

Jay Creek Hunting Ranch
34797 Powell Mesa Rd
Hotchkiss, CO 81419

\$2,100,000
491± Acres
Delta County



Jay Creek Hunting Ranch
Hotchkiss, CO / Delta County

SUMMARY

Address

34797 Powell Mesa Rd

City, State Zip

Hotchkiss, CO 81419

County

Delta County

Type

Hunting Land, Undeveloped Land, Recreational Land

Latitude / Longitude

38.837773 / -107.711376

Acreage

491

Price

\$2,100,000

Property Website

<https://aspenranchrealestate.com/property/jay-creek-hunting-ranch-delta-colorado/82093/>



PROPERTY DESCRIPTION

500 Acres Bordering BLM – A Remote Western Colorado Mountain Estate with Water, Views, Wildlife, and Privacy

This is a rare opportunity to own a combined **500-acre estate** of Colorado mountain land, located just off Powell Mesa and surrounded on three sides by **thousands of acres of BLM land**. Comprising **three parcels** (171 acres, 249 acres, and an additional 80 acres), this offering delivers unmatched seclusion, diverse terrain, panoramic views, abundant wildlife, and multiple potential building sites—all in the heart of **Game Management Unit 52**, one of Colorado's premier mule deer and elk hunting areas.

Key Features:

- **500 acres total**, with legal access and internal road systems
- **Bordering BLM land on three sides** for direct access to public lands
- **Diverse terrain** including wooded hillsides, open meadows, valleys, ridgelines, and a seasonal creek
- **Conservation easements** in place on parts of the property to preserve open space and wildlife habitat
- **Private and secluded** with limited neighboring development
- **Jay Creek** flows through one of the 80-acre parcels
- **Two domestic water wells** on southern portion of main acreage
- **Spring on-site** for potential domestic water development
- **DMEA power to be brought in**; currently off-grid with development potential
- **Steel bridge access** over Fire Mountain Canal
- **Hydro-ax forest mitigation** completed on key portions for fire safety and land improvement
- **Exceptional hunting**, hiking, horseback riding, and wildlife viewing opportunities

Colorado Mountain Property with Exceptional Mule Deer Hunting

These four parcels form a unified mountain holding ideal for conservation, recreation, or secluded retreat development. **The 171-acre parcel**, accessed by a steel bridge, features a climb to a spectacular **plateau building site** with sweeping views of Mt. Lamborn, Lands End, the Raggeds, and the West Elks. This parcel includes **two domestic water wells**, a selective forest thinning program for fire mitigation, and an established **conservation easement on its western half**, preserving scenic integrity.

Adjacent to the northeast lies an **80-acre parcel** nestled in a rugged, steep-sided valley. This tract features **Jay Creek**, seasonal water flow, dense timber, and direct BLM connectivity—making it a haven for wildlife and an ideal site for **hunting or backcountry recreation**.

Additional 249 Acres of Untouched Western Colorado Wilderness

Just north of the Powell Mesa tracts, the additional **249-acre parcel** continue the theme of rugged, off-grid seclusion. Accessed via a **private easement road**, this section includes a **developed internal road system** and **stunning natural features**—from high points and ravines to open meadows perfect for future cabin sites. A **conservation easement** on the northern half of the 249-acre parcel ensures permanent protection of open land, while **approximately 120 acres remain unrestricted**, offering development flexibility.

A **natural spring** on the southern end provides a viable start for a future domestic water source. Though no power is currently in place, these parcels offer true **off-grid independence** and are an ideal match for those seeking to build a **private wilderness basecamp** or engage in a **low-impact, self-sufficient lifestyle**.

Western Colorado Game Unit 52 – Prime Elk & Mule Deer Hunting & Wildlife Habitat

All four parcels are located in **Colorado GMU 52**, known for high-quality **mule deer and elk hunting**, with opportunities for **private land-only and over-the-counter tags**. The combination of varied elevation, secluded timber, natural water sources, and adjacency to public lands creates **prime habitat** and **reduced hunting pressure**, increasing success for serious sportsmen. The current owner operates in conjunction with a local outfitter and harvests quality mule deer and even Elk on the property through all hunting seasons, especially later seasons.

