each year per hunter
 - 100% success rate to draw non-OTC Bear licenses
 - Eligible for up to 3 tags each year per hunter
- Over The Counter Licenses
 - Spring Turkey
 - Fall Turkey
 - Bear Rifle
- Direct access to 1,000's acres of National Forest Public Land

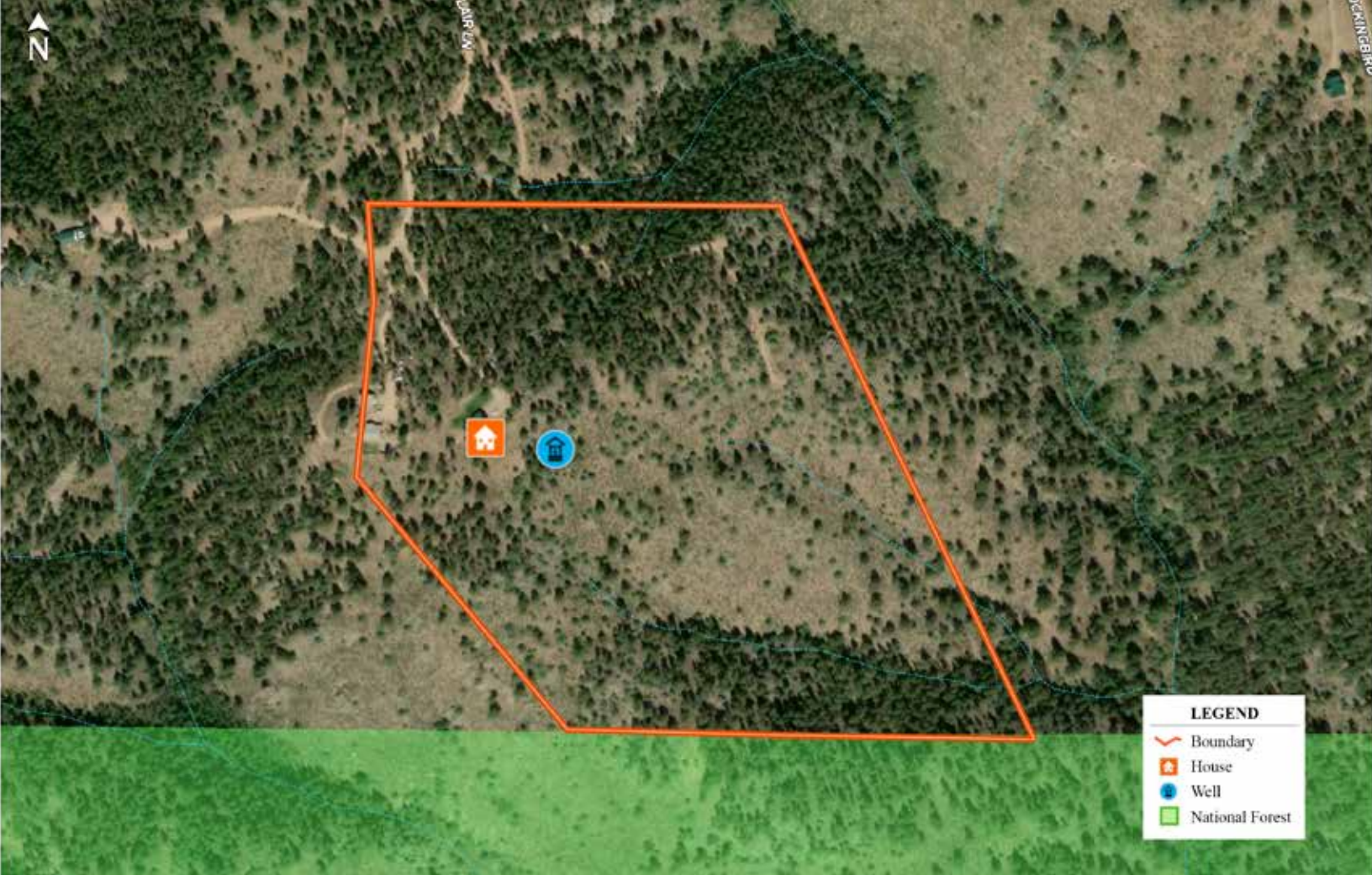




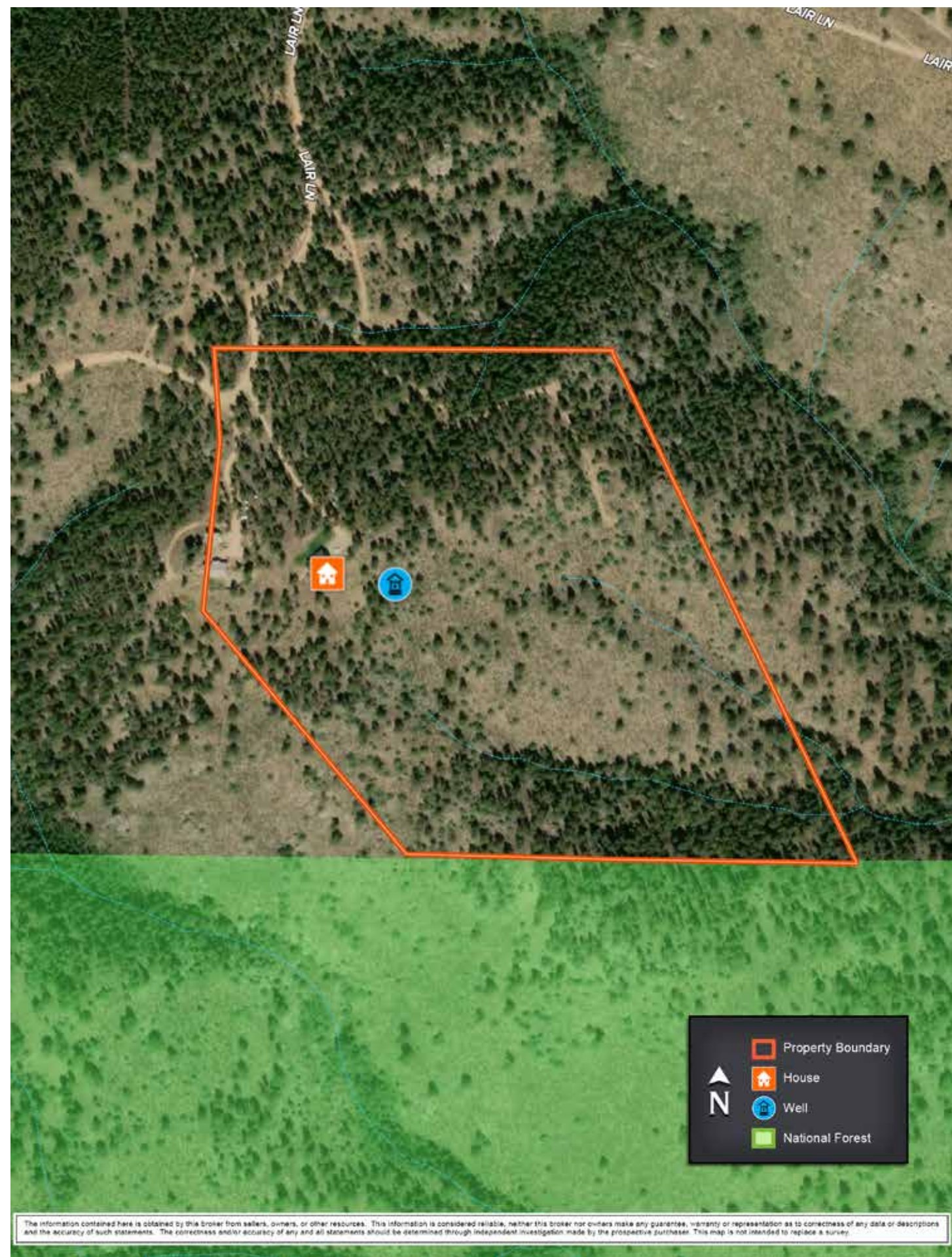
BAILEY MOUNTAIN RETREAT | ST. JAMES SPORTING PROPERTIES



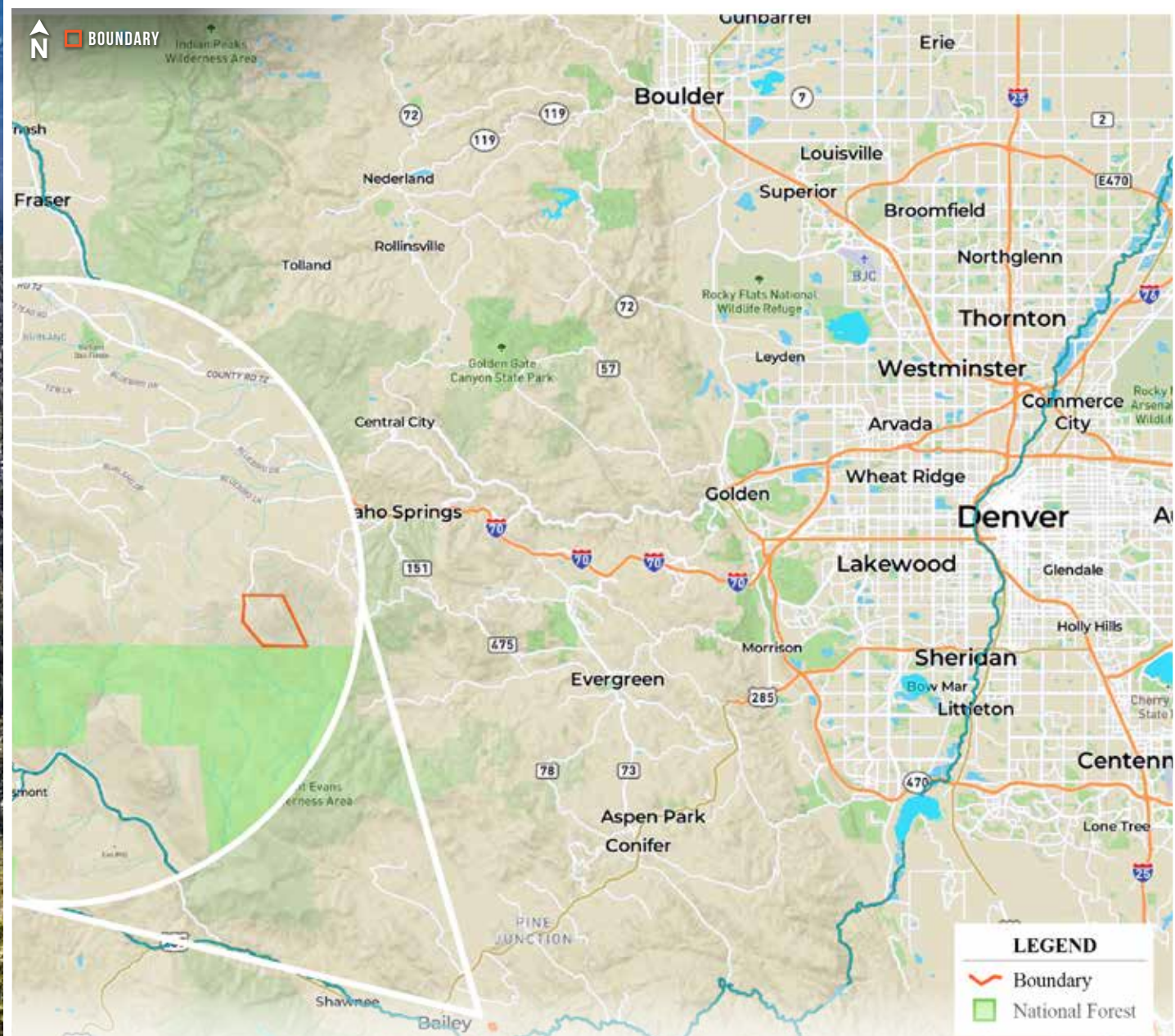
BAILEY MOUNTAIN RETREAT | ST. JAMES SPORTING PROPERTIES



BAILEY MOUNTAIN RETREAT | ST. JAMES SPORTING PROPERTIES



BAILEY MOUNTAIN RETREAT | ST. JAMES SPORTING PROPERTIES



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 guaranteed 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.