A Legacy Property for Conservation, Recreation, or Secluded Living

MORE INFO ONLINE:

aspenranchrealestate.com

This 500-acre offering combines **raw Colorado beauty**, practical infrastructure, and **strategic conservation** for the discerning buyer seeking privacy, wildlife, and long-term stewardship. Whether you envision an off-grid retreat, family compound, hunting base, or conservation-minded estate, this unique holding offers the flexibility and scale to make your dream a reality.

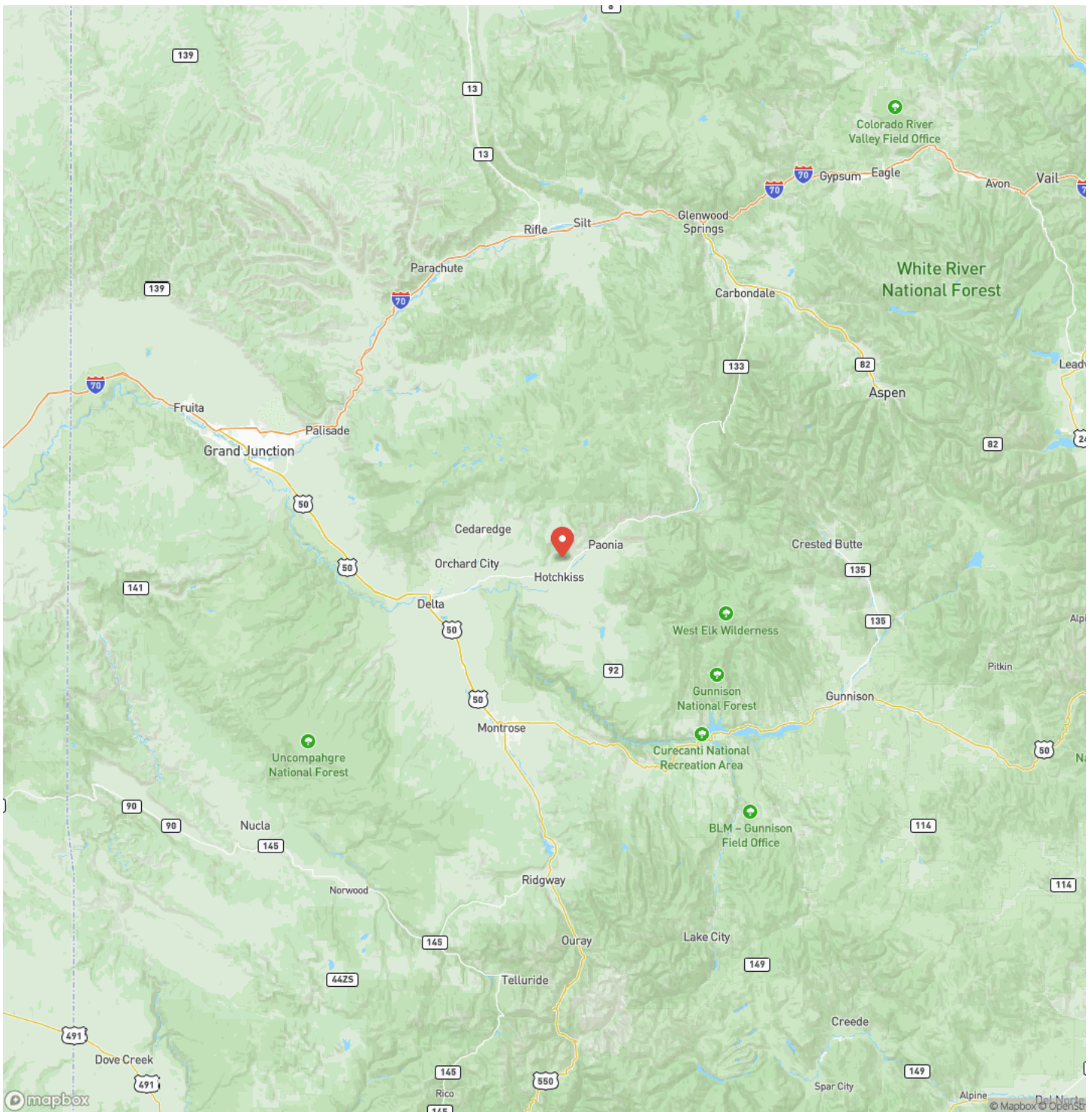
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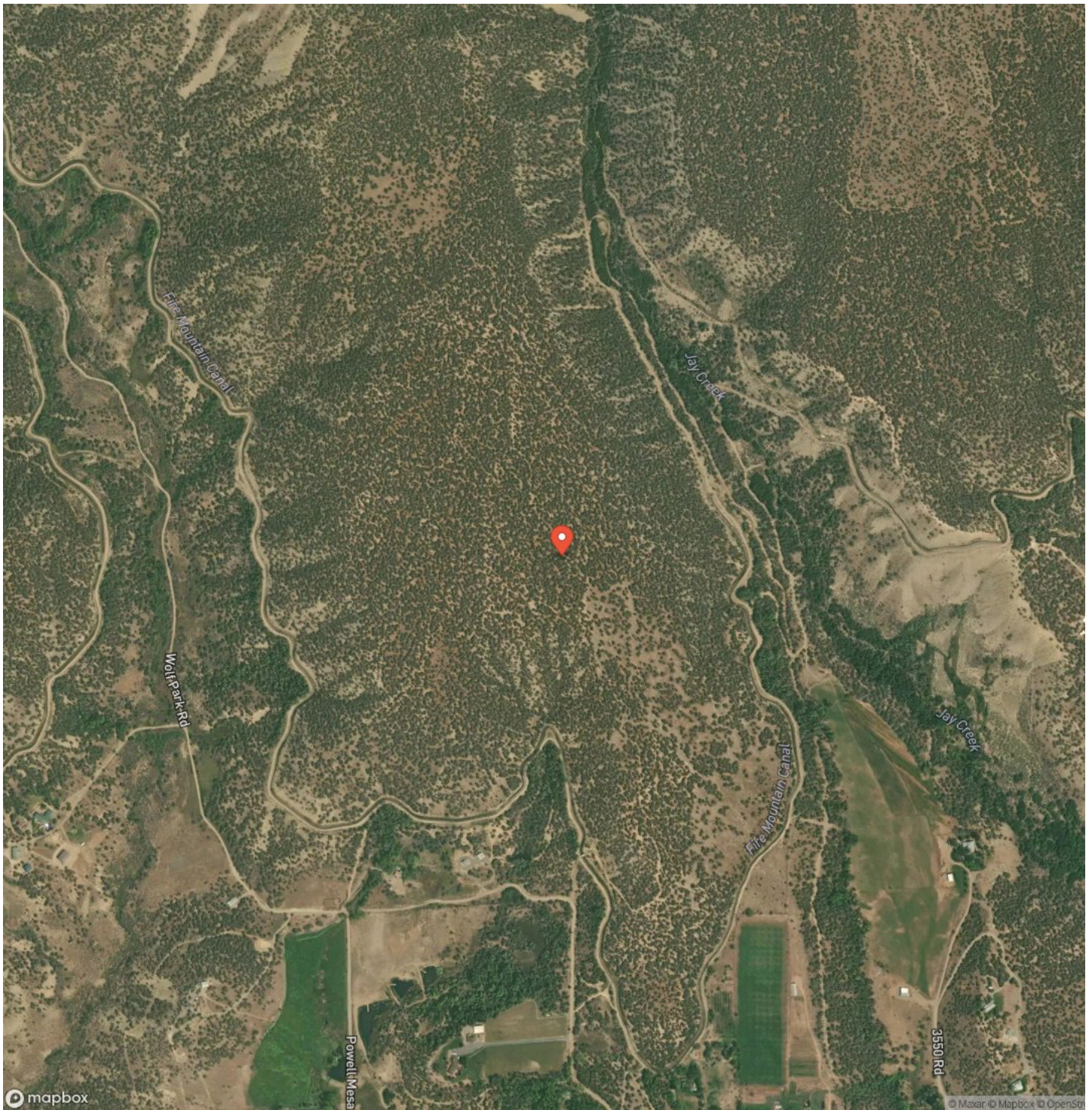
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

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NOTES

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